

±35,000 Prime Jr. Anchor Available

BED BATH & BEYOND

FOLSOM GATEWAY II

SWQ Iron Point Road & E. Bidwell Street at Highway 50 - Folsom, CA

A PROUD MEMBER OF
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REALTY  INCOME
The Monthly Dividend Company®


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GET TO KNOW
YOUR NEIGHBORS.

DSW

PETSMART



FOLSOM THAI *Garden*

MATTRESS FIRM
Best Sleep. Best Value.

ULTA
BEAUTY



EYEGLASS
WORLD





SEE YOURSELF HERE.

Folsom Gateway II reflects its location in its name located at what is truly the "Gateway to Folsom." This ±115,188 square foot regional center is the centerpiece of a mile-long corridor of retail fronting Highway 50 on Iron Point Road at E. Bidwell Street in Folsom, California.

This major retail hub is well positioned within the busiest most affluent part of the city with a surrounding population of young affluent families growing at twice the national average. With ±81,044 residents, Folsom is a first class city with all the character and charm of a small town.

There are an estimated 10,000-11,150 employees along the Iron Point Road corridor in several major companies such as Intel Corporation, Cal ISO and Kaiser Permanente. Other major employers that are located in Folsom include Kikkoman, Maximus Insurance, Agilent Technologies, California State Prison and Verizon Wireless.

SQUARE FEET

±115,188

NOTABLE TENANTS

DSW, PETSMART,
ULTA, CHIPOTLE

**SURROUNDED
BY AFFLUENCE**



BROADSTONE PKWY

E. BIDWELL ST

IRON POINT RD

US 50

NORDSTROM
rack

DAVE & BUSTERS

RED HOBBS

Yard House
(Coming Soon)

H&M

PALLADIO

Levy's

PALLADIO
CINEMA

BARNES & NOBLE

WHOLE
FOODS
MARKET

Palladio
16
CINEMAS

SUCKHOFF

KAISER PERMANENTE

STAYBRIDGE
SUITES

F&F

IN-N-OUT
BURGER

BevMo!

Olive Garden

COURTYARD
Marriott

MIKUNI

FAIRFIELD
INN & SUITES
Marriott

ULTA

KREI

BEST
BUY

PETSMART

DSW

Staples

Sams
CLUB

Residence
Inn
Marriott

COSTCO
WHOLESALE

GREEN
ACRES

Hampton
Inn & Suites

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SITE PLAN & LEASING



SUITE	TENANT	SQUARE FEET
Major E	DSW Shoes	15,298
Major F	AVAILABLE	35,000
Major G	Petsmart	27,762
2371-100	Folsom Thai Cuisine	3,202
2371-120	AVAILABLE	1,388
2371-130	Cascade Chiropractor	2,646
2371-140	Lucas Orthodontics	3,125
2371-180	Mattress Firm	4,725
2379-100	Chipotle	1,900
2379-110	The Lazi Cow	864
2379-120	Dave's Hot Chicken	3,267
2381	ULTA	11,000
2395-100	Eyeglass World	5,087



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TRADE AREA & DEMOGRAPHICS



	1-Mile	3-Mile	5-Mile
 2024 Total Population	5,450	61,450	118,463
 2024 Daytime Population	15,351	77,412	143,738
 2024 Total Employees	13,047	37,691	67,644
 2024 Total Households	1,962	22,643	42,183
 2024 Average Household Income	\$230,735	\$199,838	\$196,939
	Highway 50 (at E. Bidwell St)	Iron Point Rd (at E. Bidwell St)	E. Bidwell St (at Iron Point Rd)
 Traffic Counts	99,000	18,124	39,929

FOLSOM RETAIL TRADE AREA



FOR MORE INFORMATION PLEASE CONTACT

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