

**FOR
LEASE**

**31 NATOMA ST,
FOLSOM, CA**

+/- 1,205 - 2,961 SF SUITES AVAILABLE



**3-D Tour
Click Here**

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ROME
REAL ESTATE GROUP

NATOMA PROFESSIONAL CENTER



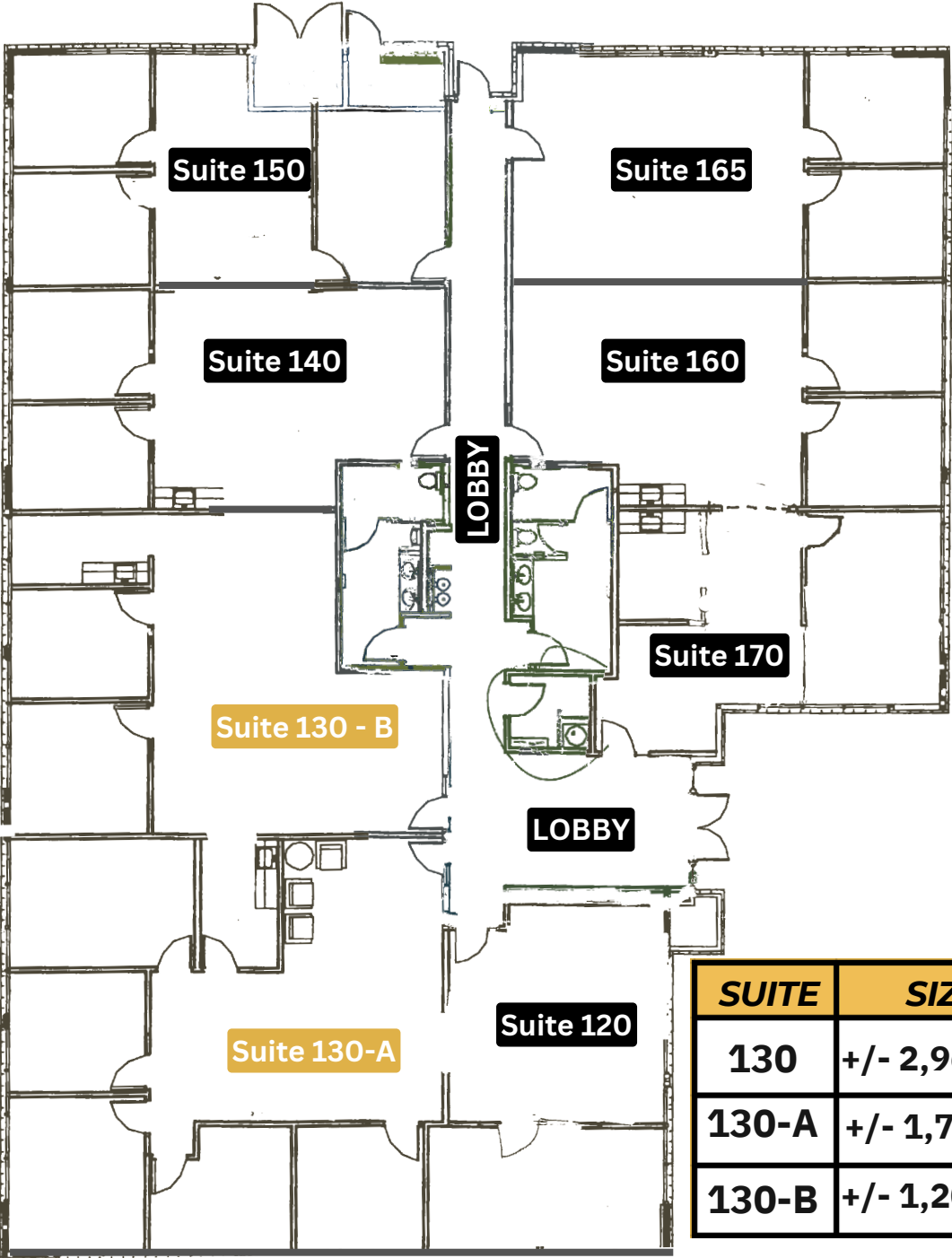
- Beautiful “garden style” office park
- Highway-free access from Folsom, Granite Bay, and El Dorado Hills
- Quick 7-minute route to Highway 50 via Folsom Blvd
- Local, responsive property management
- Professional, clean shared lobby
- Ample, surrounding parking space
- Close to bars and restaurants in Old Folsom
- Walkable amenities including dining, banks, and City Hall



TRAFFIC COUNTS

NATOMA ST: 15,256 ADT

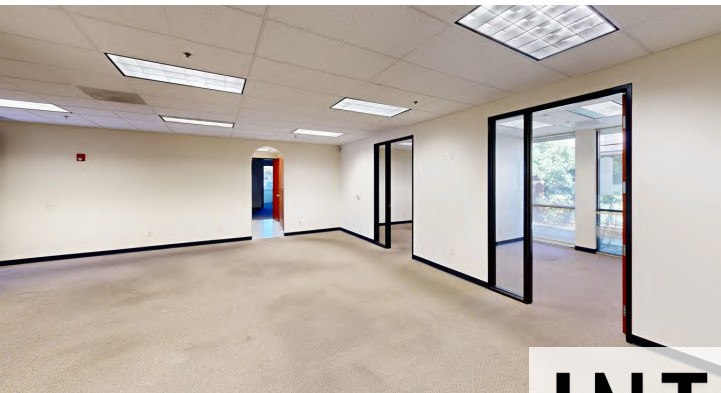
COLOMA: 3,264 ADT



3-D Tour
Click Here

SUITE	SIZE	PRICING	NOTES
130	+/- 2,961 SF	\$2.20, MG PSF	"Turn-Key" Office Space
130-A	+/- 1,756 SF	\$2.20, MG PSF	"Turn-Key" Office Space
130-B	+/- 1,205 SF	\$2.00, MG PSF	"Turn-Key" Office Space

916.7-Disclaimer: The information contained herein has been obtained from sources the Broker believes to be reliable. However, the Broker cannot guarantee, warrant or represent its accuracy and all information is subject to error, change, or withdrawal. An interested party and their advisors should conduct an independent investigation of the property to determine to your satisfaction the property's suitability for your needs.



INTERIOR PICTURES





EXTERIOR PICTURES



IMMEDIATE VICINITY AERIAL



DEMOGRAPHIC SUMMARY REPORT

31 NATOMA ST, FOLSOM, CA 95630



POPULATION

2023 ESTIMATE

1-MILE RADIUS	14,414
3-MILE RADIUS	86,244
5-MILE RADIUS	166,477

POPULATION

2028 PROJECTION

1-MILE RADIUS	14,630
3-MILE RADIUS	88,486
5-MILE RADIUS	170,843

HOUSEHOLD INCOME

2023 AVERAGE

1-MILE RADIUS	\$105,228.00
3-MILE RADIUS	\$135,665.00
5-MILE RADIUS	\$142,579.00

HOUSEHOLD INCOME

2023 MEDIAN

1-MILE RADIUS	\$85,645.00
3-MILE RADIUS	\$110,667.00
5-MILE RADIUS	\$115,866.00



POPULATION

2023 BY ORIGIN

	1-MILE RADIUS	3-MILE RADIUS	5-MILE RADIUS
WHITE	9,793	64,337	129,687
BLACK	3,247	4,685	6,012
HISPANIC ORIGIN	3,148	10,996	19,122
AM. INDIAN & ALASKAN	156	720	1,344
ASIAN	666	11,977	20,572
HAWAIIAN & PACIFIC ISLAND	63	281	561
OTHER	490	4,243	8,300



CONTACT US!

**FOR MORE INFORMATION ABOUT
THESE OFFICE SUITES**



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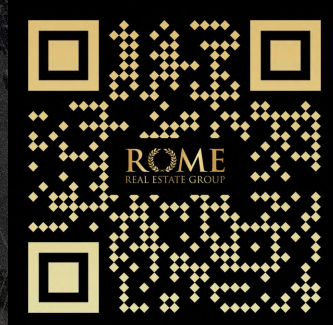
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