

For Sale or Lease or Ground Lease | 400 Iron Point Road, Folsom, CA

±5,200 SF Freestanding Restaurant

Outdoor Patio | Possible Medical or Urgent Care

Sale Price Reduced to \$2,000,000



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Property Highlights



Sale Price

~~\$2,500,000~~ \$2,000,000

Lease Rate

\$2.00/SF NNN

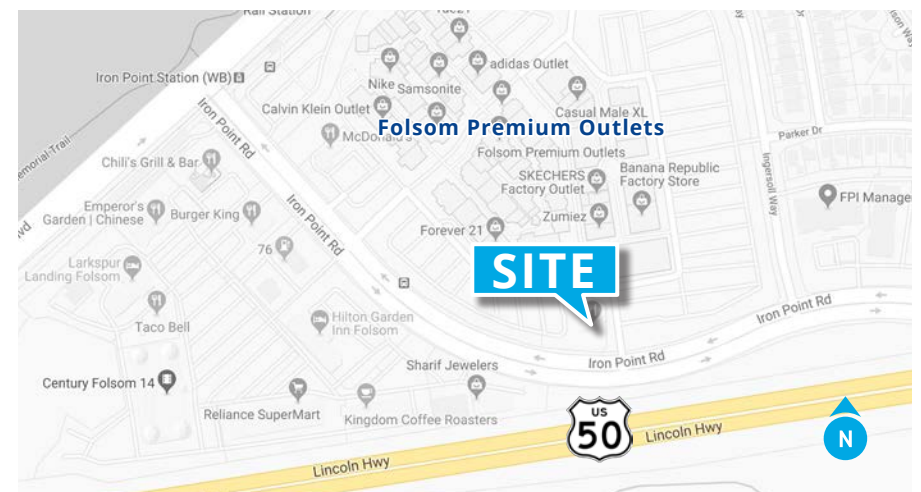
\$130,000 Ground Lease

Highlights

- › ±5,200 sq. ft. freestanding restaurant with outstanding outdoor patio
- › Adjacent to Folsom Premium Outlets, Century Folsom 14 and Hilton Gardens Inn
- › High identity location
- › Iron Point Road frontage ±12,532 average daily traffic
- › Near Intel - 1.5M SF Folsom campus with approx 6,000 employees
- › Easy access to Highway 50

2023 Demographics	1 Mile	3 Miles	5 Miles
Population	3,746	54,649	154,553
Households	1,417	21,671	58,648
Avg. Household Income	\$169,793	\$148,866	\$154,453
Consumer Spending			
Food Away From Home	\$8,247,933/yr	\$109,668,939/yr	\$308,273,562/yr
Average Daily Traffic	±95,000 vehicles on Highway 50		
	±12,532 vehicles on Iron Point Road		
	±45,340 vehicles on Folsom Boulevard		

Source: U.S. Census Bureau, Census Summary File 1. Esri current and 5 year forecasts..



Property Photos



Nearby Amenities



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