

**FOR
LEASE**

**31 NATOMA ST,
FOLSOM, CA**

+/- 775 - 1,756 SF SUITES AVAILABLE



**3-D Tour
Click Here** 

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ROME
REAL ESTATE GROUP

NATOMA PROFESSIONAL CENTER



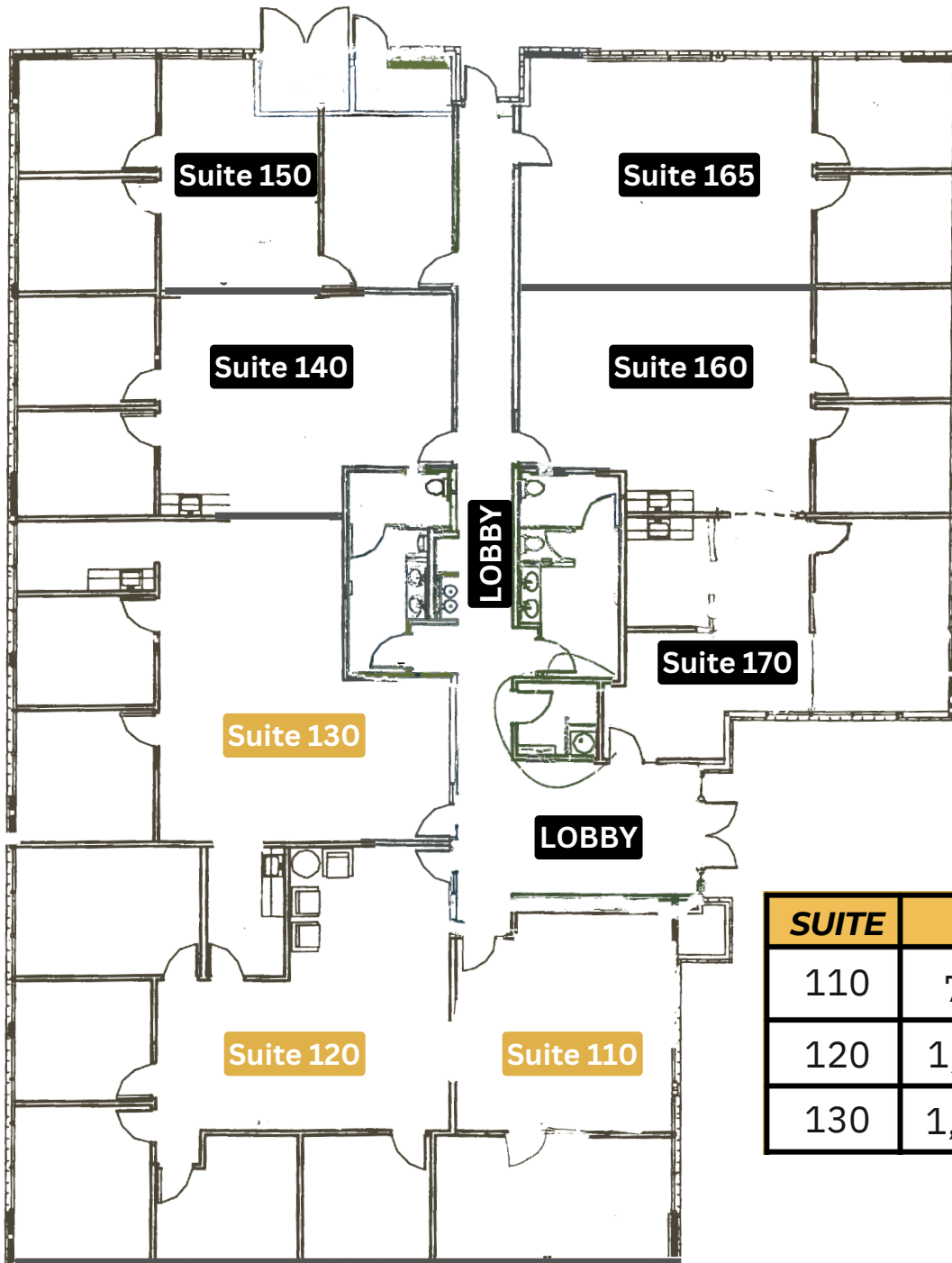
- Beautiful “garden style” office park
- Highway-free access from Folsom, Granite Bay, and El Dorado Hills
- Quick 7-minute route to Highway 50 via Folsom Blvd
- Local, responsive property management
- Professional, clean shared lobby
- Ample, surrounding parking space
- Close to bars and restaurants 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
110	775 SF	\$2.20, MG PSF	"Turn-Key" Office Space
120	1,756 SF	\$2.00, MG PSF	"Turn-Key" Office Space
130	1,205 SF	\$2.00, MG PSF	"Turn-Key" Office Space

916.7-Disclaimer: The information contained herein has been obtained from sources Broker believes to be reliable. However, 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 suitability of the property for your needs.



INTERIOR PICTURES





EXTERIOR PICTURES



IMMEDIATE VICINITY AERIAL



PROPERTY LOCATION

Folsom Lake

Folsom Boulevard

Natoma St

E Bidwell St

Blue Ravine Rd

Lake Natoma



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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VICE PRESIDENT

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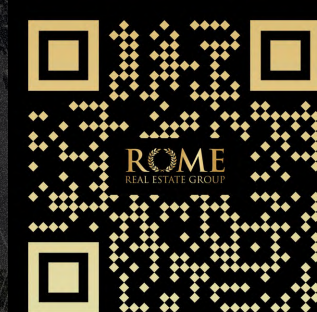
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