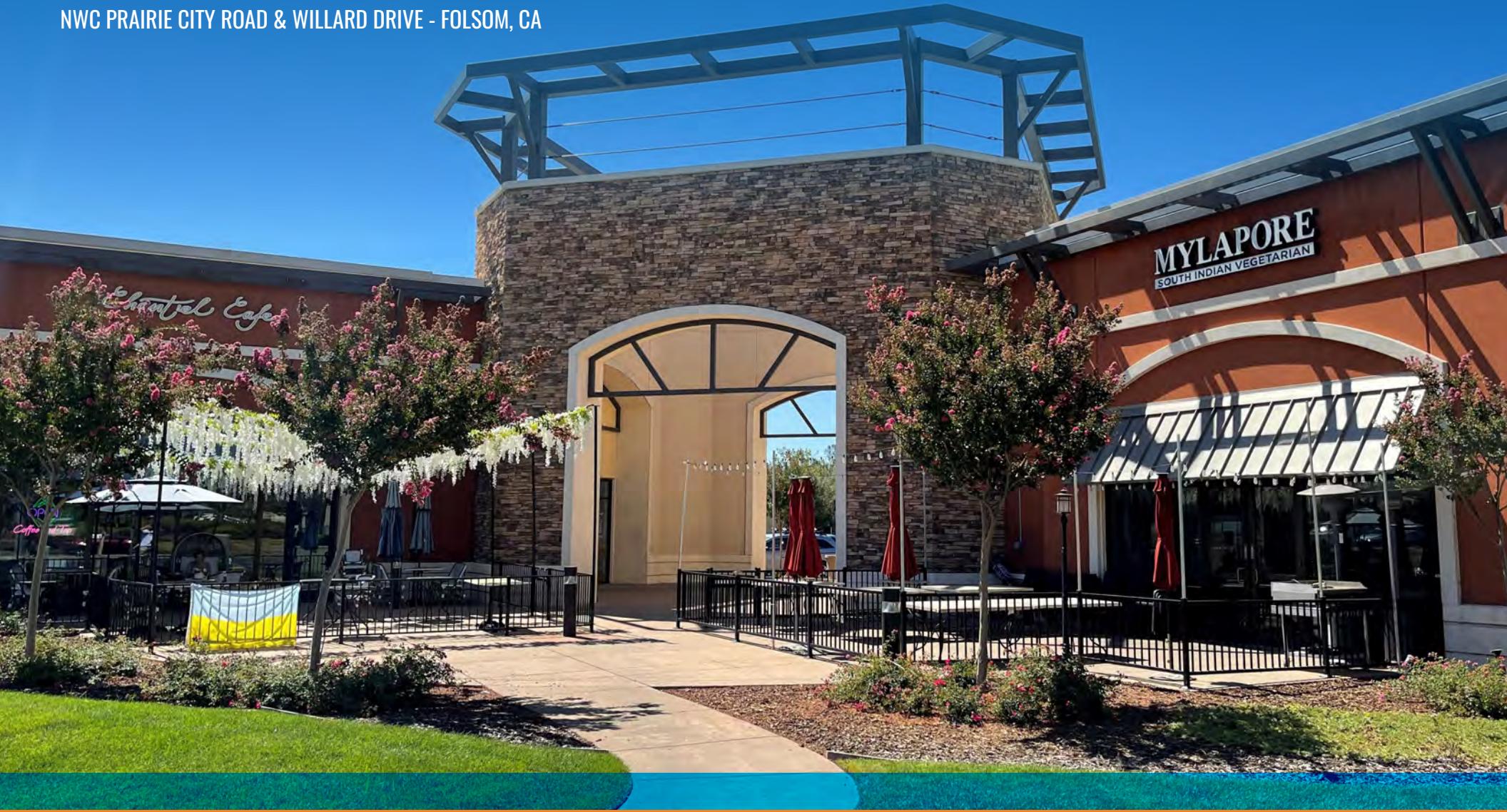


available for lease

FOLSOM CORNERS

NWC PRAIRIE CITY ROAD & WILLARD DRIVE - FOLSOM, CA

A PROUD MEMBER OF
CHAINLINKS
RETAIL ADVISORS



MATT GOLDSTEIN
Vice President
CA DRE #01886233
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GALLELLI REAL ESTATE
(916) 772-1700
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SEE YOURSELF HERE.

Folsom Corners is a ±109,991 square feet “mixed use” project which features approximately 20,112 SF of retail space in the heart of one of Folsom’s most upscale neighborhoods. A convenient office and high impact retail destination for residents and employees of the City of Folsom, the center is located at the northwest corner of Prairie City Road and Willard Drive just minutes from Highway 50.

The center benefits from its proximity to the adjacent Safeway anchored center. Residents of the area are proud to support the local businesses that have called Folsom Corners home for years. These restaurants and service retailers have found success catering to the diverse community surrounding this shopping center.

In addition, Folsom Corners is located within close proximity to Intel, Folsom’s largest employer, which employs over 17% of Folsom or 6,318 people. Other large employers include, California State Prison with 1,469 employees, Folsom Cordova Unified School District with 1,112 employees, and Mercy Hospital of Folsom with 755 employees.

SQUARE FEET

±109,991

NOTABLE TENANTS

MYLAPORE, QUEST DIAGNOSTICS,
SALSA'S TAQUERIA & CHICAGO'S
PIZZA WITH A TWIST

GET TO KNOW YOUR NEIGHBORS.

Belle NAILS & Spa
Professional Nail Care for Women, Men & Children

Belly BBQ

Chantel Cafe

CHICAGO'S
PIZZA
With A Twist

More Than
A Mailbox

Mylapore

Quest
Diagnostics™

SALSA'S TAQUERIA



SURROUNDED BY AFFLUENCE



TRADE AREA & DEMOGRAPHICS

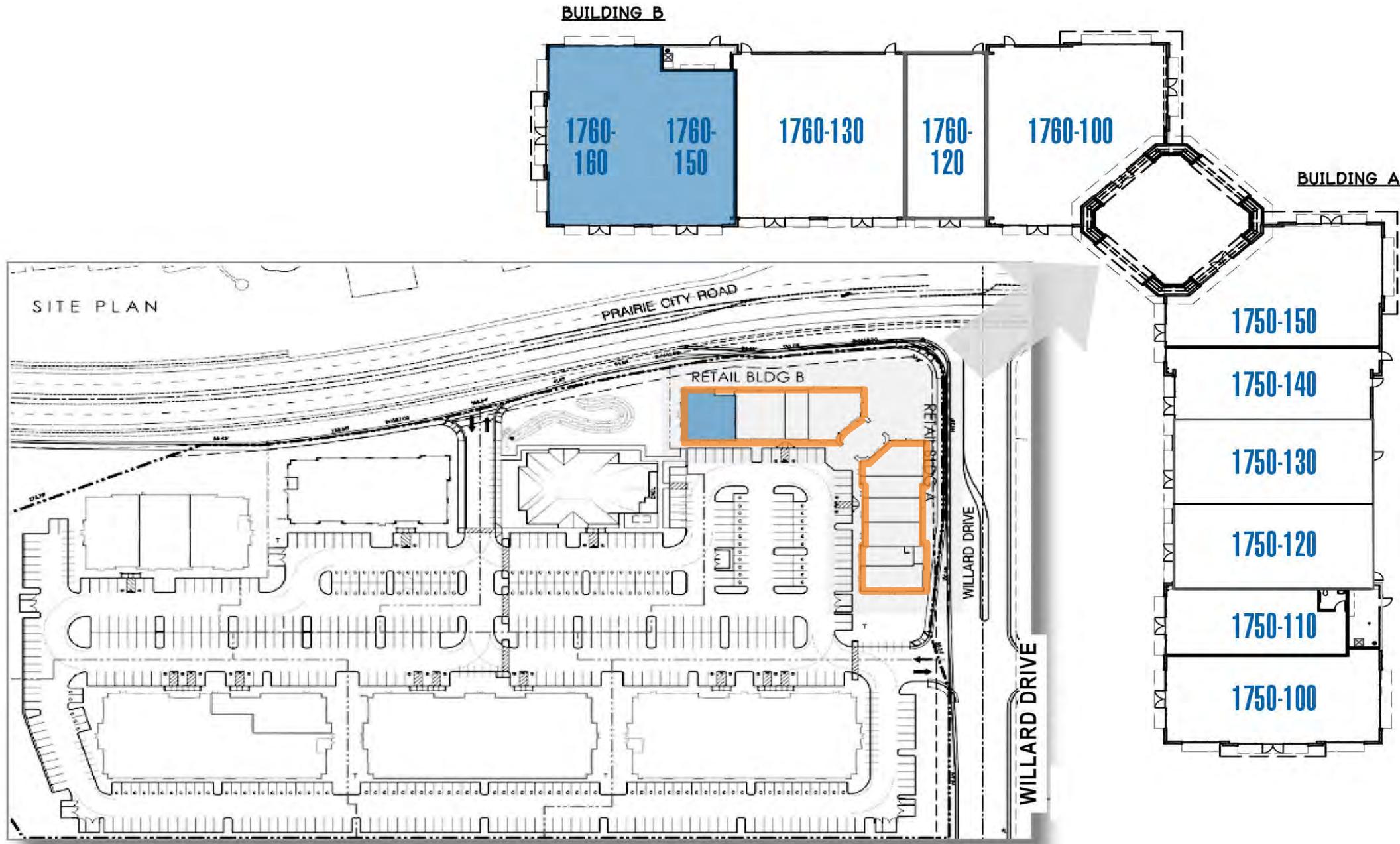


	1-Mile	3-Mile	5-Mile
 2024 Total Population	12,583	66,339	138,132
 2024 Daytime Population	17,215	90,446	156,982
 2024 Total Employees	6,966	47,426	65,817
 2024 Total Households	4,573	24,345	51,459
 2024 Average Household Income	\$207,310	\$172,283	\$179,321
<hr/>		Prairie City Rd	Willard Dr
 Traffic Counts	±19,459	±5,818	

SITE PLAN & LEASING

FOLSOM CORNERS

NWC PRAIRIE CITY ROAD & WILLARD DRIVE, FOLSOM, CA



SUITE	TENANT	SQUARE FEET
1750-100	Quest Diagnostics	1,916
1750-110	Belle Nail Spa	1,176
1750-120	Massage Therapy	1,536
1750-130	More Than A Mailbox	1,711
1750-140	Chicago's Pizza With A Twist	1,489
1750-150	Chant'el Cafe	2,226
1760-100	Mylapore Indian Restaurant	2,779
1760-120	Belly BBQ	1,293
1760-130	Salsa's Taqueria	2,812
1760-150/60	AVAILABLE (2nd Gen Restaurant)	3,161



GALLELLI RETAIL TEAM

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FOLSOM RETAIL TRADE AREA



FOR MORE INFORMATION PLEASE CONTACT

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