

FOR LEASE

Laverty Chacón
Commercial Real Estate

FOLSOM VILLAGE SQUARE

**47-49 NATOMA STREET
FOLSOM, CA 95630**

840 SF Available

TANNER LAVERTY, CCIM

408.622.4490 x201
tanner@lavertychacon.com
DRE Officer #01436559

MARC CHACON, CPM

916.722.0333 x101
marc@lavertychacon.com
DRE #1431257

PO BOX 1003 //
CITRUS HEIGHTS, CA 95611
916.722.0333 // INFO@LAVERTYCHACON.COM
DRE CORPORATE ID #1901749 // LAVERTYCHACON.COM



OFFERING SUMMARY

Lease Rate:	\$2.00 SF/month (NNN)
Available SF:	840 SF

PROPERTY OVERVIEW

47-49 Natoma Street, is a premier commercial property in Folsom, CA. The convenient location and excellent visibility make it a prime choice for establishing a professional presence. Whether for office, retail, or other commercial uses, 47-49 Natoma Street presents an exceptional opportunity to elevate your business in a sought-after location.

PROPERTY HIGHLIGHTS

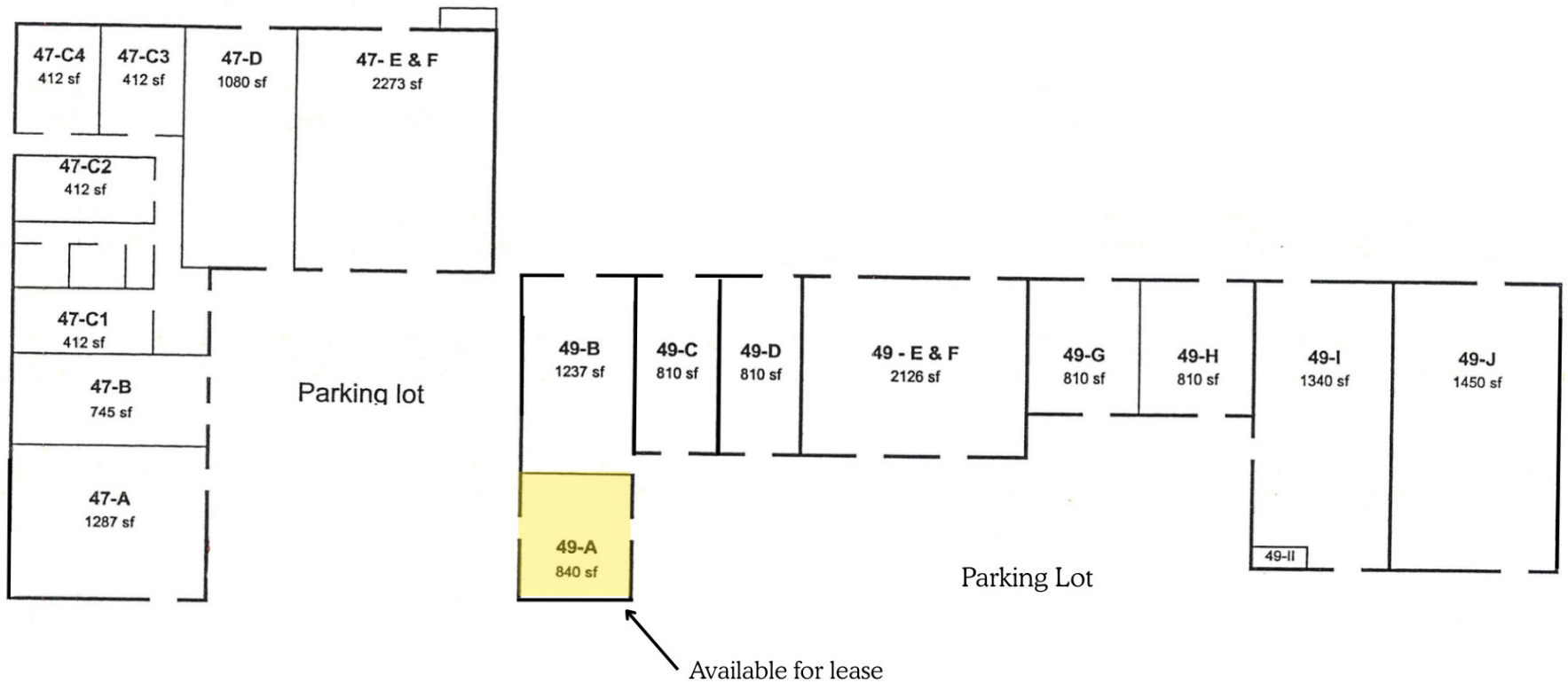
- Convenient location and excellent visibility for businesses to thrive.
- Prime choice for office, retail, or other commercial uses.
- Ideal opportunity to establish a professional presence in a sought-after location.

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Folsom Village Square





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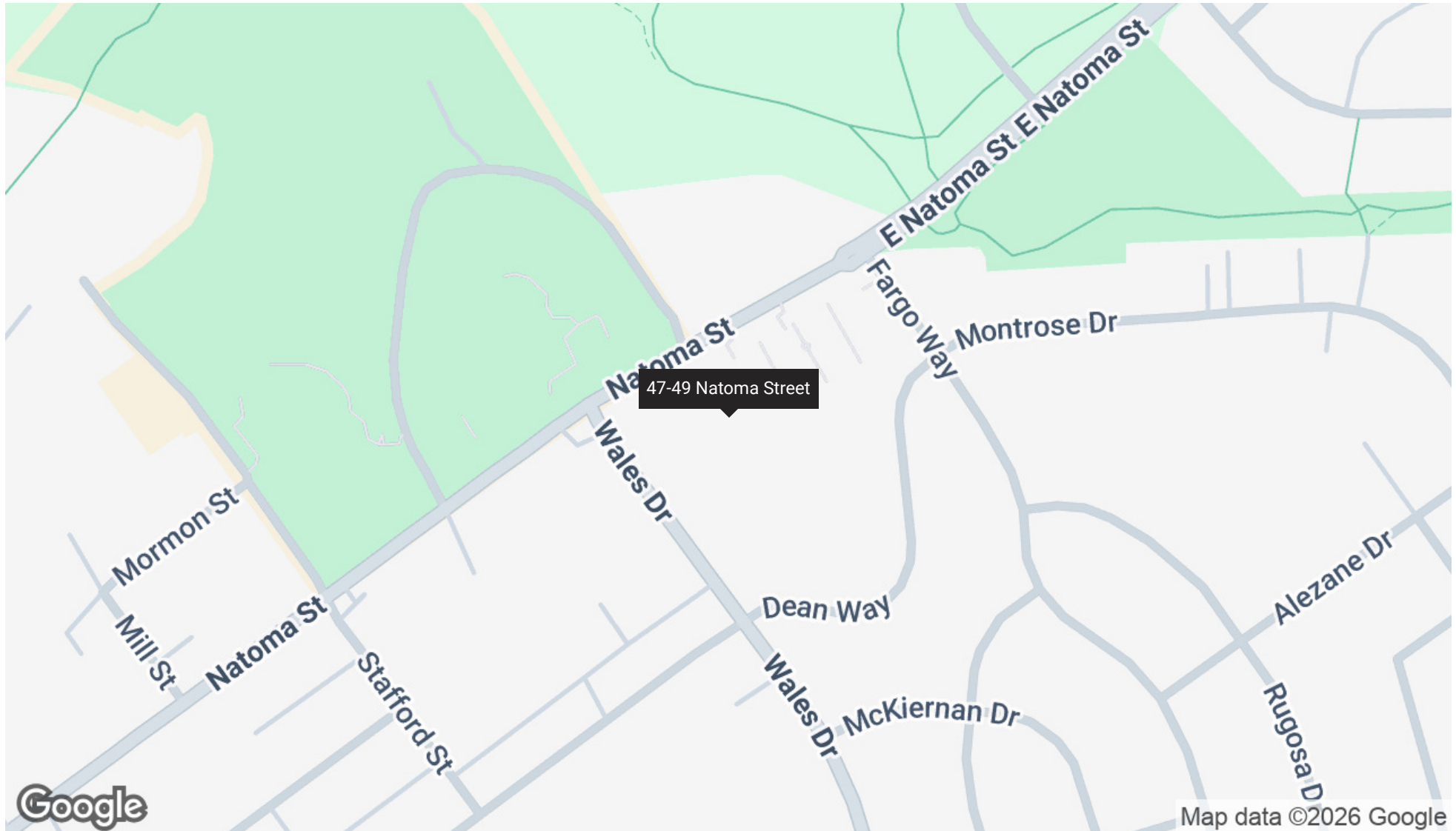
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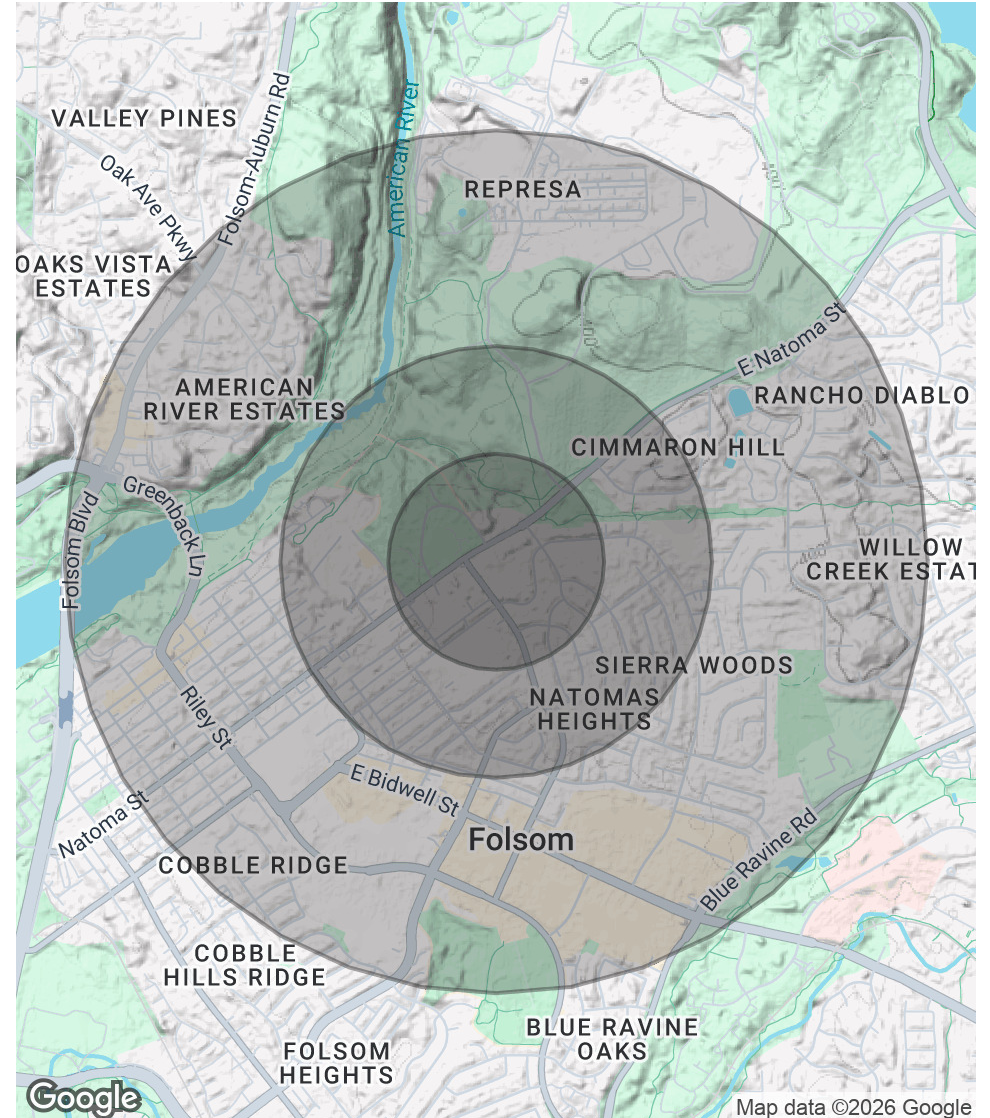
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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	1,052	3,872	12,349
Average Age	37.5	38.0	38.7
Average Age (Male)	37.9	38.2	38.6
Average Age (Female)	37.4	38.1	38.9

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	353	1,255	4,022
# of Persons per HH	3.0	3.1	3.1
Average HH Income	\$102,312	\$103,805	\$119,375
Average House Value	\$543,783	\$548,211	\$589,667

2023 American Community Survey (ACS)



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RETAIL PROPERTY FOR LEASE

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For More Information:

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