



Palladio at Broadstone

Folsom, CALIFORNIA

### Key Retailers

Chico's/Soma  
Gymboree  
H&M

Palladio 16 Theater  
Sports Authority  
Victoria's Secret

White House | Black Market  
Whole Foods Market

### Contact Information

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### Center at a Glance

- Palladio at Broadstone is a mixed-use center that features upscale fashion, destination restaurants, a 16-screen state of the art, fully digital cinema, Whole Foods Market and 60,000 square feet of Class A multi-level office space
- Palladio at Broadstone consists of 550,000 square feet of retail and 60,000 square feet of office (office space 100% occupied) that has attracted professional, white collar tenants and entrepreneurs that include attorneys, software designers and a real estate development company
- The center features Gymboree, Charming Charlie, Starbucks, Charlotte Russe, Chops Steak House, Pinkberry, Johnny Rockets, Panera Bread, Phenix Salon, Serenity Day Spa and Massage Heights among others
- The upscale, pedestrian friendly design creates a "downtown" retail hub for the surrounding 3,000-acre master planned community and the trade area of Folsom along with a newly annexed area just south of the freeway which will add 3,500 more homes
- The surrounding trade area is dominated by young families with an average household income over \$107,264 which is 72% above Sacramento County's household income. Residents are well-educated with 76% college educated, well above the US average and most holding white collar jobs
- The area is home to a rapidly expanding office population, including the first phase of a new Kaiser Permanente hospital and medical complex located adjacent to the center. The 50-acre campus will employ 6,000 employees
- Intel, the largest private employer in the Sacramento area, and Micron, which are just 1.5 miles from the center, employ over 10,000 workers





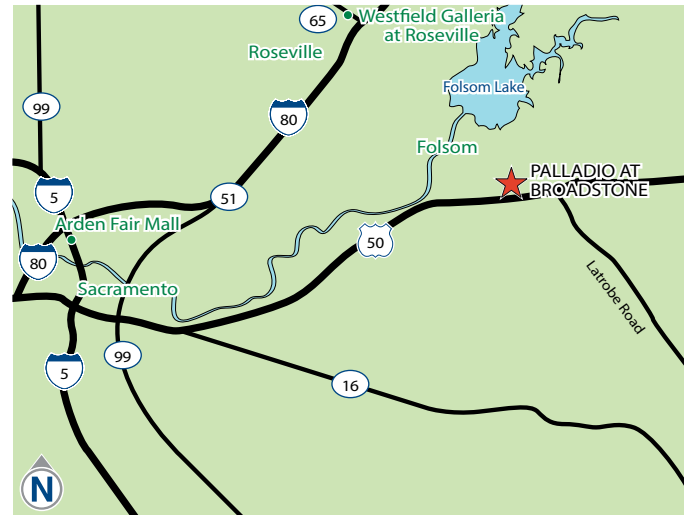
Aerial

# Palladio at Broadstone

## Statistics & Demographics

Property Data	
Opening Date	2011
Site	55 acres
Parking	3,010 spaces
Levels	1
Leasable Area	
Total Center GLA	620,000 s.f.
Small Shops	379,883 s.f.
Outparcels	37,215 s.f.
Office	60,000 s.f.
Whole Foods Market	45,248 s.f.
Palladio 16 Theater	55,000 s.f.
Sports Authority	47,712 s.f.
Trade Area	
	15-Minute Drive
Population	214,747
Total Households	78,729
Avg. Household Income	\$107,264
Median Age	40.0 yrs.
Source: Esri - 2014	

## Location Map



### Palladio at Broadstone

Intersection of E. Bidwell and Iron Point Blvd.  
 Folsom, California 95630  
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Please click on the button below for more information:

[Site Plan](#)