



# For Lease

- Palladio at Broadstone is a balanced mix of upscale shopping and entertainment destination featuring fashion and restaurants, a state-of-the-art 16-screen cinema, and a newly opened luxury 6-screen dine-in theater
- The center provides daily convenience to its dominant demographic of young families and young professionals who consider Whole Foods a must have for their lifestyle and QSRs such as Panera Bread and Starbucks as their gathering place of choice
- This "live, work, play" environment provides a pedestrian-friendly design that creates a downtown feel for the surrounding 3,000-acre master planned community and the newly annexed area just south of Highway 50 that will add 21,000 homes over the next several years
- The new Barnes & Noble, which opened in December 2016, is one of four in the country featuring a brand new store prototype and the Barnes & Noble Kitchen, serving made-from-scratch breakfast, lunch and dinner as well as beer and wine
- The center features such retailers as MAC Cosmetics, Chico's, Soma, Jos. A Bank, H&M, Charming Charlie, Kirkland's, Torrid and Pink
- Palladio at Broadstone is located in the fastest growth area of Sacramento along Highway 50 and completes the market "triangle" for specialty retail making it a natural for 1st or 2nd to market specialty retail and restaurants
- Average household incomes within a 5-mile radius and 5-minute drive time exceeds \$125,000 and the area is dominated by well-educated white collar individuals and young families
- 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

## Palladio at Broadstone

240 Palladio Parkway  
Folsom, CA 95630

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## Key Retailers



NORDSTROM  
rack

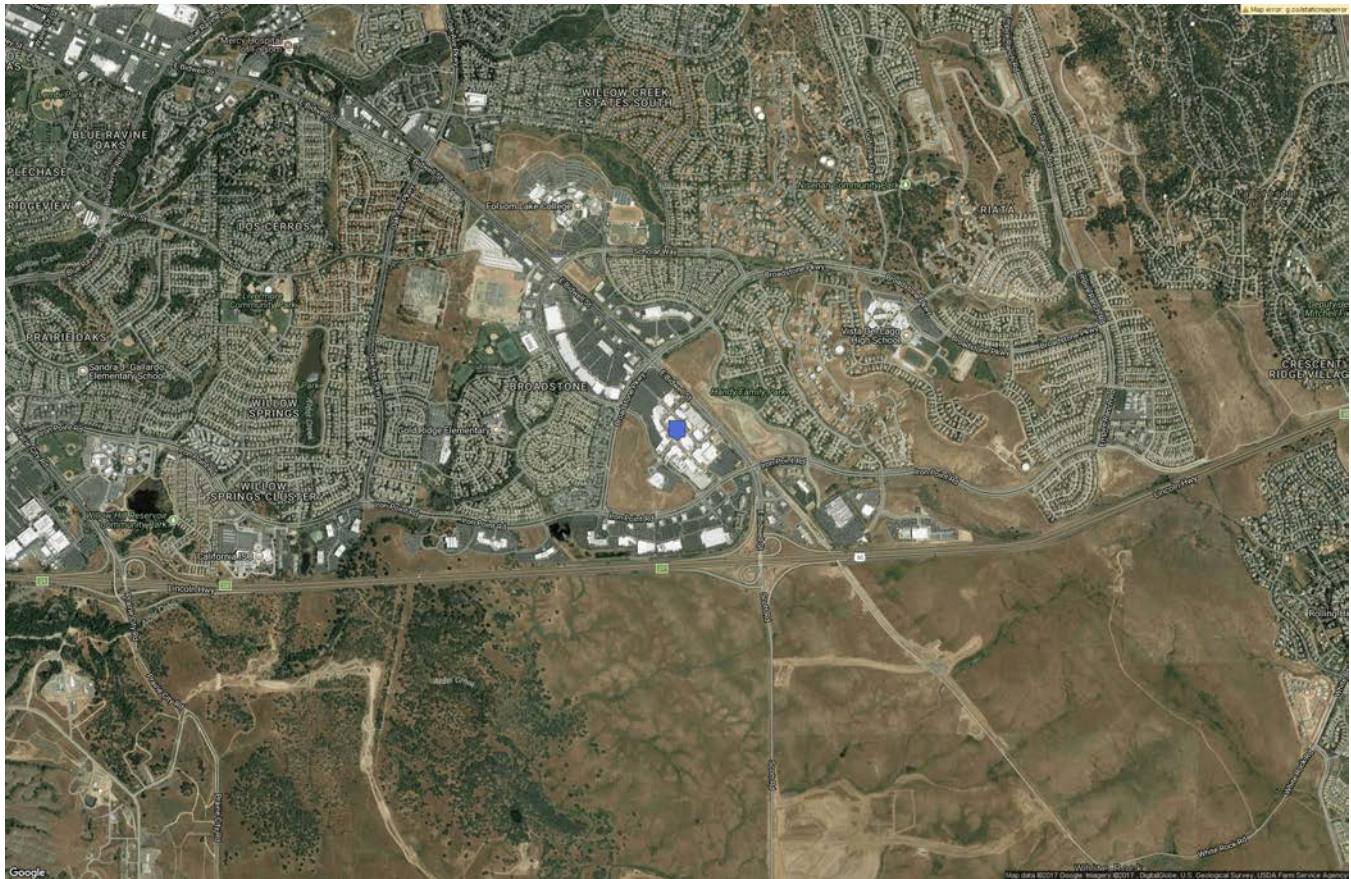
BARNES & NOBLE  
BOOKSTORE

H&M

WHITE  
HOUSE  
BLACK  
MARKET

VICTORIA'S  
SECRET





**Area profile**

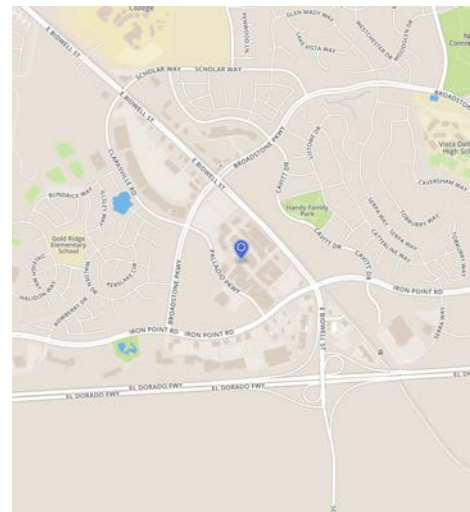
**10-mile radius**

Est. Population:	367,312
Est. Households:	135,122
Avg. Household Income:	\$107,517
Median Age:	40

Source: ESRI 2016

**Property Data**

Site	55.00 Acres
Total GLA	602,337



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<http://www.gopalladio.com>

