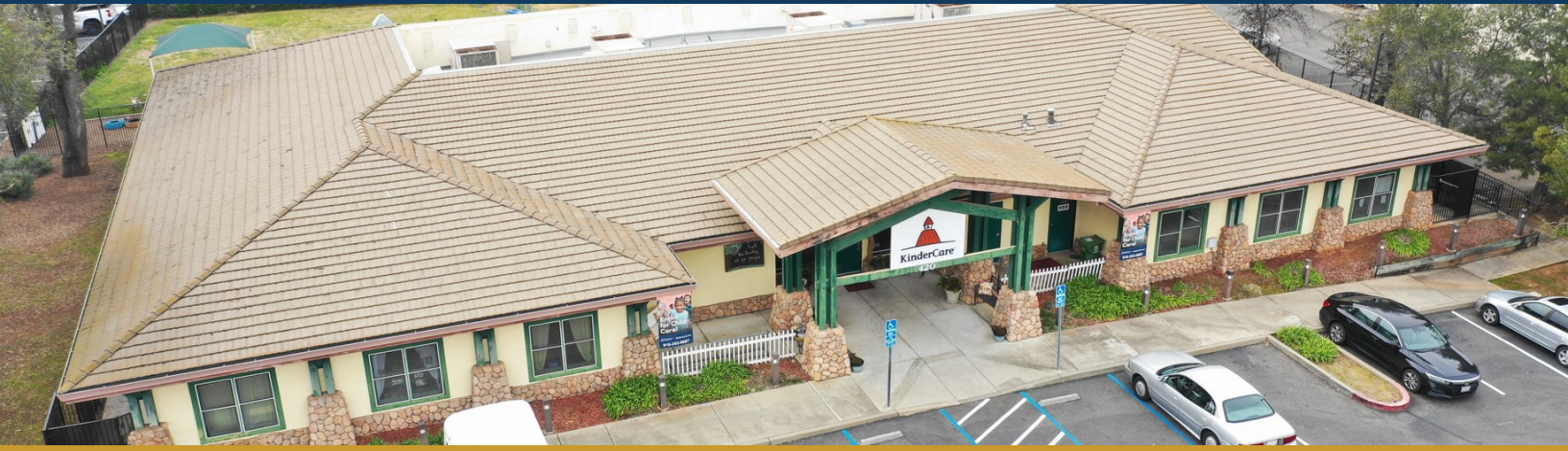


420 Natoma Station Drive

Folsom, CA 95630 · APN 072-0850-032



A ±9,680 SF freestanding building on 1.33 acres, purpose-built for children's education and care. Ideal for medical / clinical offices or a school, preschool, or daycare. Single-story, ADA-friendly layout with abundant parking and prominent frontage.

±9,680

BUILDING SF

1.33 AC

LOT SIZE

36

PARKING SPACES

200'

FRONTAGE

IDEAL FOR MEDICAL

- Open, flexible floor plan for exam/treatment rooms
- Single-story & ADA-friendly patient access
- 36 dedicated spaces (3.55 / 1,000 SF)
- High-visibility signage on Natoma Station Dr
- Near Intel HQ campus (±6,000 employees)

IDEAL FOR SCHOOL / DAYCARE

- Purpose-built for children — proven childcare use
- Secured play areas & child-scaled interior in place
- Parking supports safe drop-off / pick-up
- Large 1.33-acre lot with room for outdoor space
- Surrounded by family neighborhoods & schools



PROPERTY DETAILS

Building Size	±9,680 SF
Lot Size	1.33 Acres
Stories	1
Frontage	200' on Natoma Station Dr

Zoning	BP — Business Professional
Year Built	2002
Parking	36 Spaces
Lease Rate	Upon Request

Zoning: BP (Business Professional) supports medical and professional office uses. Schools and childcare are permitted subject to a Conditional Use Permit from the City of Folsom. Buyers/tenants should confirm intended use with the City Planning Department.

Mark Rodrigues

PROPERTY CONTACT

818.929.7223

mrod88@aol.com