



**Walmart
Super Store**

24 HOUR FITNESS

KOHL'S

**Alamo
TRAMPOLINE PARK**

Chevron

**UNITED STATES
POSTAL SERVICE**

Glenn Avenue | 10,035 ADT

Riley Street | 16,586 ADT

SITE

FOR LEASE | 1101 RILEY STREET,
FOLSOM, CA

FORMER WENDY'S (3,150 SF DRIVE THRU)

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AREA MAP



OVERVIEW

HIGHLIGHTS

- Outparcel drive thru building located at signalized intersection
- Dense retail/residential population in the immediate area and across the street from the Folsom Aquatic Center
- Center is surrounded by many national retailers such as Target, Walmart, Lowe's, Trader Joe's, and more



TENANTS IN THE IMMEDIATE AREA

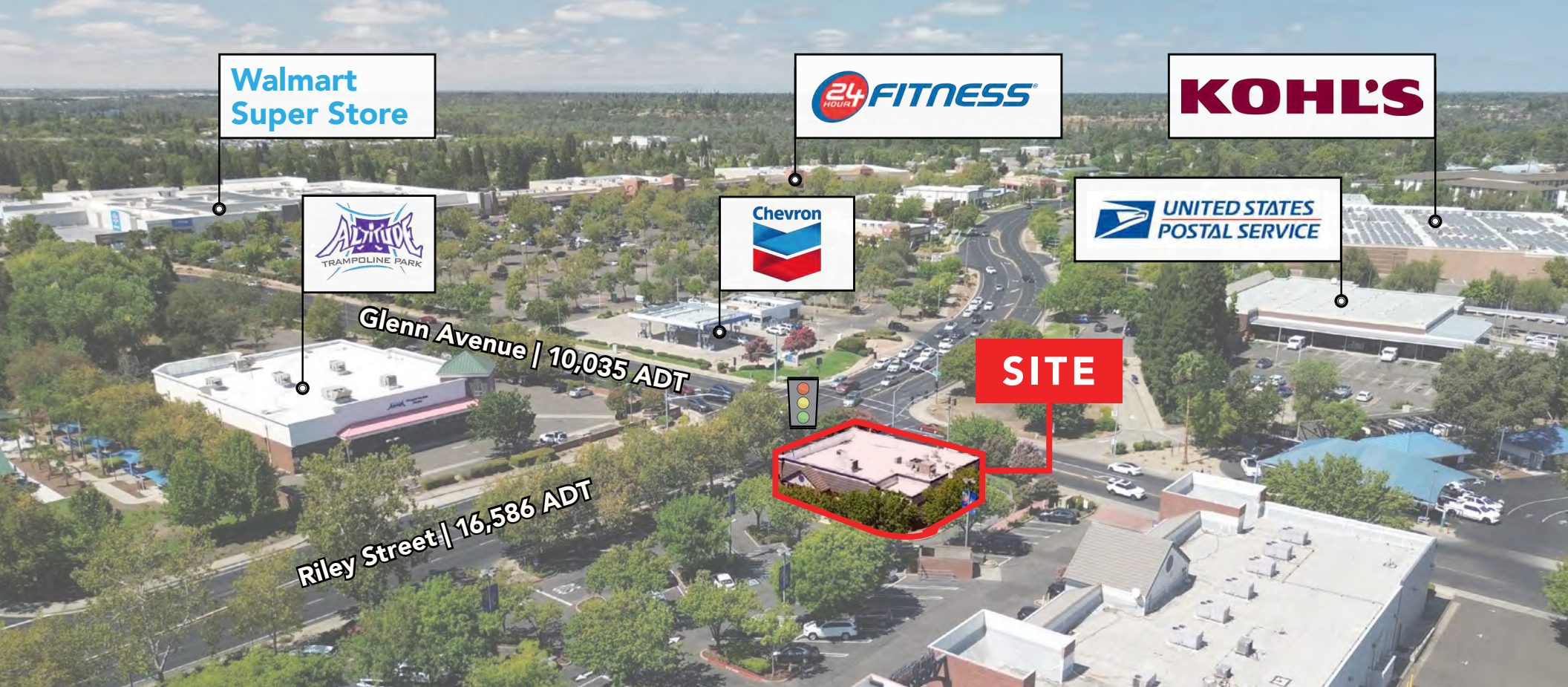


BY THE NUMBERS

Demographics	1 mile	3 miles	5 miles
Population	13,150	86,465	169,036
Average household income	\$145,417	\$175,924	\$190,618
Daytime population	19,228	91,387	158,225
Source: ESRI 2026			
Traffic counts			
Riley Street @ Glen	16,586		
Riley Street @ Wales	10,035		
Source: CoStar 2026			

SITE PLAN





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1101 RILEY STREET,
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