

**LEE PLAZA**  
**5940 - 5950 FLORIN RD**  
**SACRAMENTO, CA**  
1,383 SF SALON SUITE AVAILABLE

**ETHAN CONRAD**  
PROPERTIES INC.



FOR MORE INFORMATION CONTACT:

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ETHAN CONRAD PROPERTIES, INC.  
1300 NATIONAL DRIVE, SUITE 100 | SACRAMENTO CA, 95834 | FAX: 916.779.1200  
www.ethanconradprop.com

**FEATURES:**

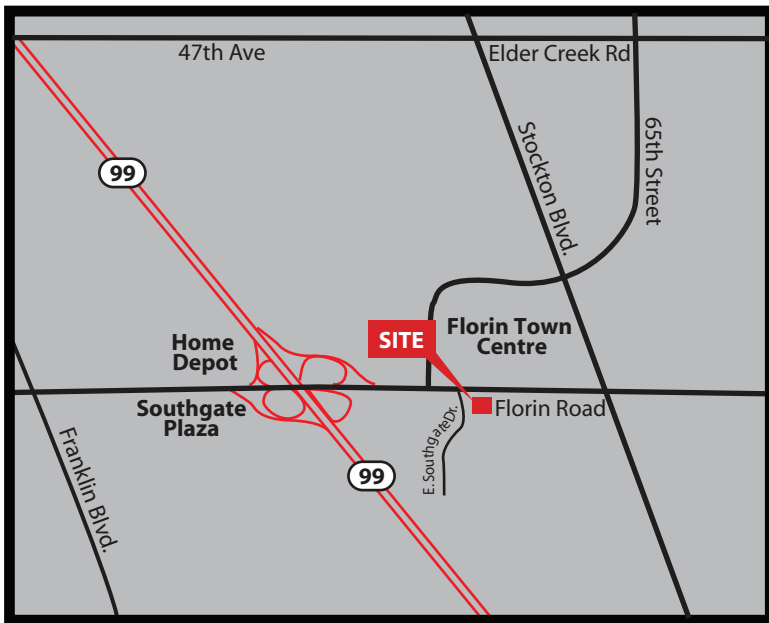
- Hair Salon suite available (currently operating)
- Large Monument signage available
- Over 35,000 cars per day
- Abundant parking (5/1,000)
- Easy access
- Dense demographics

**PROPERTY DETAILS:**

This attractive recently remodeled retail building sits across the street from Florin Town Centre, Walmart, Sears and Burlington Coat.

Next to one of the busiest Krispy Kreme locations in Northern California.

Conveniently located just east of Hwy 99 along the Florin Road retail corridor.



**LEASE RATE:**

5940 Suite 101\* - 1,383 SF: \$2,337.00, NNN (\$1.69 PSF)

\*Available with 30 days' notice.

NNN costs are approximately \$0.55 PSF

**DEMOGRAPHICS:**

	1 mile	3 mile	5 mile
2018 Population (est):	22,691	192,024	386,431
2018 Avg. HH Income:	\$48,236	\$52,601	\$66,603
Daily Traffic Count: Florin Rd and 65th St	59,994		

FOR LEASE

LEE PLAZA  
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SACRAMENTO, CA

FLORIN ROAD

SITE PLAN



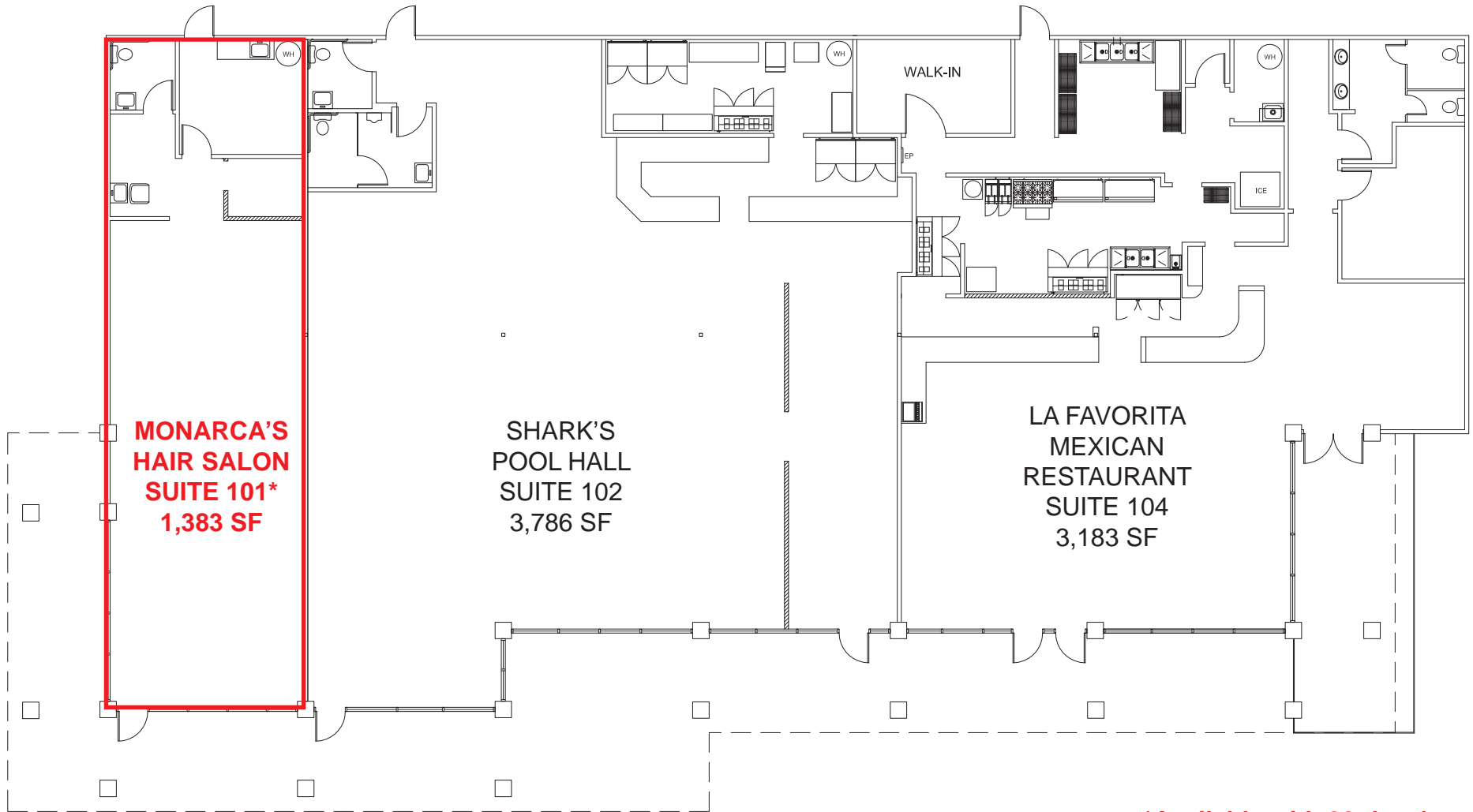
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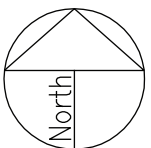
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