

**7870 FLORIN RD**  
**SACRAMENTO, CA**

FOR SALE OR LEASE  
28,580 SF RETAIL BUILDING  
DIVISIBLE TO 14,425 SF

**ETHAN CONRAD**  
PROPERTIES INC.



**NOW COMPLETELY REMODELED**

FOR MORE INFORMATION CONTACT:

**Race Merritt**  
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**Jose Paredes-Mora**  
DRE: #02068308  
jose@ethanconradprop.com

**916.779.1000**

**FEATURES:**

- 28,580 SF Anchor / Jr Anchor space (divisible)
- Former gym & fitness center. Also ideal for church or grocery store
- Over \$920,000 in tenant improvements that are less than 5 years old
- Located at the high traffic intersection of Florin Rd & Power Inn Rd
- Large pylon signage
- Good parking - 105 spaces and additional reciprocal parking
- “A” Assembly Occupancy - 560 person capacity
- Zoned LC, Sacramento County



**PROPERTY DETAILS:**

Part of a larger, established shopping center that serves South Sacramento submarket. Situated on Florin Rd on the primary East-West traffic arterial and is in close proximity to all major retail with easy access to Hwy 99.

Located in the center of South Sacramento in the Power Inn submarket. Surrounded by many neighboring retail tenants including Walmart Supercenter, Sacramento Hyundai, America's Tire, Dollar Tree, Burlington, Autozone and many more.

**LEASE RATES:**

\$22,578.00, NNN (\$0.79 PSF)  
Divisible to 14,425 SF (\$0.99 - \$1.09 PSF)

NNN costs are approximately \$0.24 PSF

**PURCHASE PRICE:**

\$2,715,000.00 (\$95.00 PSF)

**DEMOGRAPHICS:**

	1 miles	3 miles	5 miles
2019 Population (est):	21,358	155,549	374,003
2019 Avg. HH Income:	\$56,770	\$59,421	\$70,664
Daily Traffic Count:	Florin Rd 28,009		

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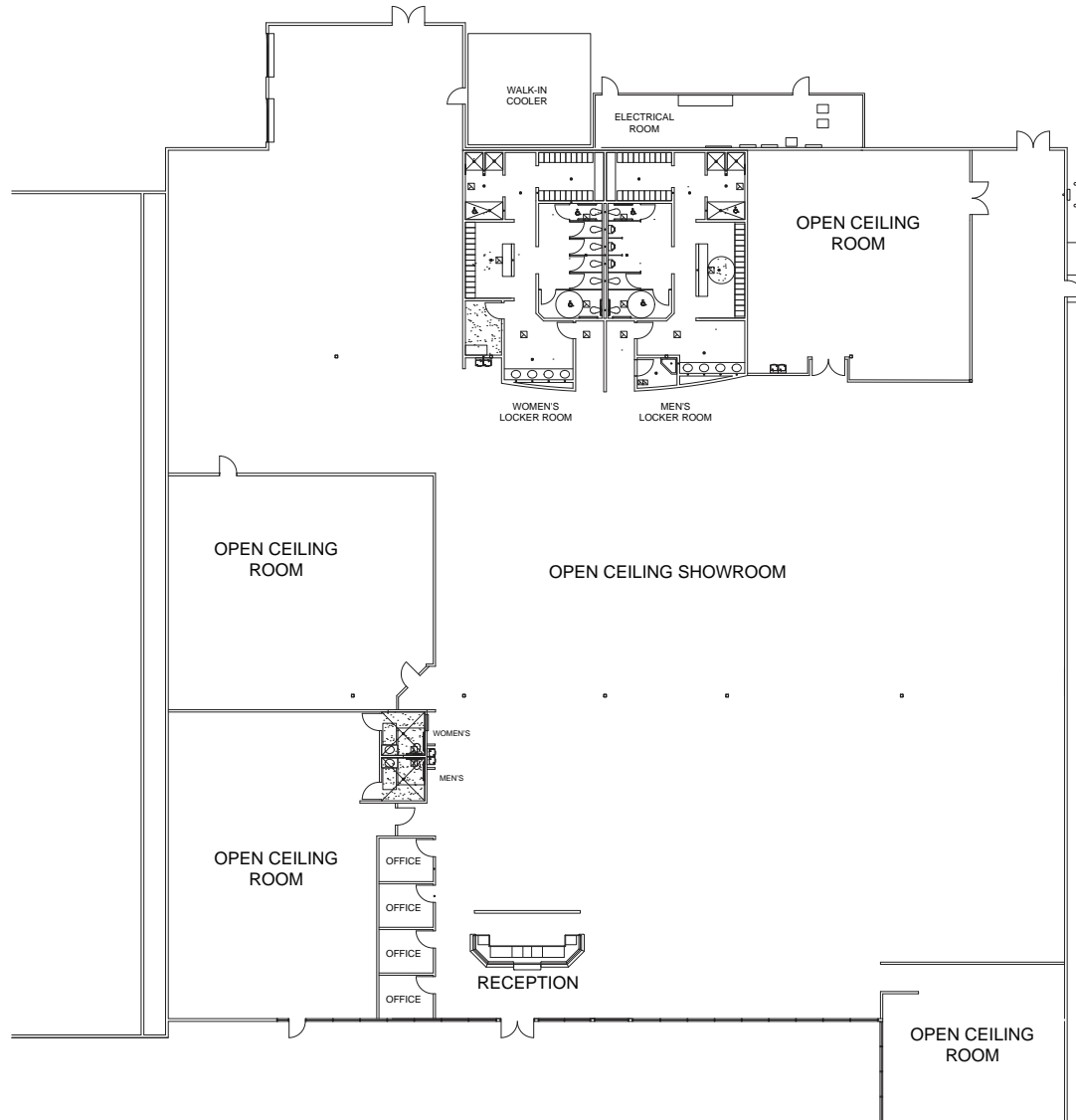
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**FLOOR PLAN**



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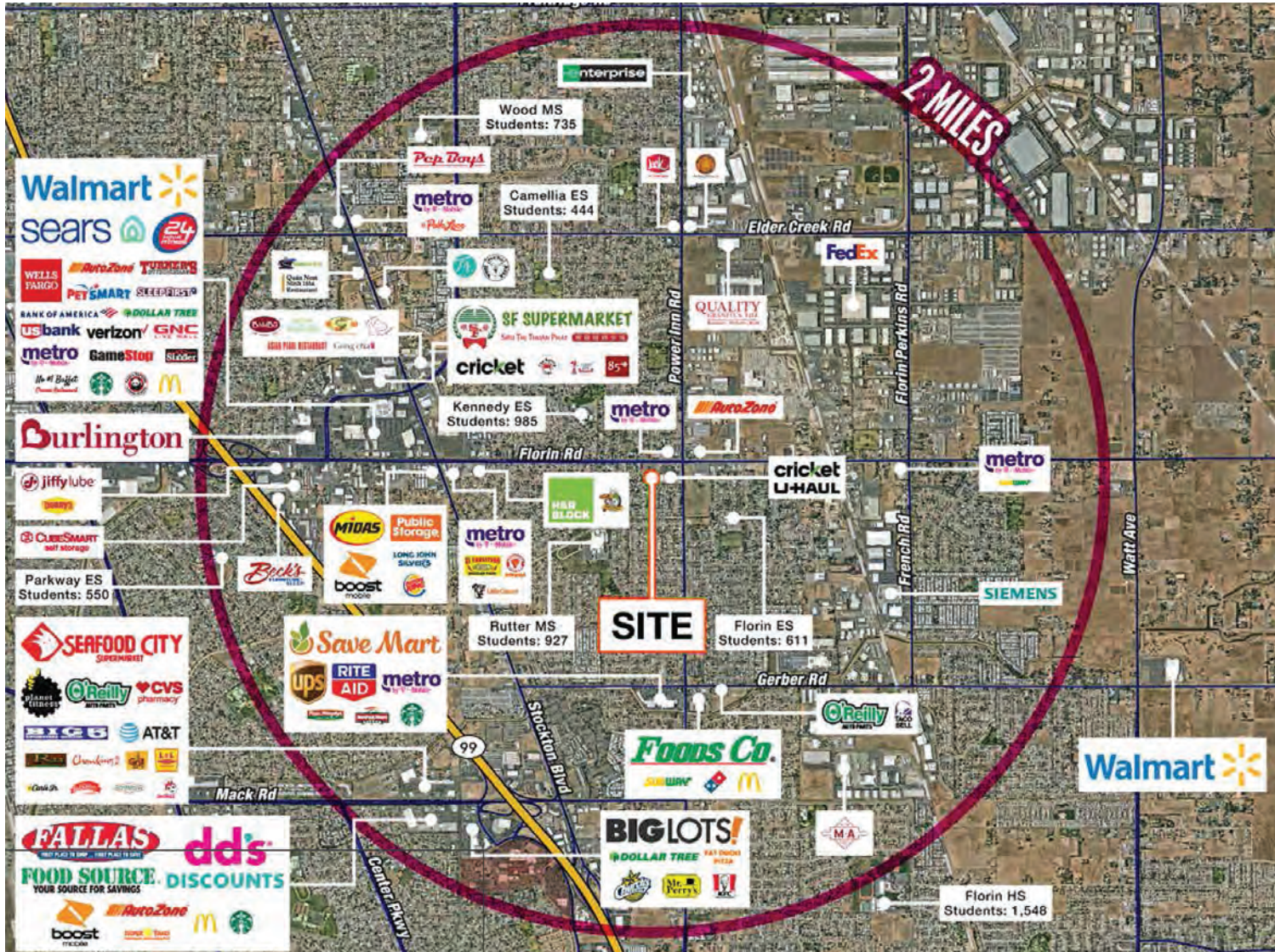
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