

7870 FLORIN RD
SACRAMENTO, CA
FOR SUBLEASE
8,882 SF RETAIL SUITE

ETHAN CONRAD
PROPERTIES INC.

NOW COMPLETELY REMODELED

FOR MORE INFORMATION CONTACT:

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FEATURES:

- Majority of building recently leased to a Hispanic Grocery store
- Recently remodeled with new tenant improvements including HVAC
- Located at the high traffic intersection of Florin Rd & Power Inn Rd
- Shared loading dock
- Good parking - 105 spaces and additional reciprocal parking
- 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 RATE:

\$11,524.00, NNN (\$1.19 PSF)

NNN costs are approximately \$0.24 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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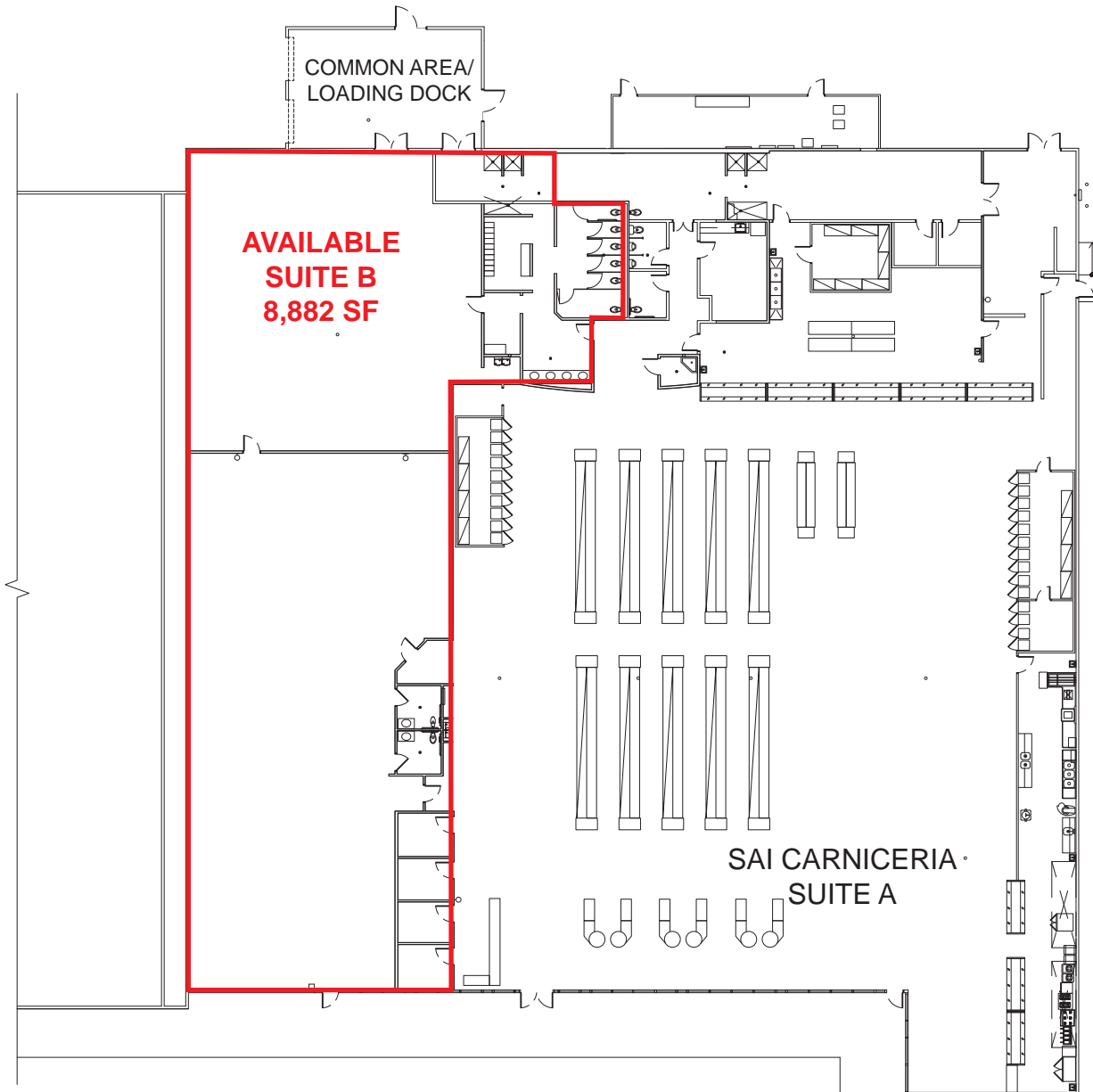
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FLOOR PLAN



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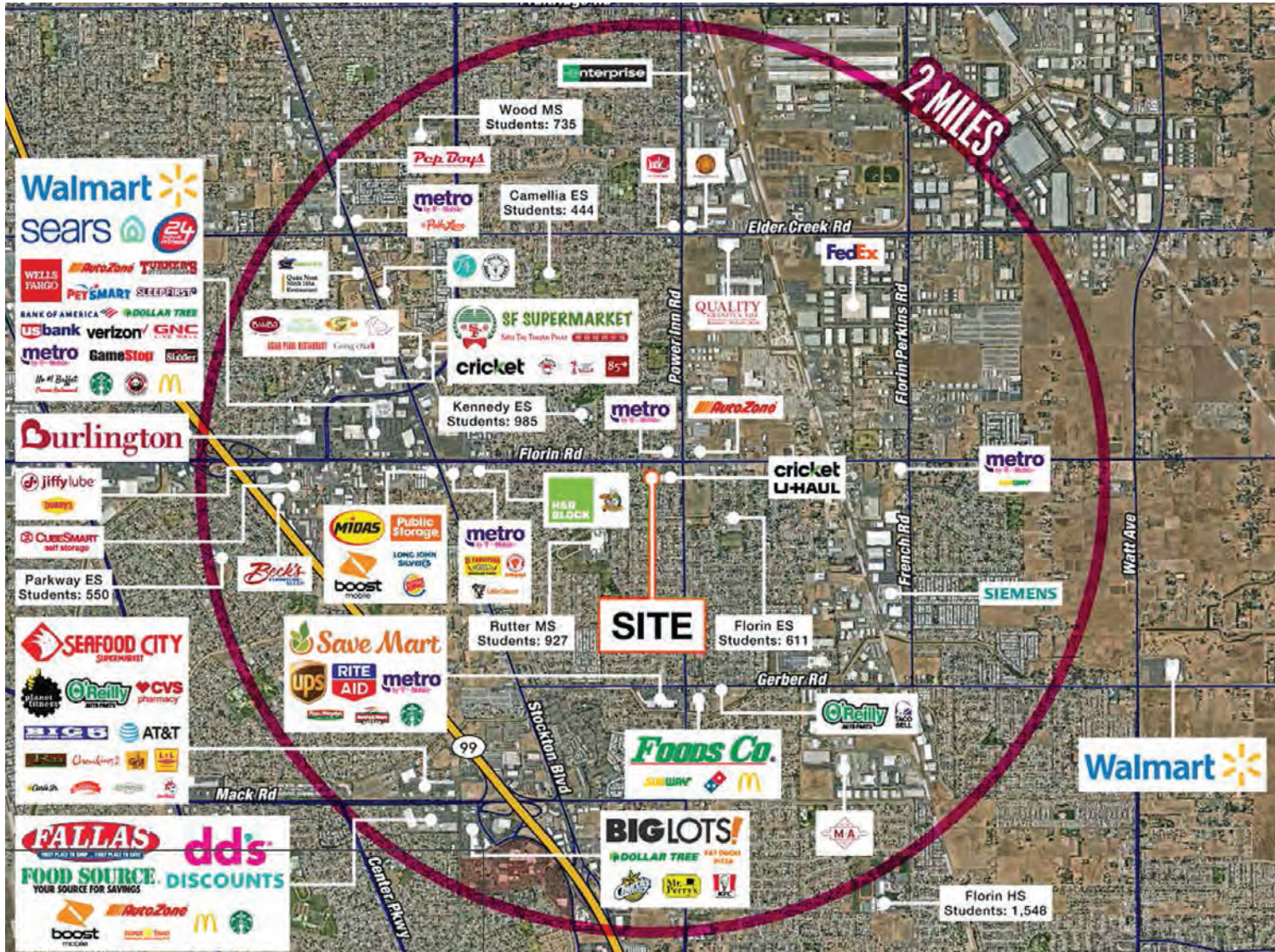


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