

**1381 - 1399 FLORIN RD
SACRAMENTO, CA**

FOR LEASE

**569 SF - 12,383 SF RETAIL SUITES
1,974 SF FULLY EQUIPPED DRY
CLEANER SUITE**

ETHAN CONRAD
PROPERTIES INC.



NOW REMODELED

FOR MORE INFORMATION CONTACT:

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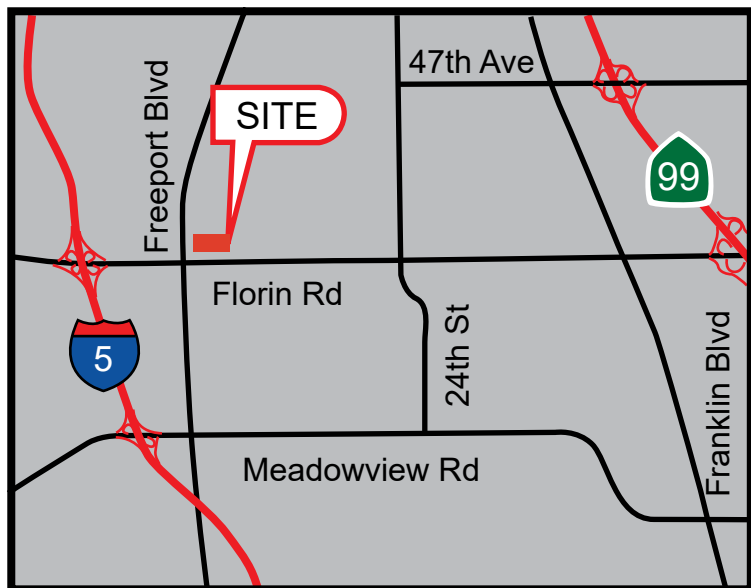
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1300 NATIONAL DRIVE, SUITE 100 | SACRAMENTO CA, 95834 | 916.779.1000
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FEATURES:

- Neighborhood center very well located near the corner of Florin Rd and Freeport Blvd
- Excellent access to I-5 freeway at Florin Rd
- Monument signage available to all tenants
- Competitive lease rates
- Strong daytime population
- Abundant parking



PROPERTY DETAILS:

Well located neighborhood center at Florin Rd and Freeport Blvd. Surrounded by dense residential population with excellent access to I-5. Many surrounding national tenants include: Dollar Tree, Raley's, Smart & Final, Starbucks, CVS, and more.

Huge opportunity to lease a fully equipped dry cleaner at suite 1385.

LEASE RATES:

1381*	12,383 SF	\$8,544.00	(\$0.69 PSF, NNN)
1385	1,974 SF	\$2,744.00	(\$1.39 PSF, NNN) (Dry Cleaner suite)
1399	805 SF	\$1,087.00	(\$1.35 PSF, NNN)
1399-A	569 SF	\$ 734.00	(\$1.29 PSF, NNN)
1399-B	586 SF	\$ 756.00	(\$1.39 PSF, NNN)

NNN costs are approximately \$0.32 PSF.

*Available with 30 days' notice.

DEMOGRAPHICS:

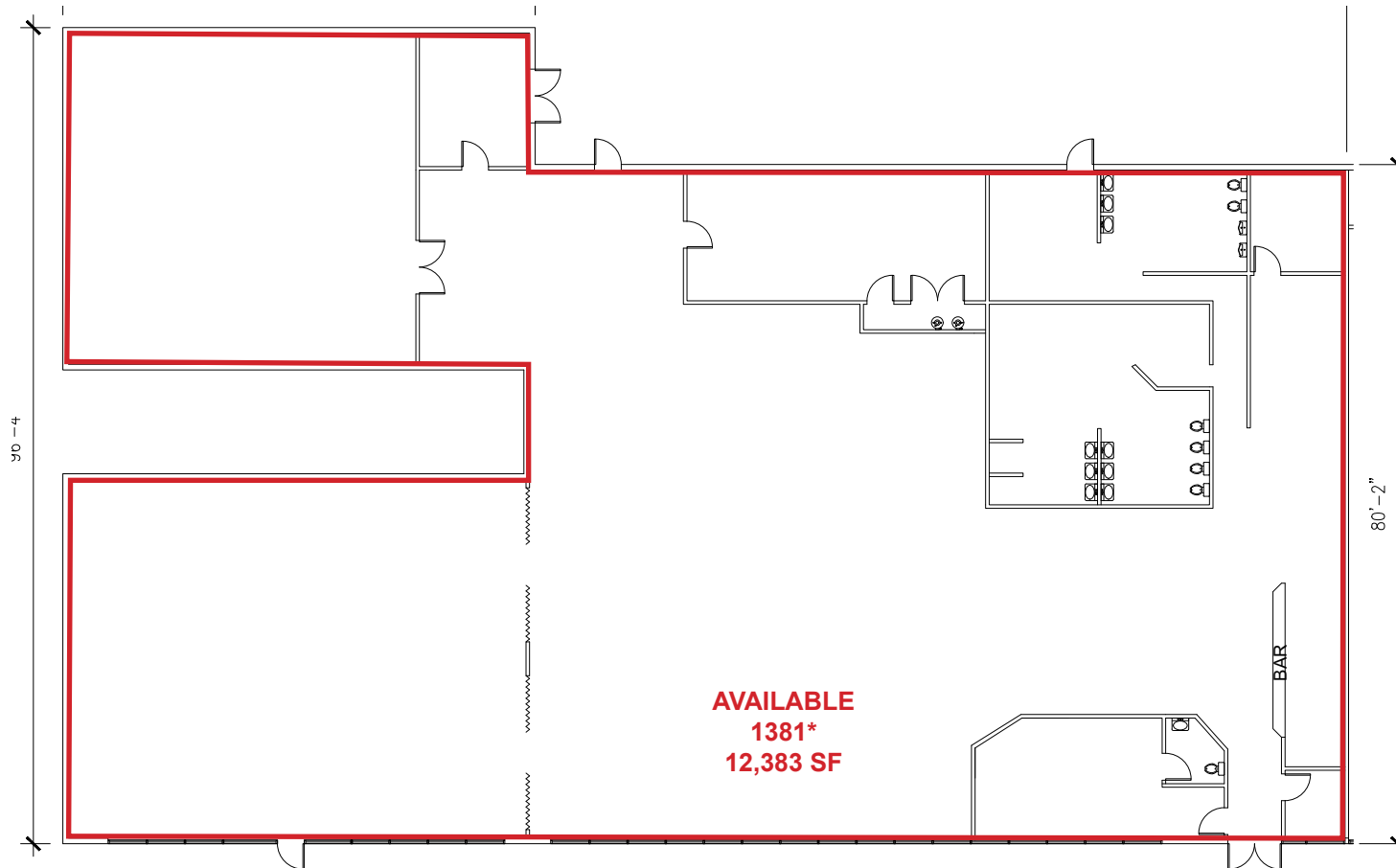
	1 Mile	3 Mile	5 Mile
2023 Total Population (est):	15,880	131,142	310,337
2023 Average HH Income:	\$101,060	\$98,904	101,130
Traffic Count @ Florin Rd:	32,359		

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FLOOR PLAN



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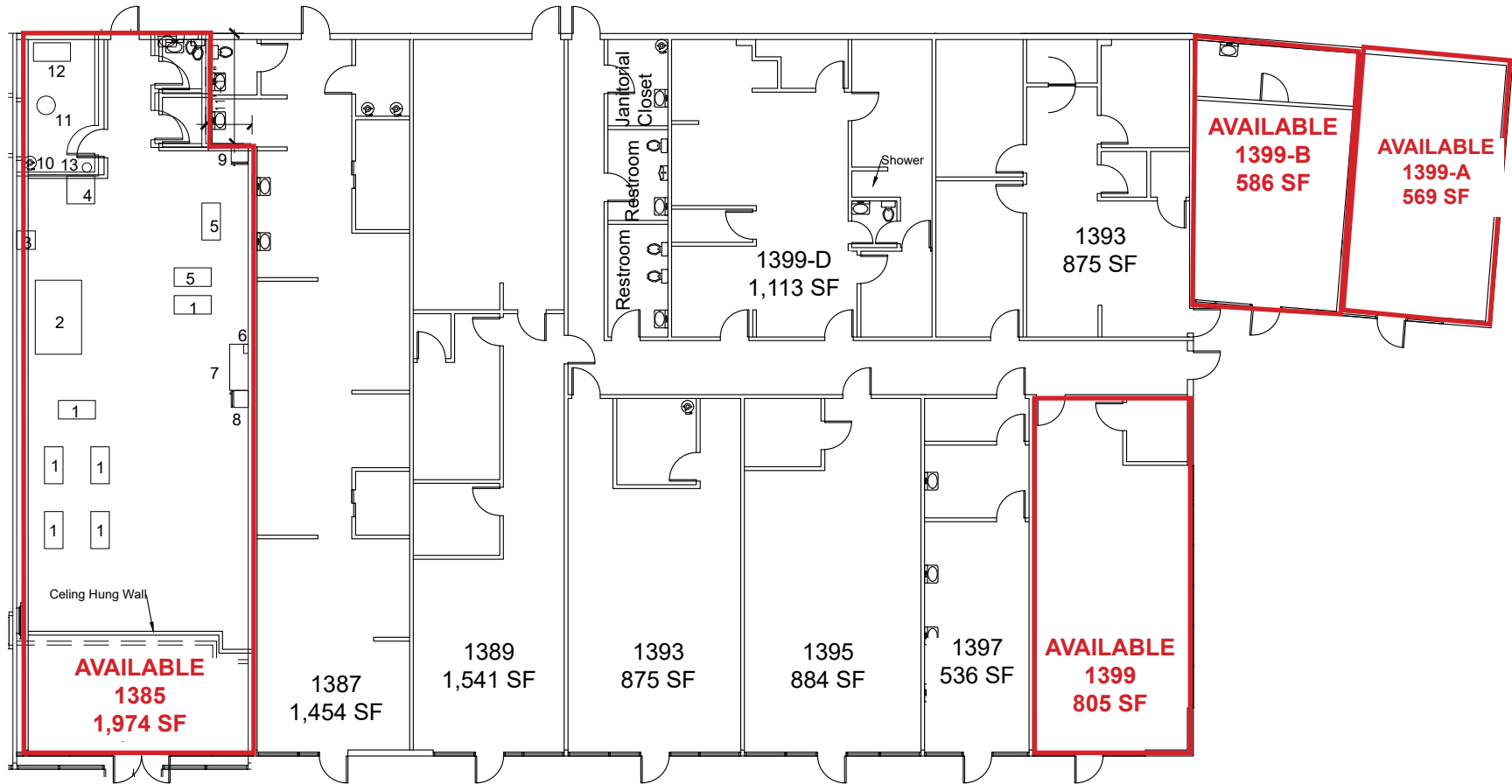
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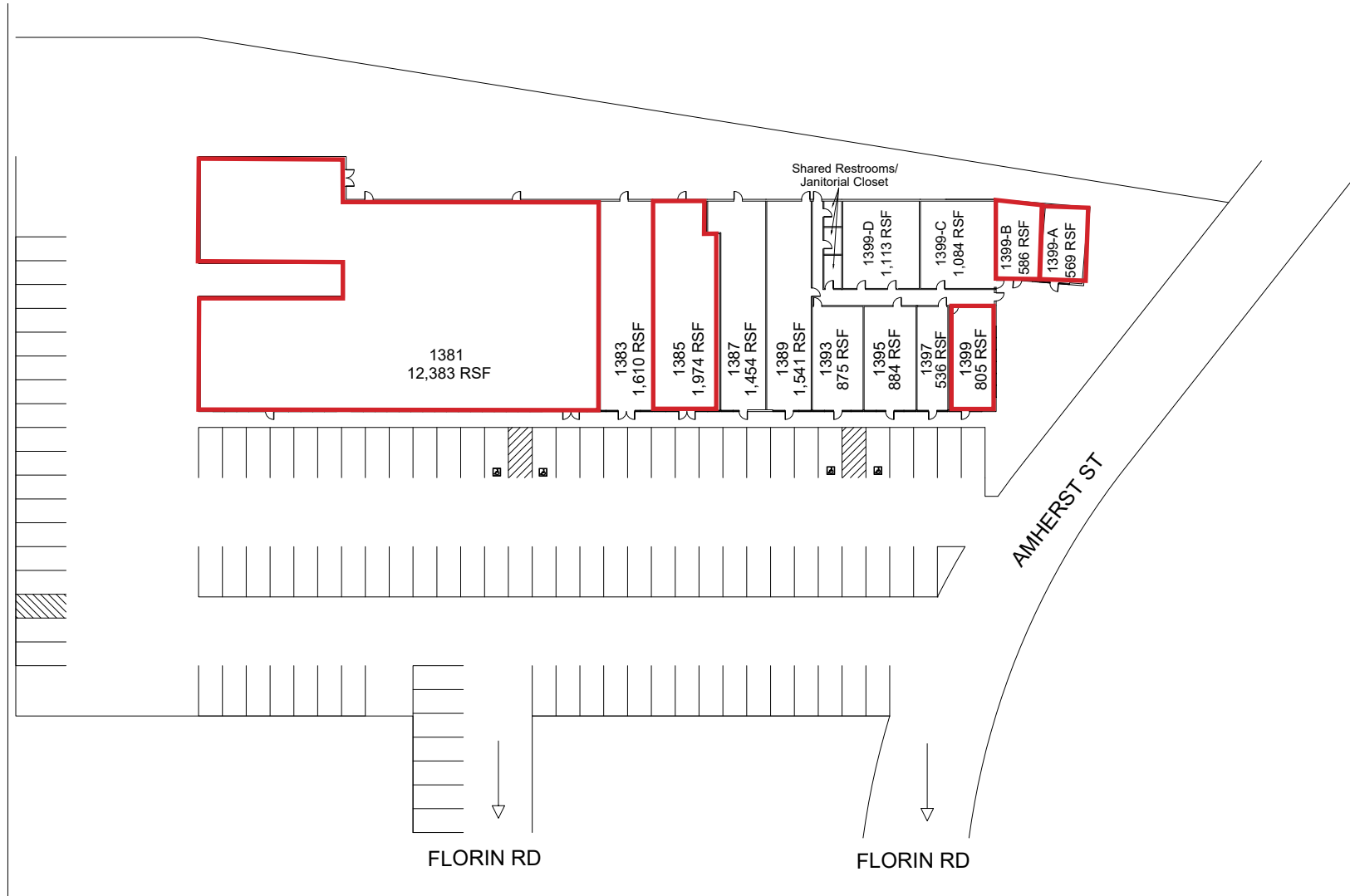
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SITE PLAN



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