

**1385 FLORIN RD
SACRAMENTO, CA**

FOR LEASE

**1,974 SF FULLY EQUIPPED DRY
CLEANER SUITE**

ETHAN CONRAD
PROPERTIES INC.



NOW REMODELED

FOR MORE INFORMATION CONTACT:

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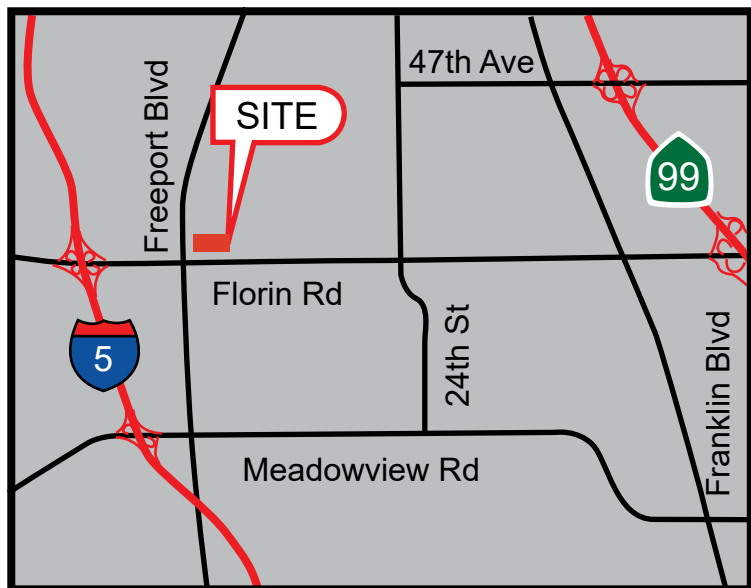
FEATURES:

- 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 RATE:

1385 1,974 SF \$2,744.00 (\$1.39 PSF, NNN) (Dry Cleaner suite)

NNN costs are approximately \$0.32 PSF.

DEMOGRAPHICS:

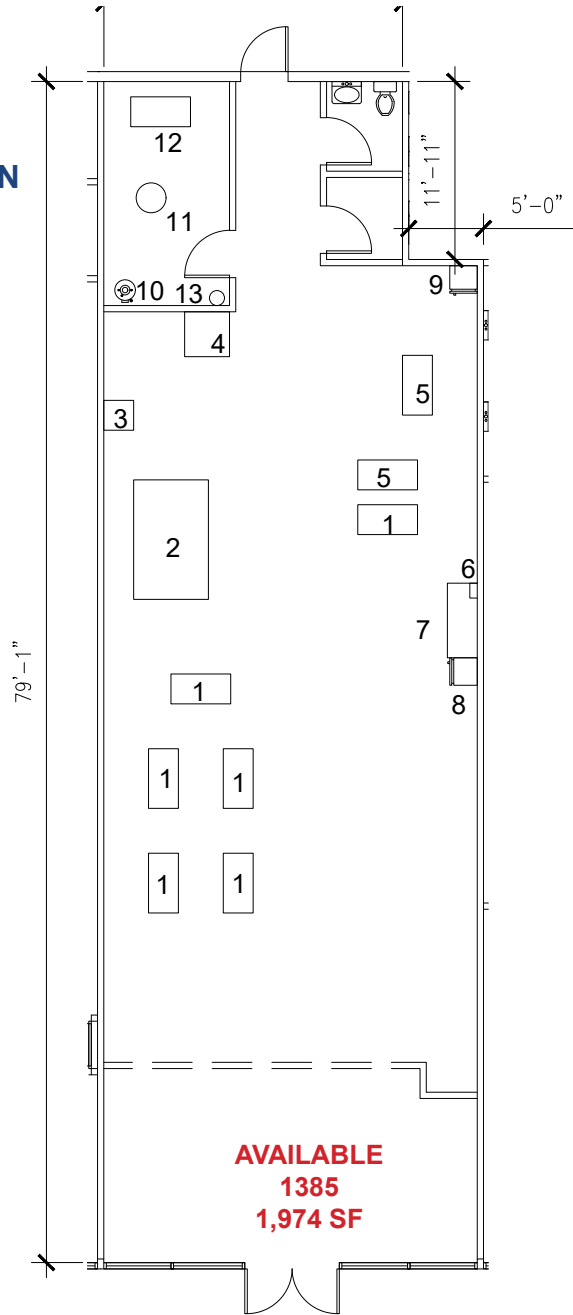
	1 Mile	3 Mile	5 Mile
2023 Total Population (est):	15,880	131,142	310,337
2023 Average HH Income:	\$101,060	\$98,904	101,130
Traffic Count @ Florin Rd:	32,359		

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FLOOR PLAN

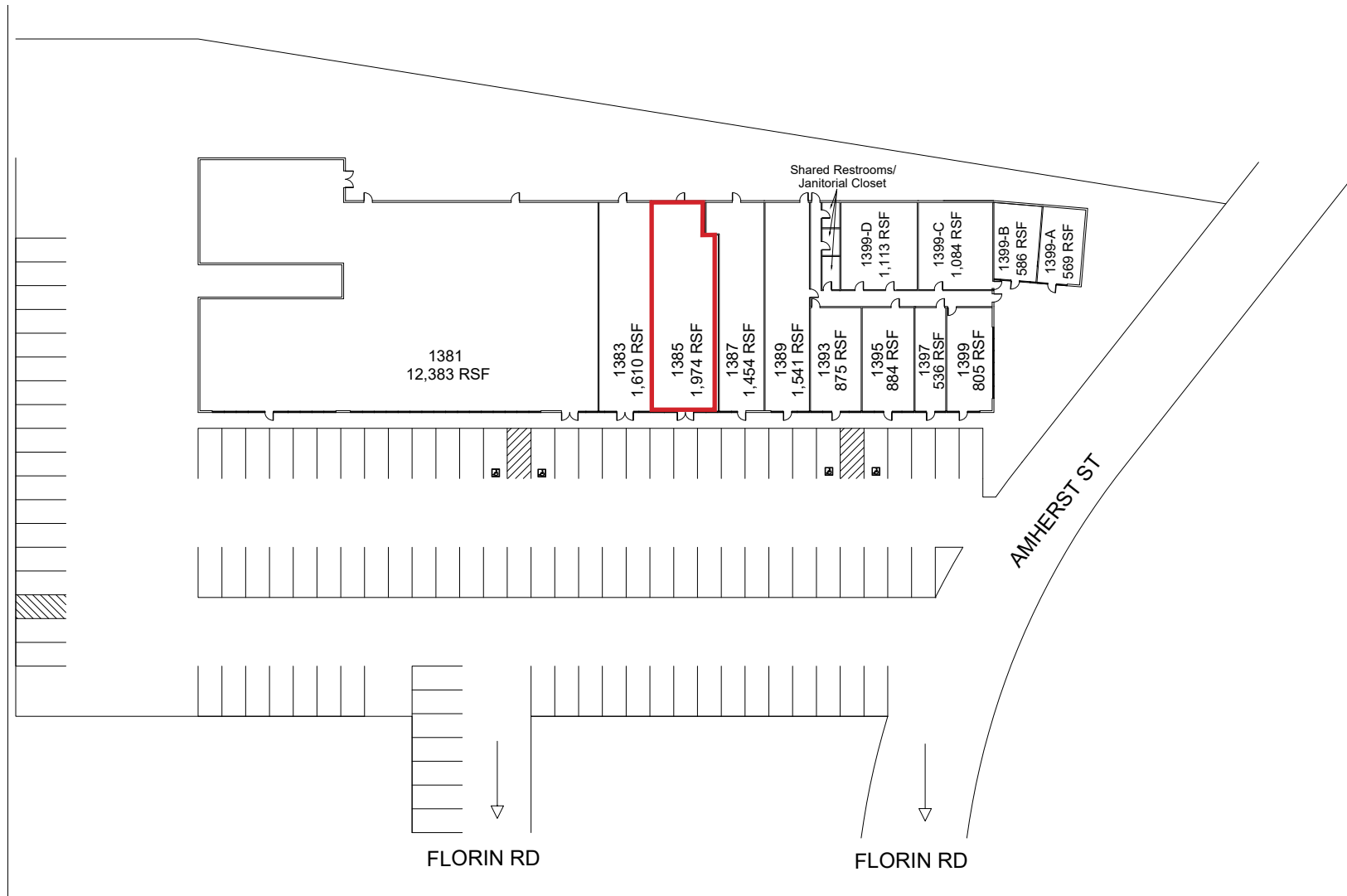


FF&E	
Item Number	Item Name
1	Ironing Board
2	Bio Clean 37
3	Dryer
4	Washing Machine
5	Shirt Press
6	Microwave
7	Table
8	Mini Fridge
9	Refridgerator
10	Water Heater
11	Boiler
12	Air Compressor
13	House Vacuum System

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SITE PLAN



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