

AMHERST PLAZA
1381 - 1399 FLORIN RD
SACRAMENTO, CA

FOR LEASE
884 SF - 12,383 SF RETAIL SUITES
1,974 SF FULLY EQUIPPED
DRY-CLEANER SUITE

ETHAN CONRAD
PROPERTIES INC.



NOW REMODELED

VIEW VIRTUAL TOUR

FOR MORE INFORMATION CONTACT:

Race Merritt
DRE: #01700659
race@ethanconradprop.com

Joey Chiurazzi
DRE: #02123466
joey@ethanconradprop.com

Austin Barron
DRE: #02082721
abarron@ethanconradprop.com

916.779.1000

Available For Lease
500 - 12,400 SF Retail and Office
ETHAN CONRAD
PROPERTIES, INC.
916 779-1000
www.ethanconradprop.com

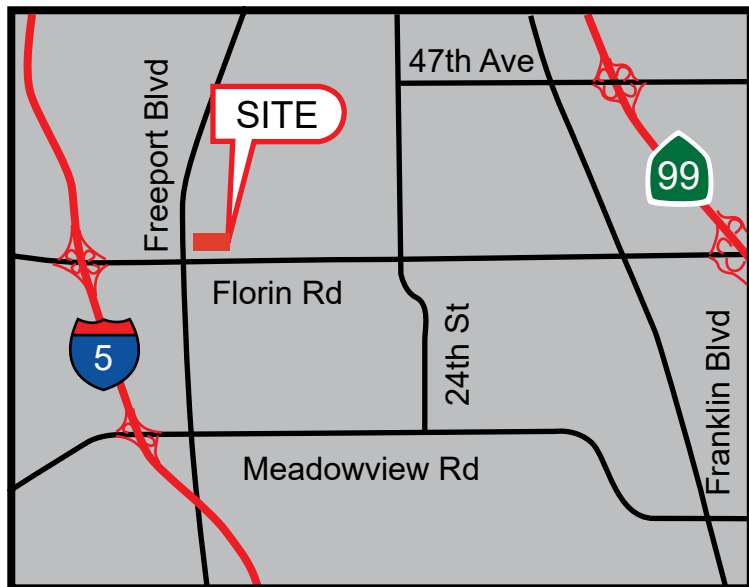
FEATURES:

- 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. Amherst Plaza is 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) |
| 1395*: | 884 SF | \$1,459.00 | (\$1.65 PSF, NNN) |

NNN costs are approximately \$0.34 PSF.
 *Available with 30 days' notice.

DEMOGRAPHICS:

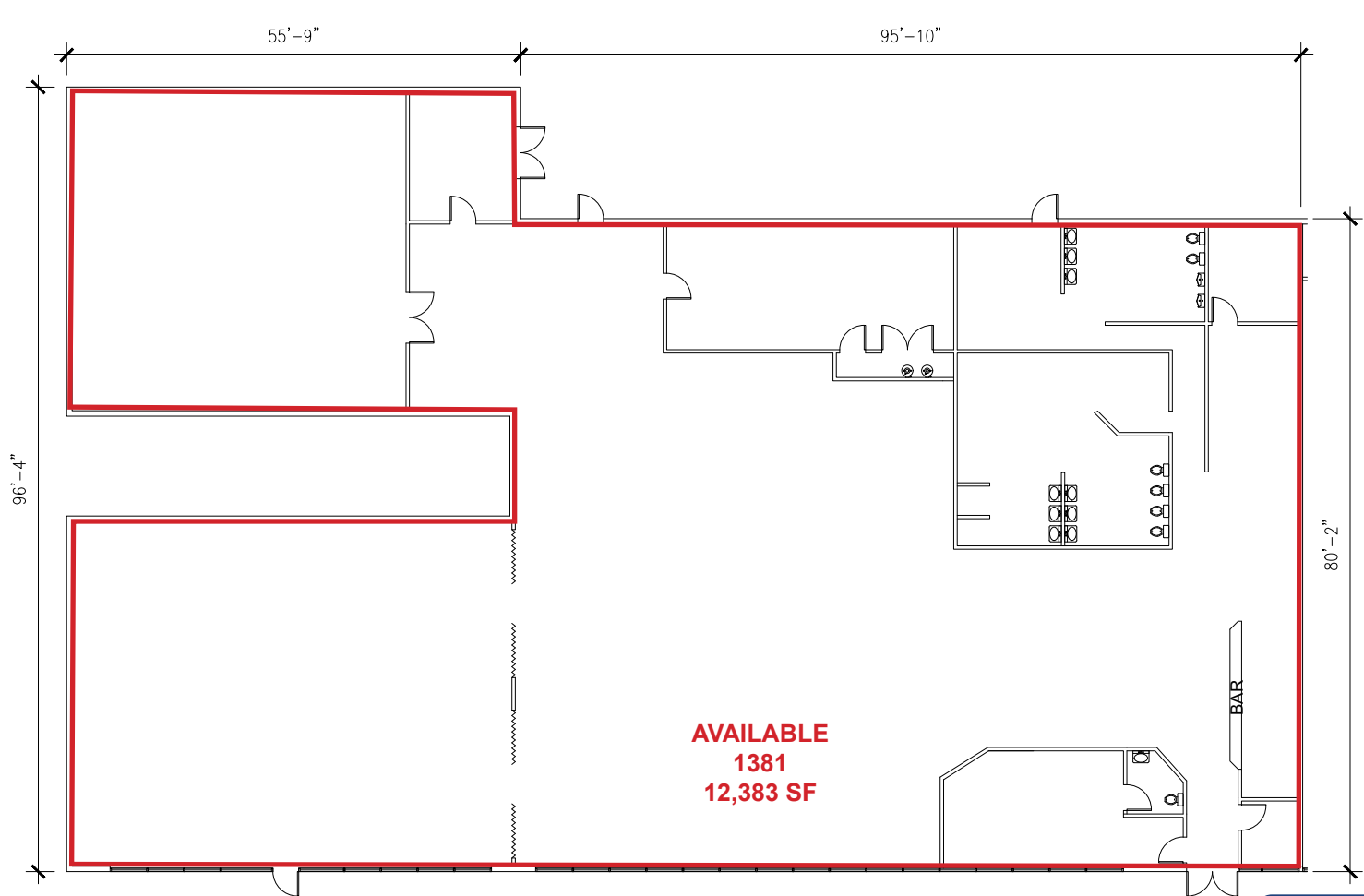
| | 1 Mile | 3 Mile | 5 Mile |
|------------------------------|---------------|---------------|---------------|
| 2025 Total Population (est): | 15,857 | 130,535 | 310,234 |
| 2025 Average HH Income: | \$118,037 | \$115,671 | 118,546 |
| Traffic Count @ Florin Rd: | 32,359 | | |

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The information contained herein has been obtained from sources we believe to be reliable. However, we cannot guarantee, warrant or represent its accuracy and all information is subject to error, change or withdrawal. An interested party and their advisors should conduct an independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

FLOOR PLAN



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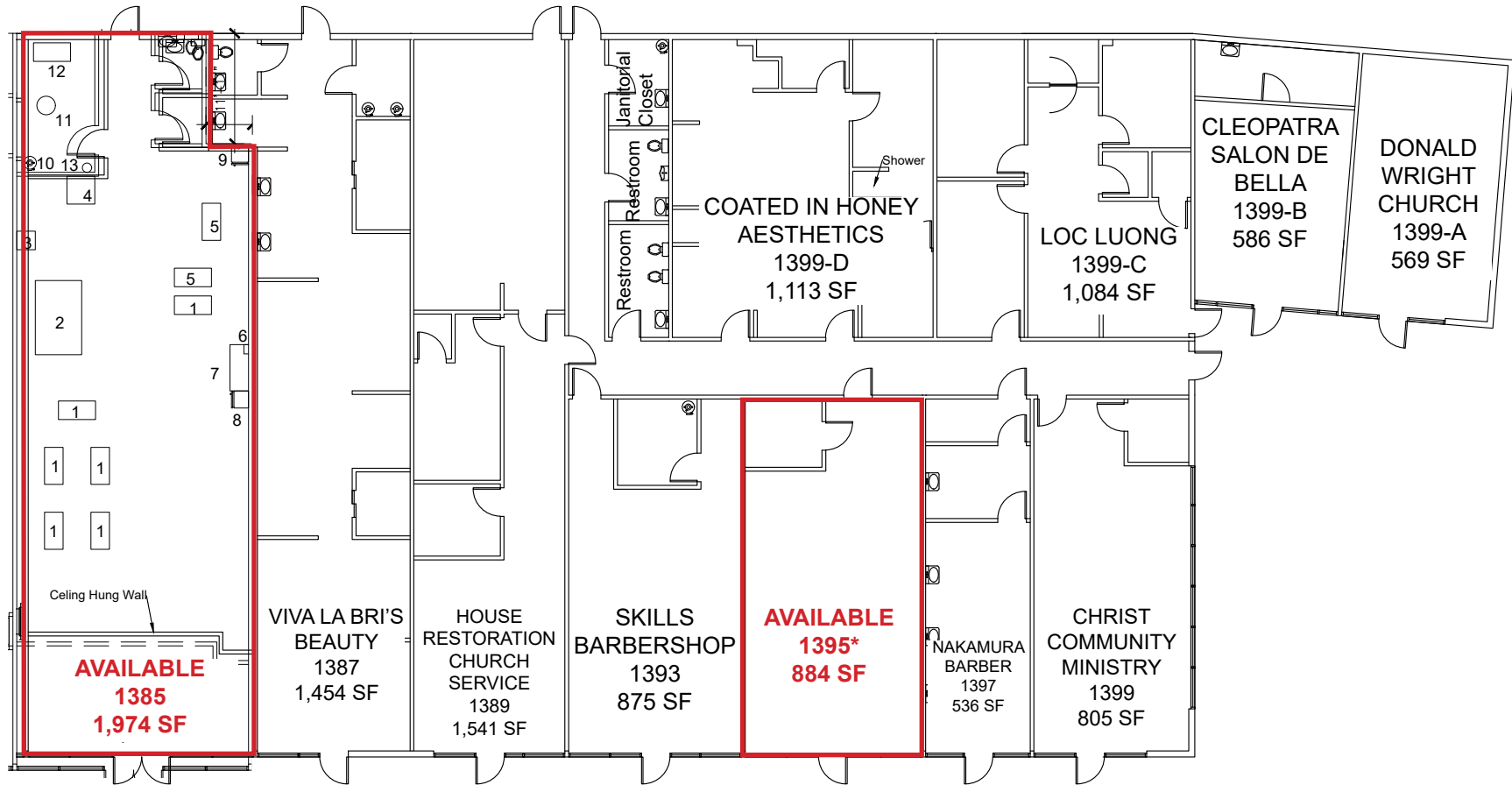
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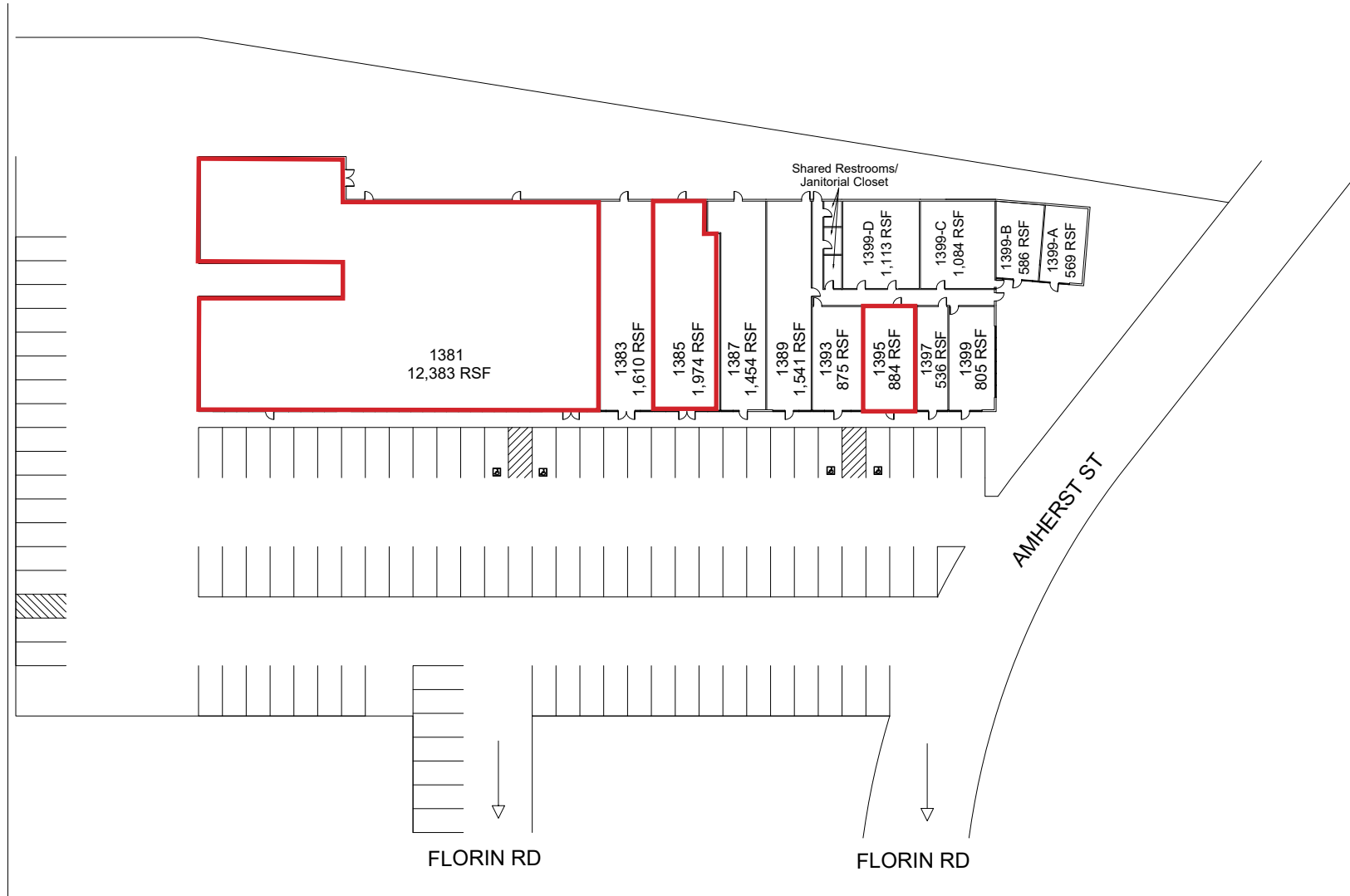
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SITE PLAN



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