

FLORIN TOWNE CENTRE

5901 FLORIN RD
SACRAMENTO, CA

3 PADS FOR SALE OR LEASE

1.01 ACRES - 1.43 ACRES OF RETAIL LAND

ETHAN CONRAD

PROPERTIES INC.

LEASES SIGNED!



HOTEL
TRANSACTION
PENDING



FOR MORE INFORMATION CONTACT

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ETHAN CONRAD PROPERTIES, INC

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

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FEATURES:

- The Walmart located directly next to the subject property reportedly has the highest sales of any Walmart in the Greater Sacramento four county area and is the 95th percentile of all Walmarts nationally!
- Located along a major thoroughfare with easy access to Hwy 99
- Densely populated area with over 189,660 residents within 3 miles
- Along busy Florin Rd, adjacent to Florin Towne Centre
- The exact size of the parcels can be modified



PROPERTY DETAILS:

As a suburb of Sacramento with a steadily growing population, Florin has become an attractive destination for retailers and developers. The center offers a significant opportunity for value add, and the option to reposition the property into other retail/commercial uses, creating tremendous upside.

The site is approximately 20-acres with close proximity to South Sacramento FWY 99 (220,000 VPD), giving new ownership a rare opportunity to capitalize on new pad development.

LEASE RATES:

Parcel	SF	Sale Price	Price PSF	Rent per Year
Pad 1:	64,013± SF	\$3,329,000.00	\$52.00	\$239,000.00, NNN
Pad 4:	47,952± SF	\$1,295,000.00	\$27.00	\$104,000.00, NNN
Pad 5:	62,436± SF	\$1,623,000.00	\$26.00	\$ 99,000.00, NNN

Existing site improvements (paving, landscaping, curb gutter and sidewalk, parking lot lighting, etc.) has a replacement cost of approximately \$10.00 PSF.

DEMOGRAPHICS:

	1 Mile	3 Mile	5 Mile
2023 Total Population (est):	23,490	188,935	395,798
2023 Average HH Income:	\$66,460	\$75,950	\$94,583
Traffic Count @ Florin Rd:	35,527	65th Street:	15,127

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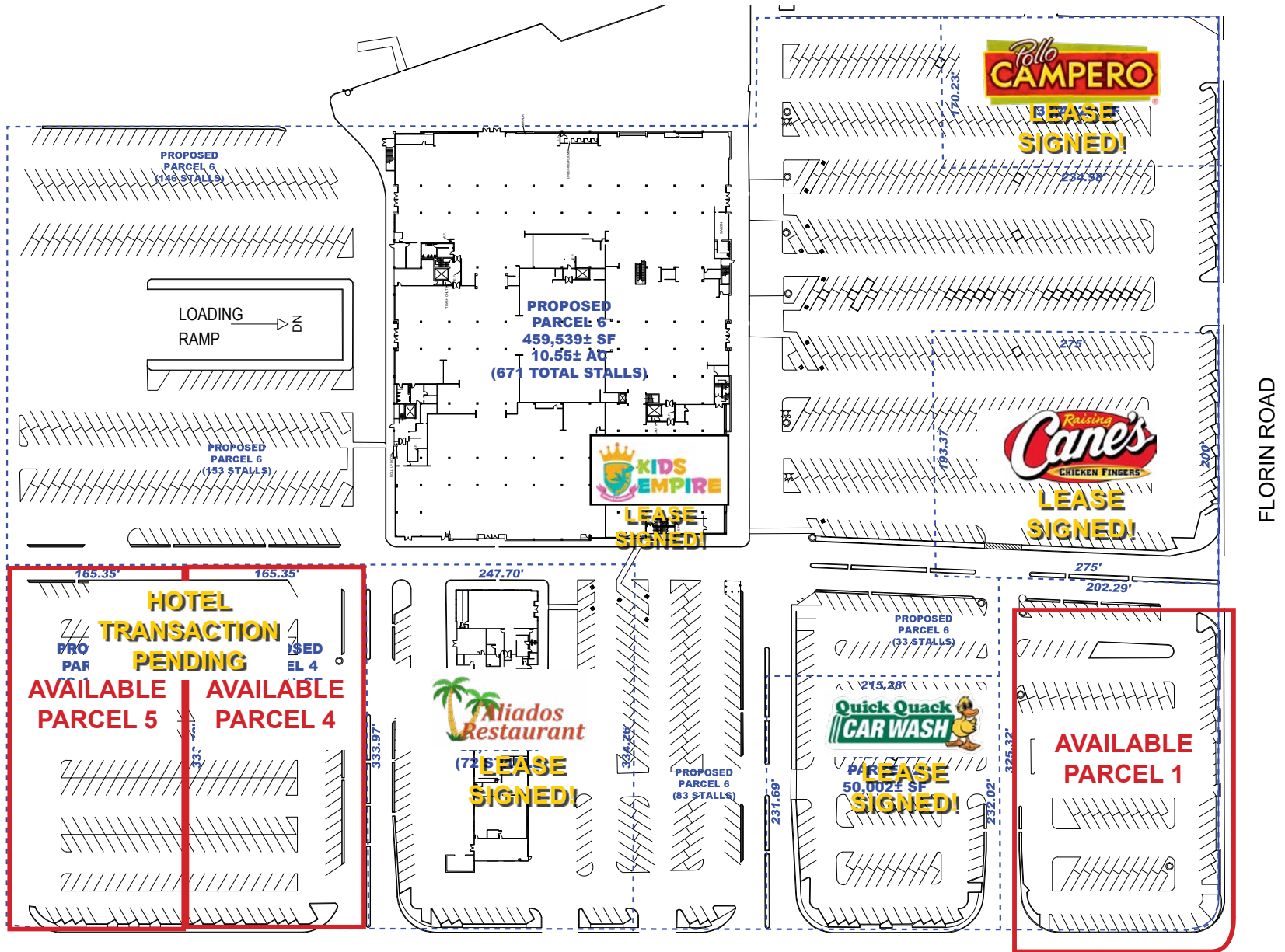
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The information contained herein has been obtained from sources we believe to be reliable. However, we cannot guarantee, warrant or represent its accuracy and all information is subject to error, change or withdrawal. An interested party and their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

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SITE PLAN



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