

**FLORIN TOWNE CENTRE**  
**5901 FLORIN RD**  
**SACRAMENTO, CA**  
FOR LEASE 232,936 SF  
RETAIL/INDUSTRIAL SPACE

**ETHAN CONRAD**  
PROPERTIES INC.

**NOW REMODELED!**

**LEASES SIGNED!**



**KIDS EMPIRE**

**AVAILABLE**  
**916.779-1000**

**VIEW VIRTUAL TOUR**

FOR MORE INFORMATION CONTACT:

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**916.779.1000**

ETHAN CONRAD PROPERTIES, INC  
1300 NATIONAL DRIVE, SUITE 100 | SACRAMENTO CA, 95834 | 916.779.1000  
www.ethanconradprop.com

## 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 Walmart's nationally!
- Located along a major thoroughfare with easy access to Hwy 99
- Dense population with over 189,660 residents within 3 miles
- Along busy Florin Rd, adjacent to Florin Town Center
- Approximately 500 parking spaces



## PROPERTY DETAILS:

Former Sears Box at the Florin Towne Centre in Sacramento, CA. The property sits on approximately 10-acre parcel on Florin Road located right off Highway 99, providing exceptional visibility and access.

Leases for Pollo Campero, Raising Cane's, Aliados Restaurant, Quick Quack Carwash and Kids Empire have been signed!

## TYPE OF SPACE, SQUARE FOOTAGE AND LEASE RATES:

Lower Level-Warehouse 117,334 SF \$0.28 - \$0.31 PSF, NNN  
NNN costs \$0.09 PSF with minimum SF of 50,000 SF.

First Floor-Retail 105,426 SF \$0.79 - \$1.25 PSF, NNN  
NNN costs \$0.25 PSF with minimum SF of 20,000 SF.

Second Floor-Office/Kitchen 10,176 SF \$0.75 PSF, NNN  
NNN costs \$0.25 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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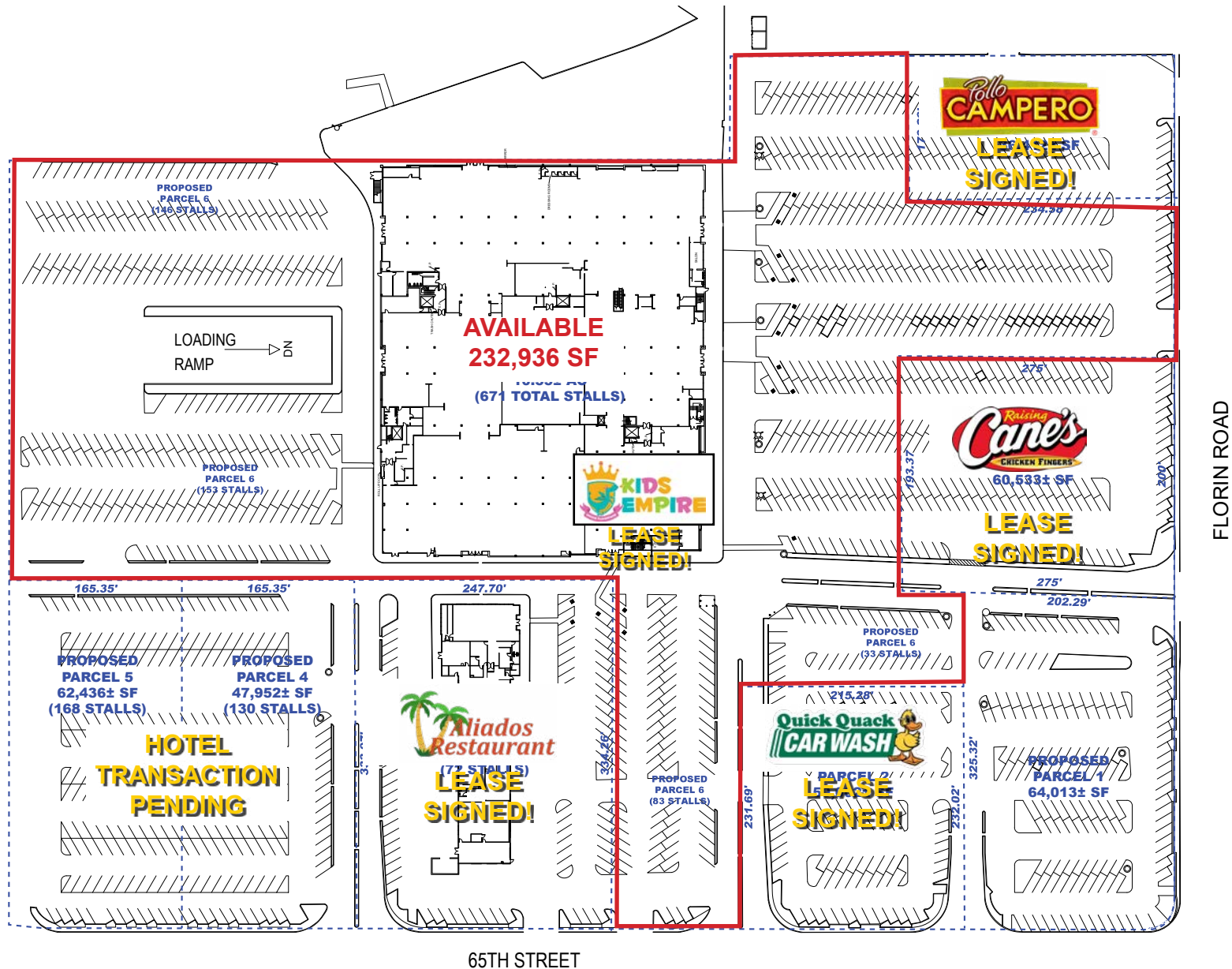
[www.ethanconradprop.com](http://www.ethanconradprop.com)

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.

FOR LEASE

FLORIN TOWNE CENTRE | ANCHOR  
5901 FLORIN RD  
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SITE PLAN

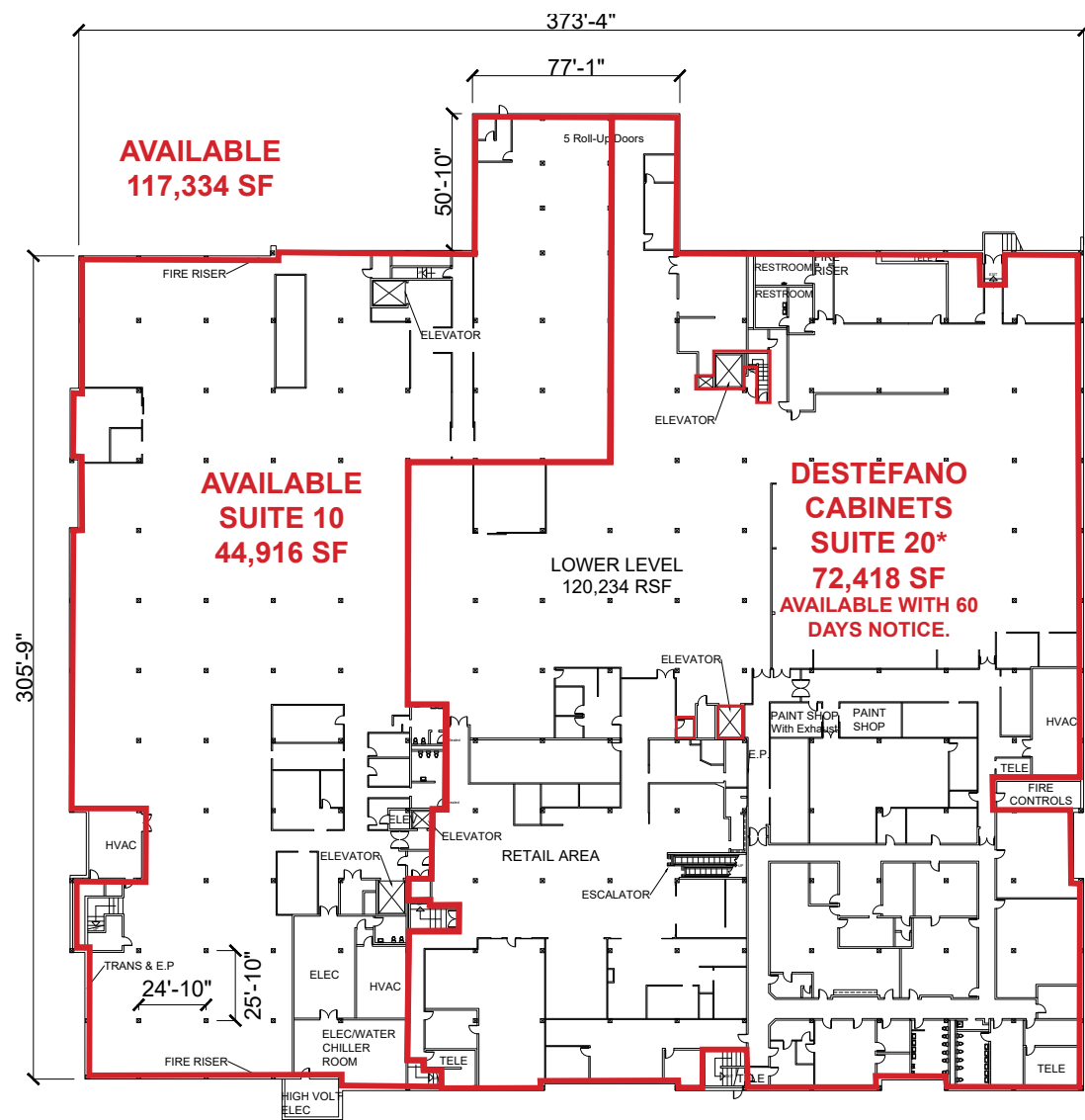


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FLOOR PLAN  
LOWER LEVEL/  
WAREHOUSE



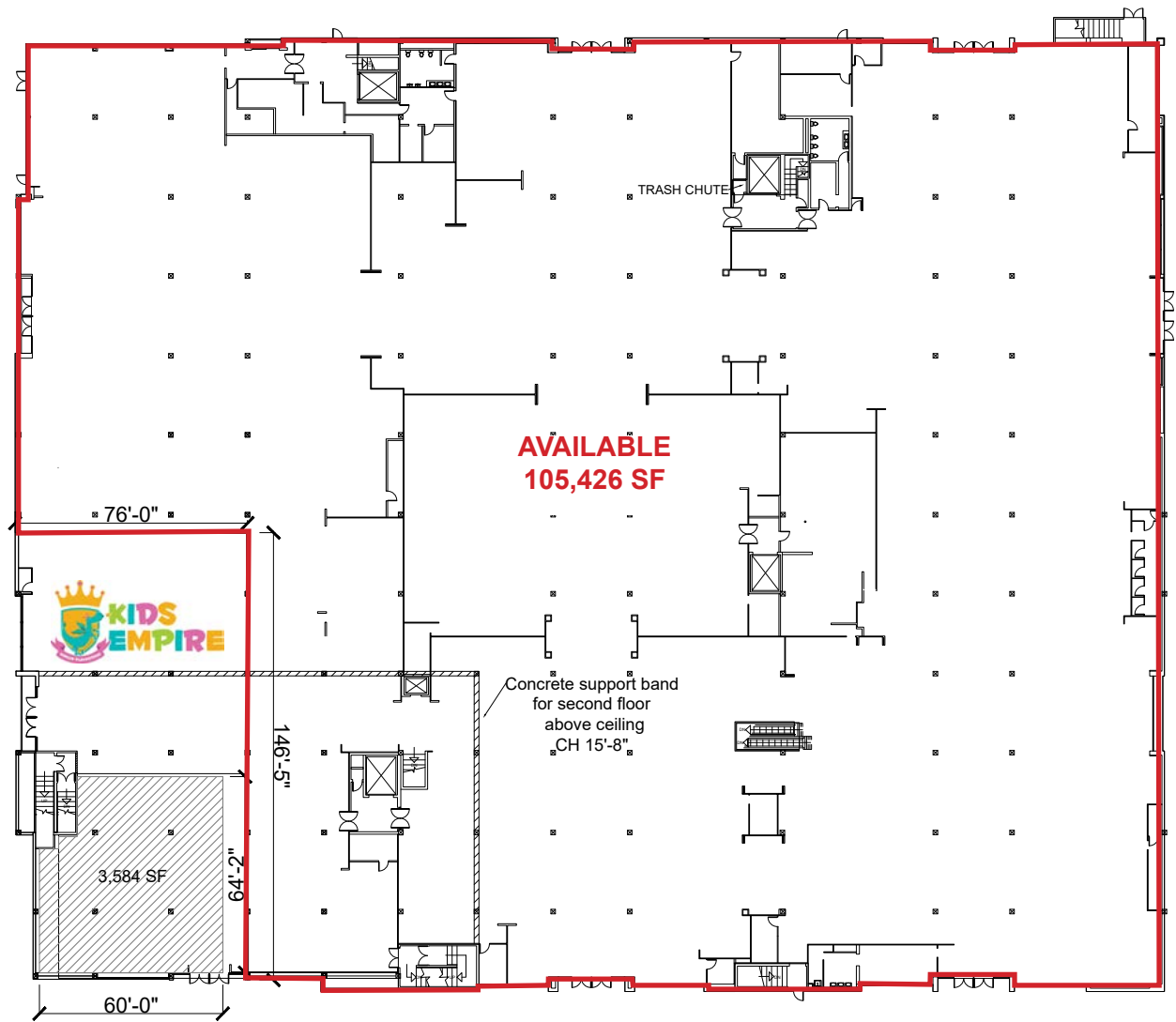
Suite	SF	Lease Rate
Lower Level/Warehouse	117,334	\$0.28 - \$0.31 PSF, NNN
NNN costs \$0.09 PSF with a minimum SF of 50,000 SF.		

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FLOOR PLAN  
FIRST FLOOR/  
RETAIL



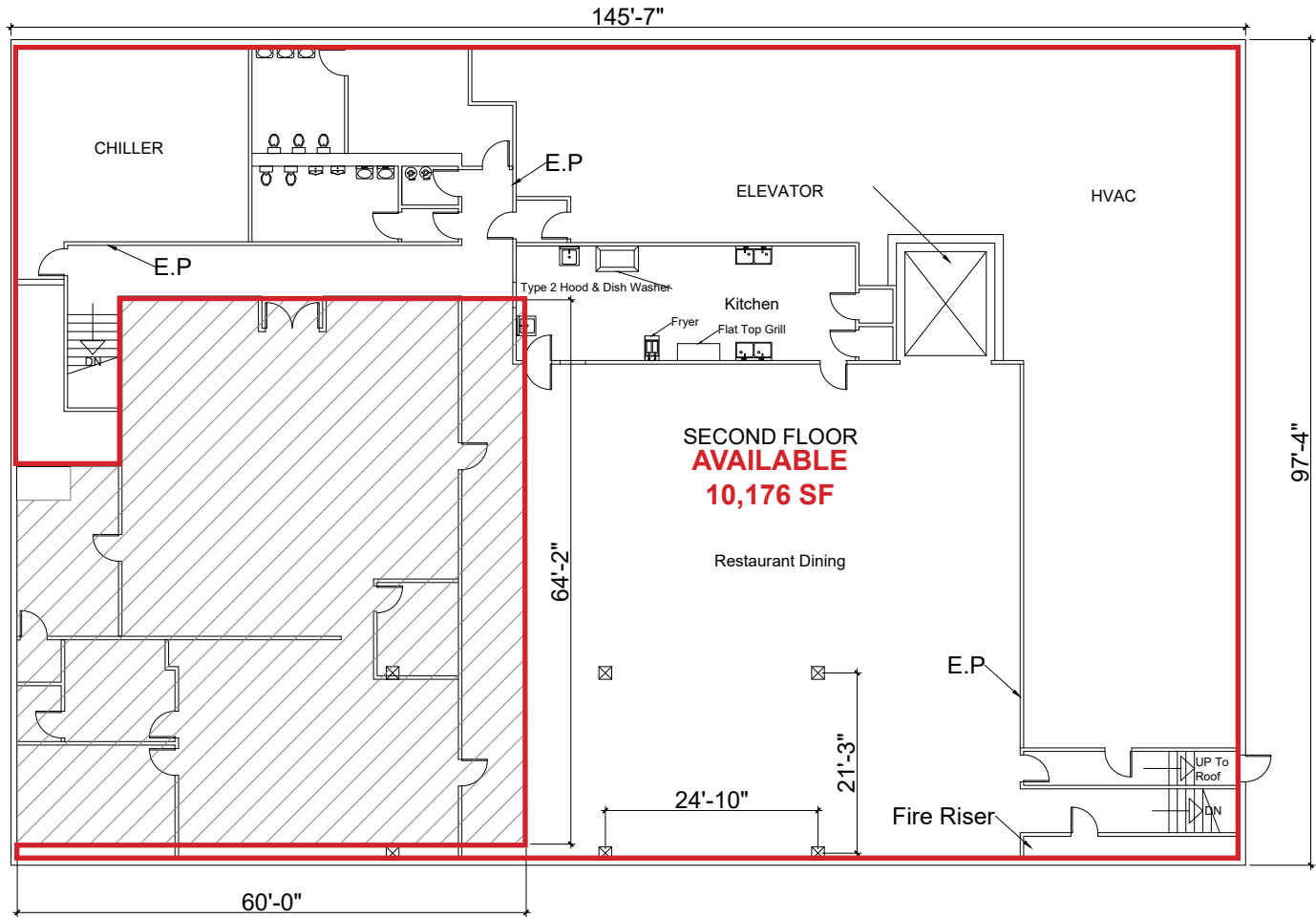
Suite	SF	Lease Rate
First Floor/Retail	105,426	\$0.79 - \$1.25 PSF, NNN
NNN costs \$0.25 PSF with a minimum SF of 20,000 SF.		

T-Bar Ceiling Clear Height: 14 ft, 0 inch

Clear height to the bottom of roof deck:  
18 ft, 8 inch minimum to 20 ft, 0 inch maximum

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FLOOR PLAN  
SECOND FLOOR/  
OFFICE



Suite	SF	Lease Rate
Second Floor/Office	10,176	\$0.75 PSF, NNN
NNN costs \$0.25 PS.		

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