

FLORIN TOWNE CENTRE
5901 FLORIN RD
SACRAMENTO, CA
FOR SALE OR LEASE
246,934 SF RETAIL/INDUSTRIAL
BUILDING AVAILABLE

ETHAN CONRAD
PROPERTIES INC.

NOW REMODELED!

LEASES SIGNED!



VIEW VIRTUAL TOUR

FOR MORE INFORMATION CONTACT:

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916.779.1000

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.

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 115,430 SF \$0.79 - \$1.25 PSF, NNN
NNN costs \$0.25 PSF with minimum SF of 20,000 SF.

Second Floor-Office/Kitchen 14,170 SF \$0.75 PSF, NNN
NNN costs \$0.25 PSF.

PURCHASE PRICE ALLOCATION:

Lower Level-Warehouse \$ 5,632,000.00 (\$48.00 PSF)
First Floor-Retail \$10,273,000.00 (\$89.00 PSF)
Second Floor-Office/Kitchen \$ 779,000.00 (\$55.00 PSF)
TOTAL PURCHASE PRICE: \$16,685,000.00

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

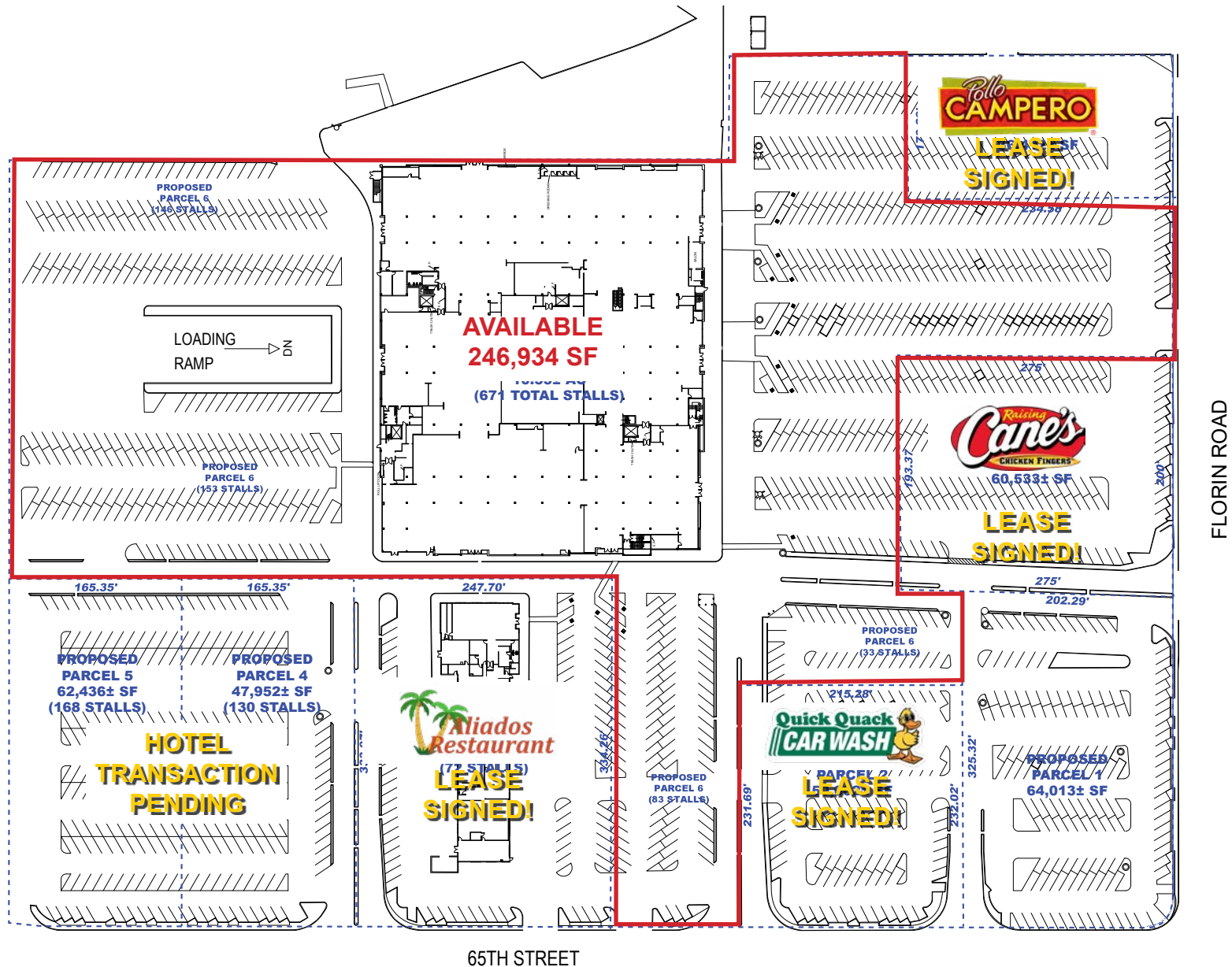
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The information contained herein has been obtained from sources we believe to be reliable. However, we cannot guarantee, warrant or represent its accuracy and all information is subject to error, change or withdrawal. An interested party and their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

FOR SALE
OR LEASE

FLORIN TOWNE CENTRE | ANCHOR
5901 FLORIN RD
SACRAMENTO, CA

SITE PLAN



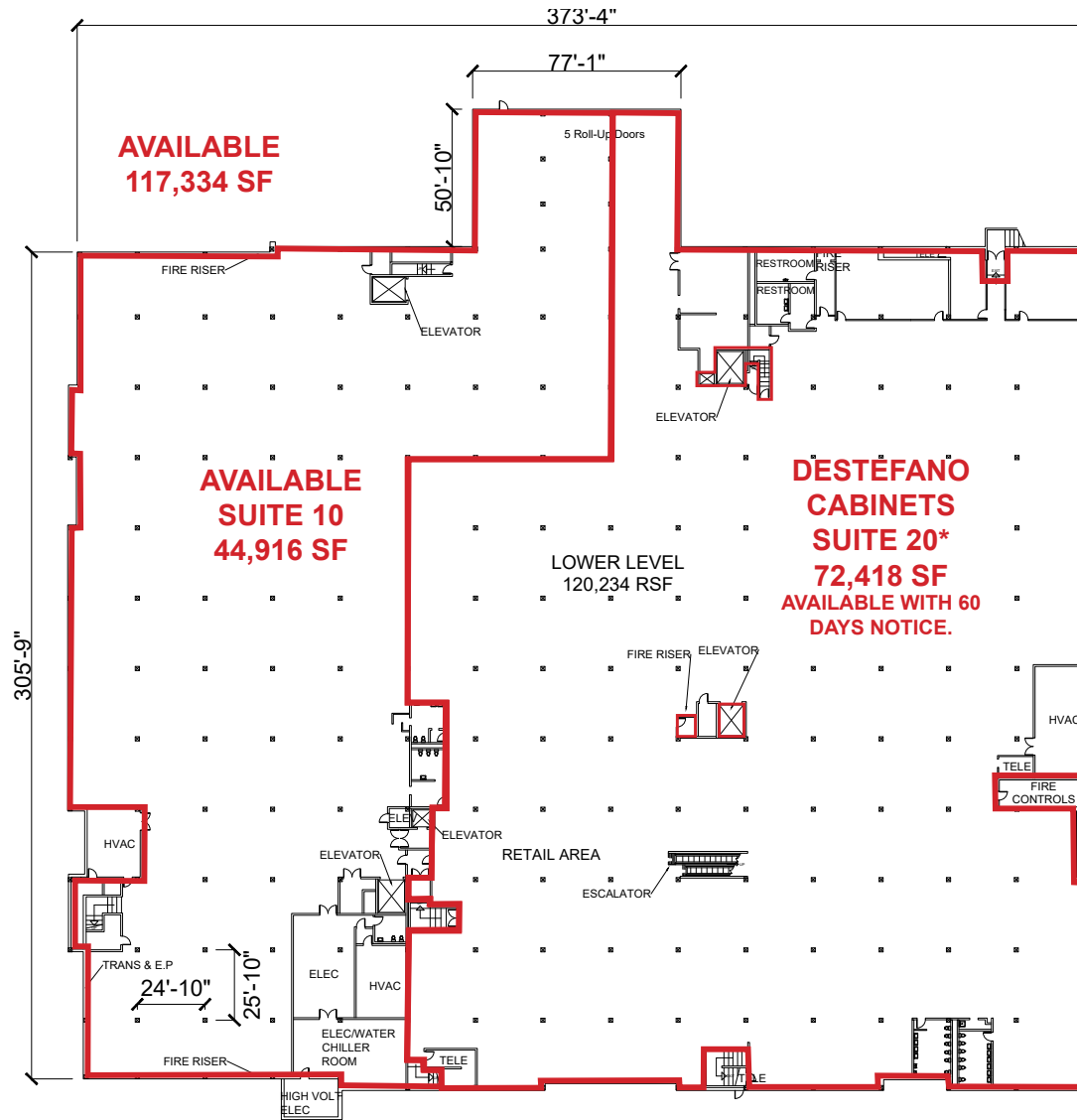
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FLORIN TOWNE CENTRE | ANCHOR

**5901 FLORIN RD
SACRAMENTO, CA**

**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.		

[VIEW VIRTUAL TOUR](#)

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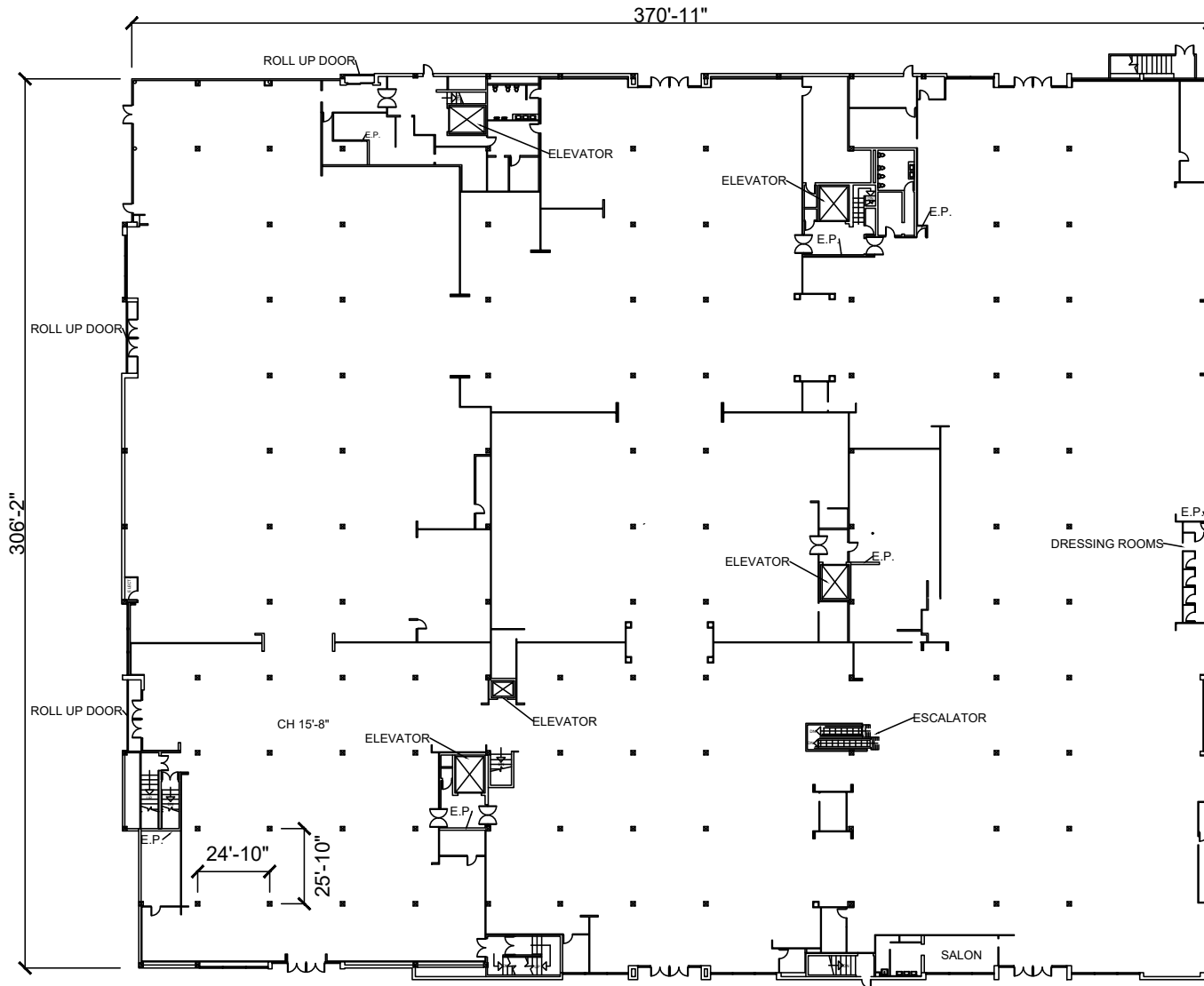
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**FLOOR PLAN
FIRST FLOOR/
RETAIL**

**AVAILABLE
115,430 SF**



Suite	SF	Lease Rate
First Floor/Retail	115,490	\$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

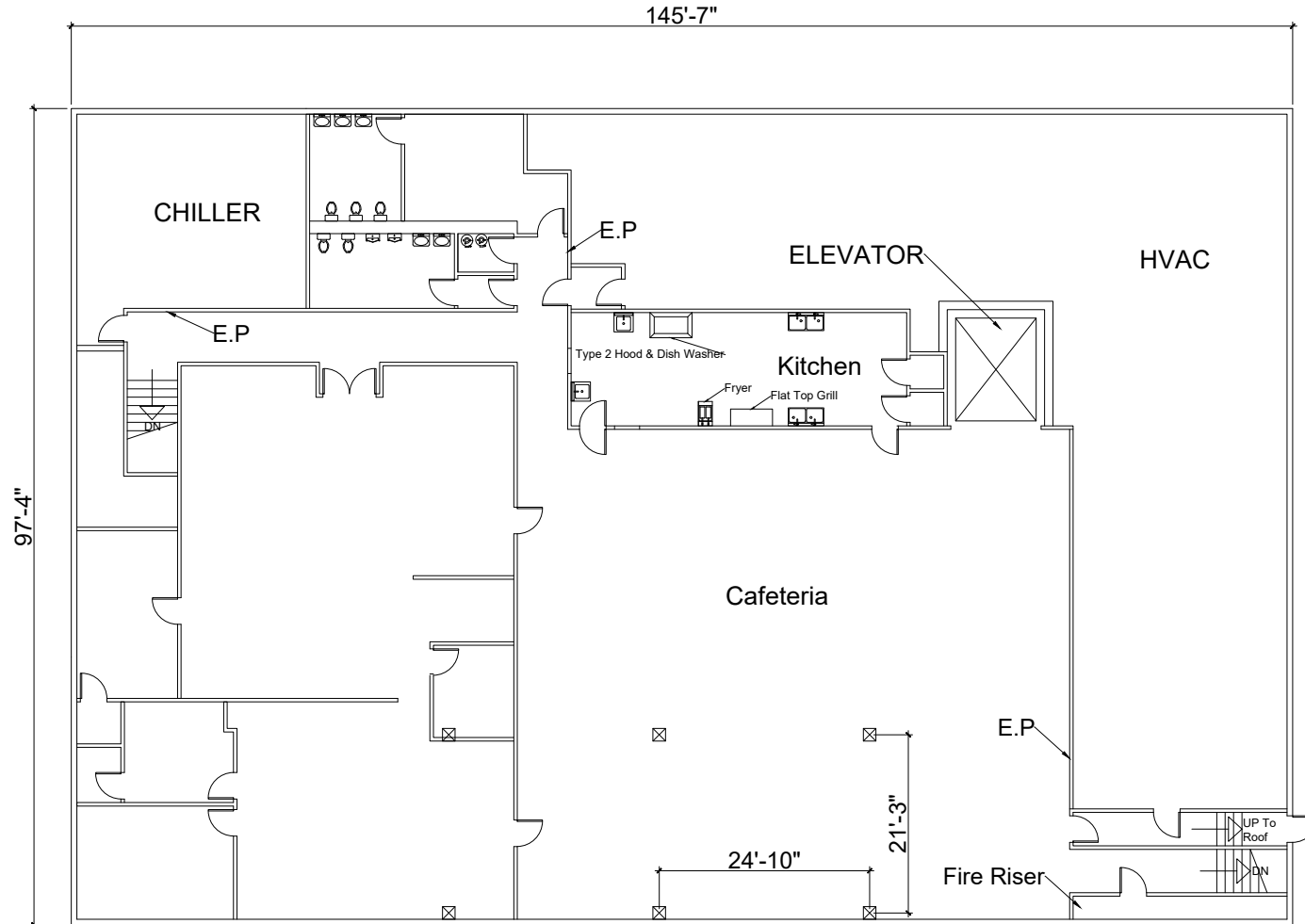
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**FLOOR PLAN
SECOND FLOOR/
OFFICE**

**AVAILABLE
14,170 SF**



Suite	SF	Lease Rate
Second Floor/Office	14,170	\$0.75 PSF, NNN
NNN costs \$0.25 PS.		

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