

FLORIN TOWNE CENTRE

5901 FLORIN RD

SACRAMENTO, CA

FOR LEASE 5,252 SF RESTAURANT SPACE

ETHAN CONRAD

PROPERTIES INC.

NOW REMODELED!

LEASES SIGNED!



Pivot Charging Co.

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!

LEASE RATE:

Second Floor-Restaurant 5,252 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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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.

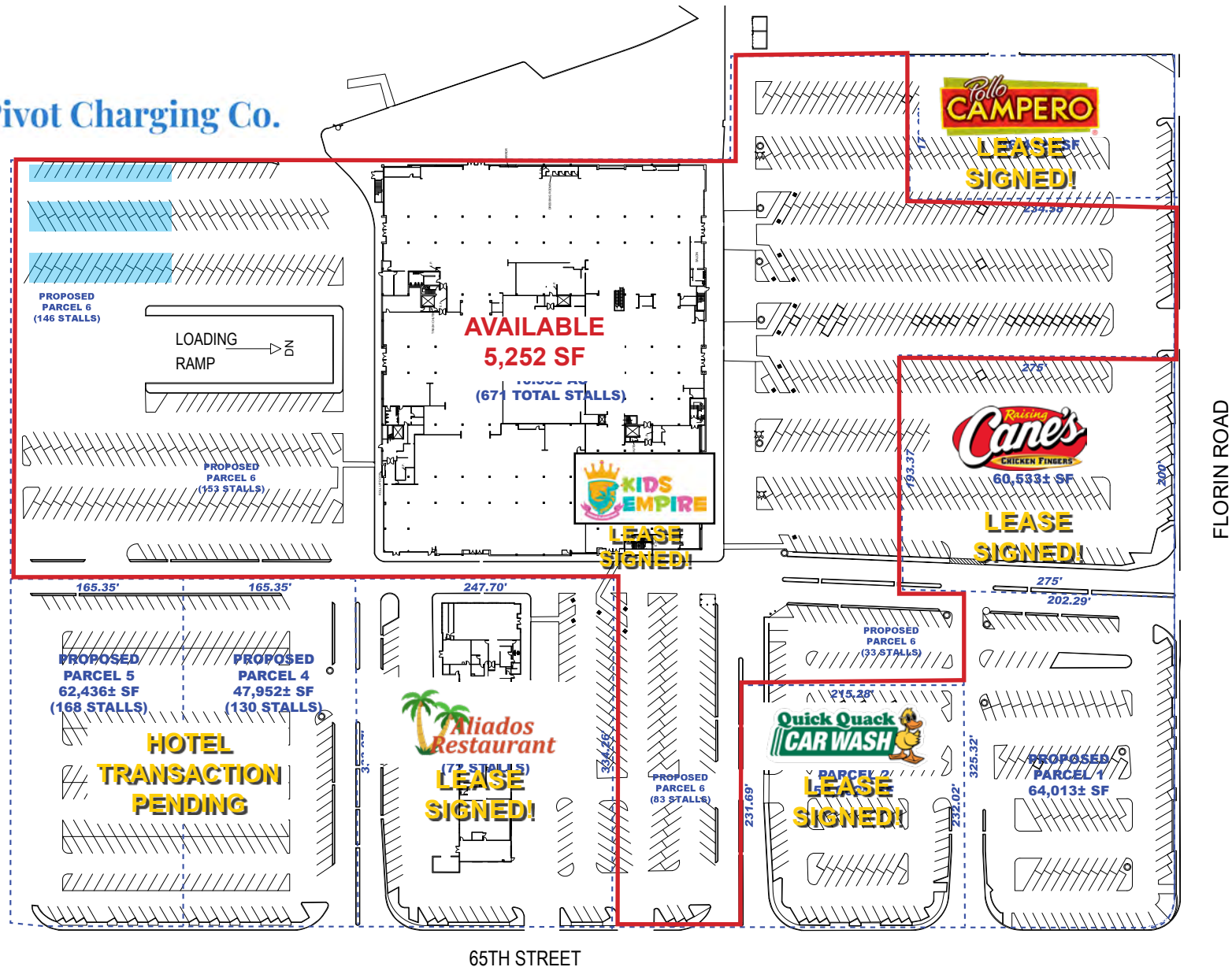
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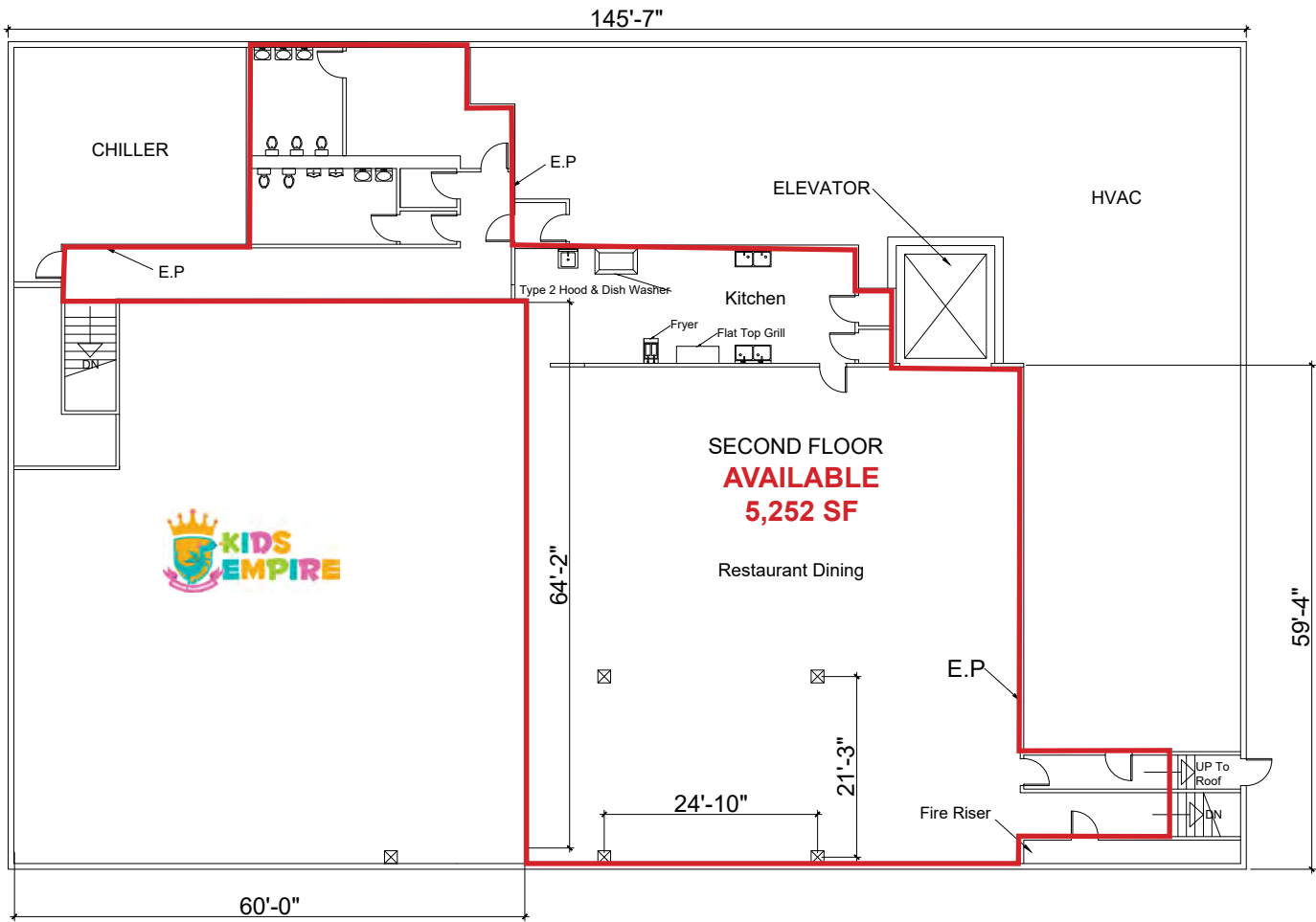
SITE PLAN

■ Pivot Charging Co.



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FLOOR PLAN
SECOND FLOOR/
RESTAURANT



Suite	SF	Lease Rate
Second Floor/Restaurant	5,252	\$0.75 PSF, NNN
NNN costs \$0.25 PS.		

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