

FLORIN TOWNE CENTRE
5901 FLORIN RD
SACRAMENTO, CA
FOR SALE 246,934 SF
RETAIL/INDUSTRIAL BUILDING
FOR LEASE 236,930 SF
RETAIL/INDUSTRIAL

ETHAN CONRAD
PROPERTIES INC.

NOW REMODELED!

LEASES SIGNED!



KIDS EMPIRE

AVAILABLE
916.779-1000

VIEW VIRTUAL TOUR

FOR MORE INFORMATION CONTACT:

Ethan Conrad
DRE: #01298662
ethan@ethanconradprop.com

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.

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.

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

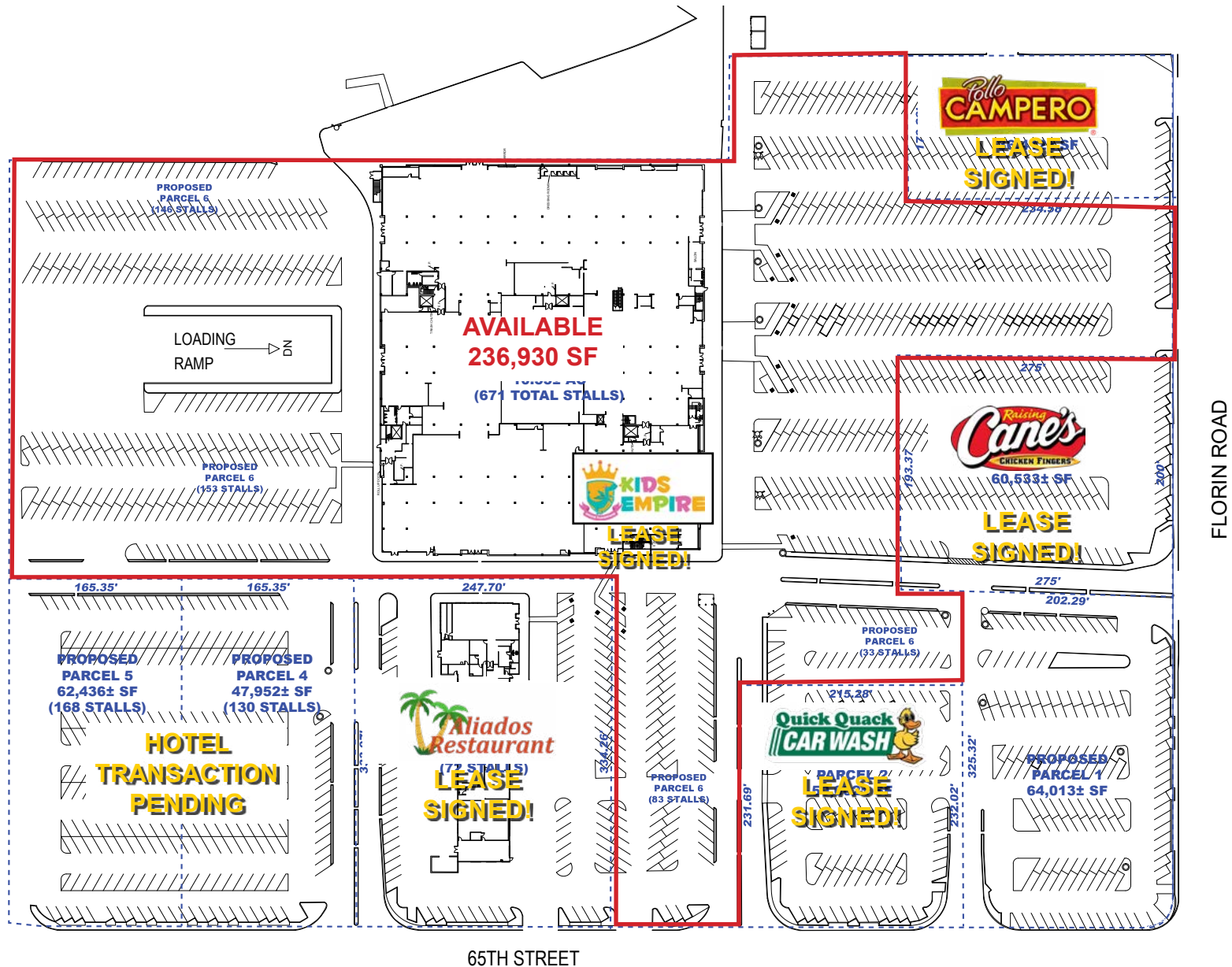
ETHAN CONRAD PROPERTIES, INC.

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

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.

SITE PLAN



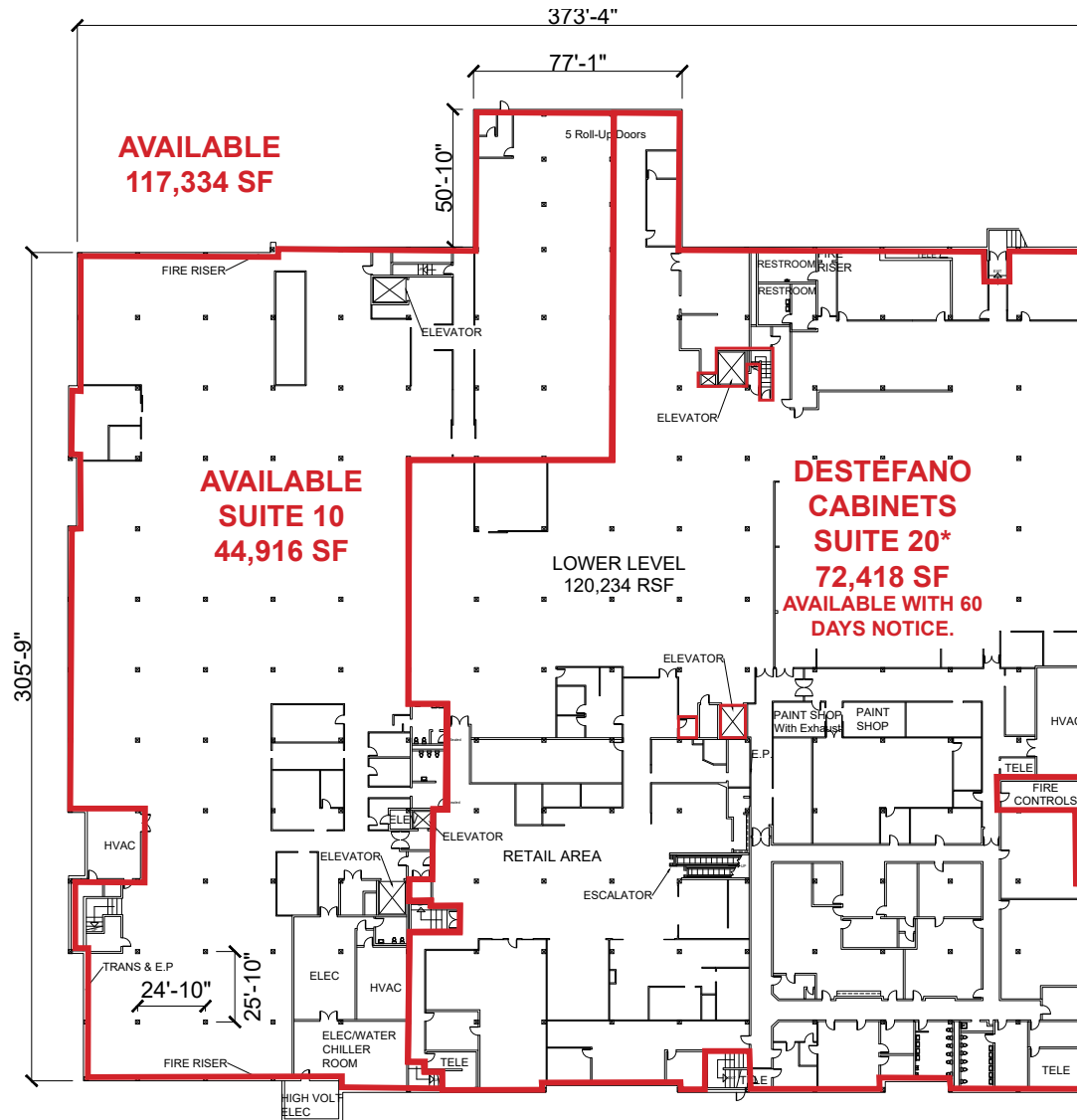
The information contained herein has been obtained from sources we believe to be reliable. However, we cannot guarantee, warrant or represent its accuracy and all information is subject to error, change or withdrawal. An interested party and their advisors should conduct an independent investigation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

**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](#)

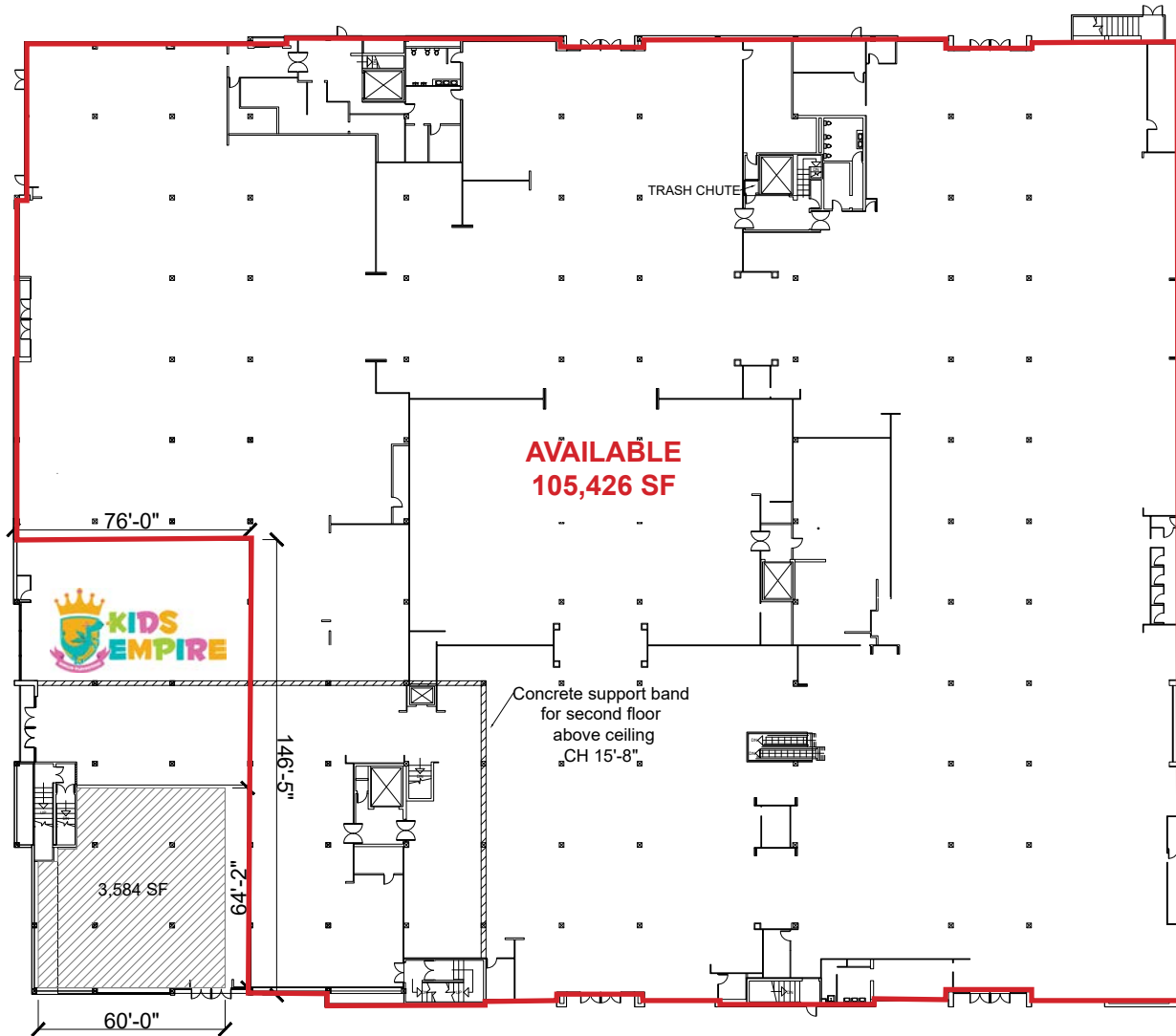
The information contained herein has been obtained from sources we believe to be reliable. However, we cannot guarantee, warrant or represent its accuracy and all information is subject to error, change or withdrawal. An interested party and their advisors should conduct an independent investigation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

**FLOOR PLAN
FIRST FLOOR/
RETAIL**



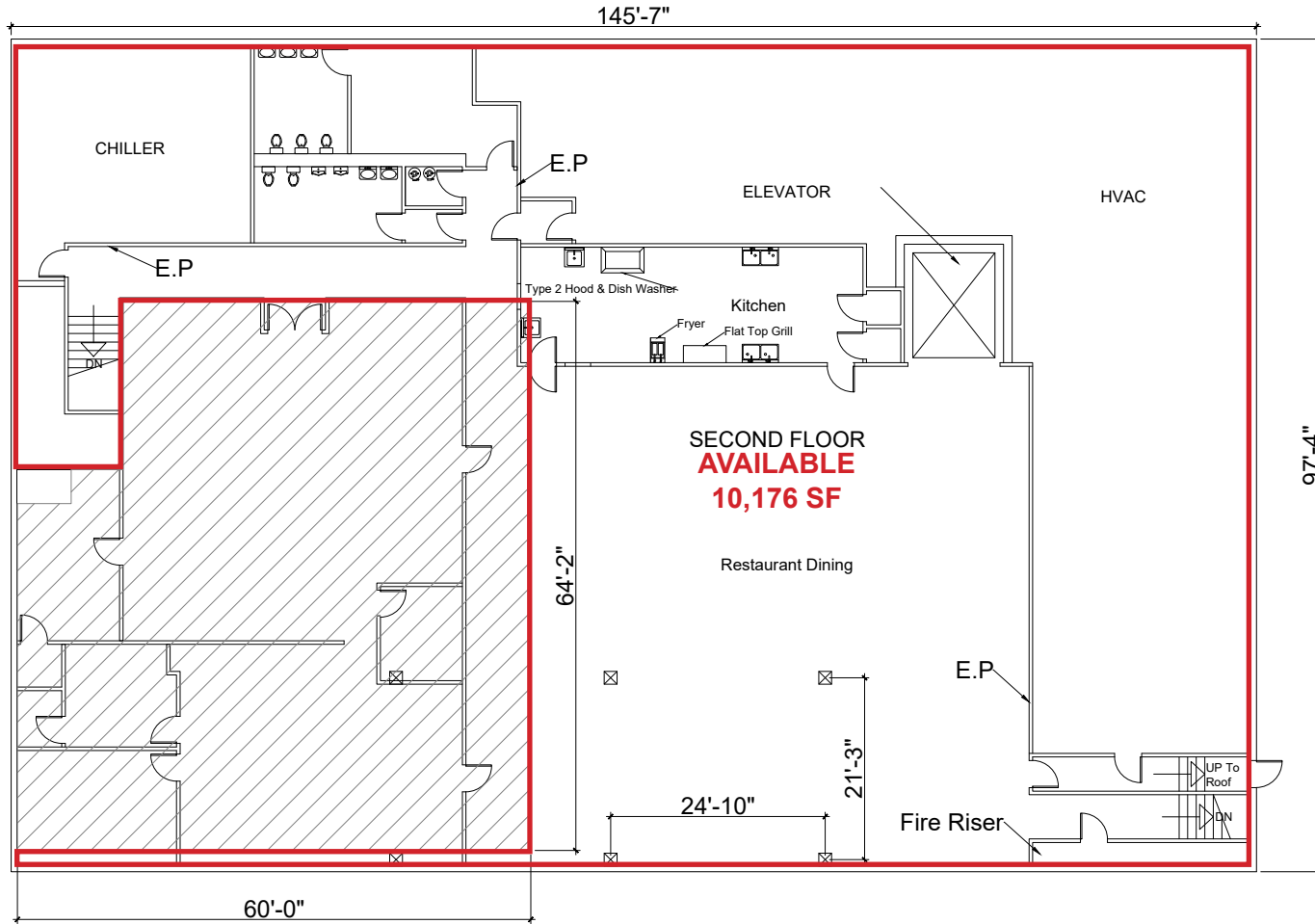
Suite	SF	Lease Rate
First Floor/Retail	105,426	\$0.79 - \$1.25 PSF, NNN
NNN costs \$0.25 PSF with a minimum SF of 20,000 SF.		

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

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
SECOND FLOOR/
OFFICE**



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

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



ETHAN CONRAD PROPERTIES, INC.

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

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 SALE
OR LEASE**

FLORIN TOWNE CENTRE | ANCHOR
5901 FLORIN RD
SACRAMENTO, CA



ETHAN CONRAD PROPERTIES, INC.

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

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.