

**2326 FLORIN RD
SACRAMENTO, CA**

**FOR SALE OR LEASE
40,260 SF CHURCH, RETAIL,
OR FITNESS BUILDING**

ETHAN CONRAD
PROPERTIES INC.



MAJOR REMODEL COMPLETE

FOR MORE INFORMATION CONTACT:

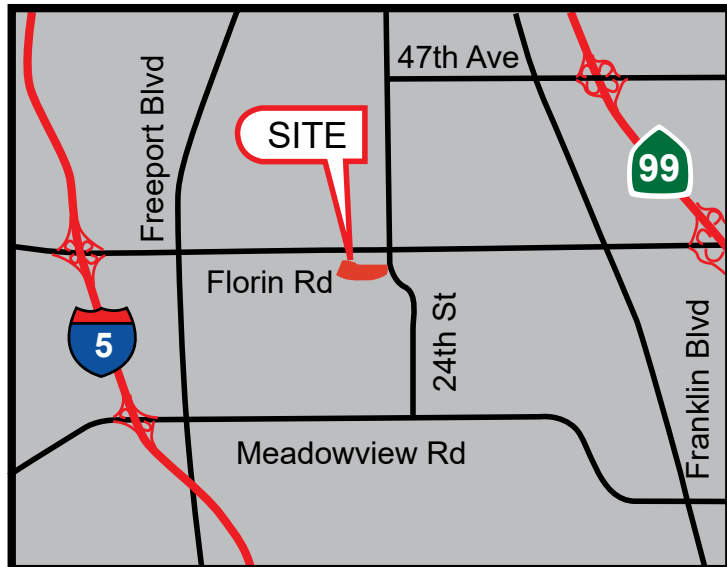
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FEATURES:

- Located in Florin Square Shopping Center
- ±3.79 acre parcel
- Large monument signage on Florin Rd along with good building signage, both facing Florin Rd and 24th St
- Ample parking (206 spaces)
- Close to public transit and light rail station
- Strong daytime population
- Zoning: C-2 Zoning, which allows for commercial and retail uses



PROPERTY DETAILS:

Established shopping center in close proximity to many retail and food services. Located at the intersection of Florin Rd and 24th St with strong daily traffic. Formally a bowling alley and a gym. Approximately 60% of the building is free span construction.

The following is a brief list of logical uses per the zoning:

- General Retail
- Athletic/Fitness Club
- General Office
- Entertainment/Amusement Center (Indoor)
- Assembly - Cultural, Religious, Social
- Theater/Cinema/Museum
- School - Dance, Music, Art, Martial Arts, Vocational

LEASE RATE:

\$35,429.00 (\$0.88 PSF, NNN)

NNN costs are approximately \$0.21 PSF.

PURCHASE PRICE:

\$4,630,000 (\$115.00 PSF)

DEMOGRAPHICS:

	1 Mile	3 Mile	5 Mile
2023 Total Population (est):	24,687	162,283	354,656
2023 Average HH Income:	\$69,339	\$79,633	\$86,116
2023 Traffic Count @ [Florin Rd]:		29,861	

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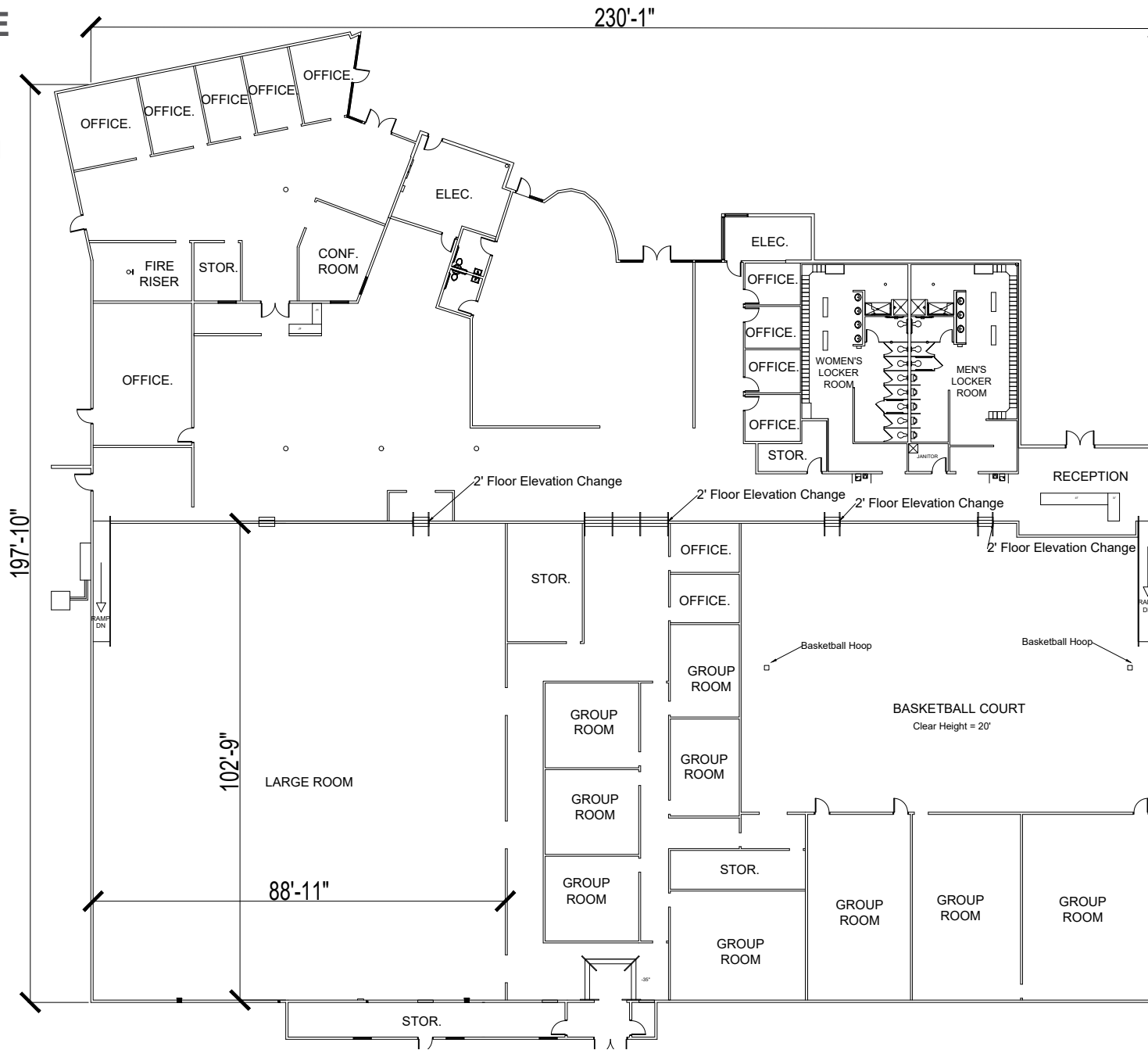
1300 NATIONAL DRIVE, SUITE 100 | SACRAMENTO CA, 95834 | 916.779.1000

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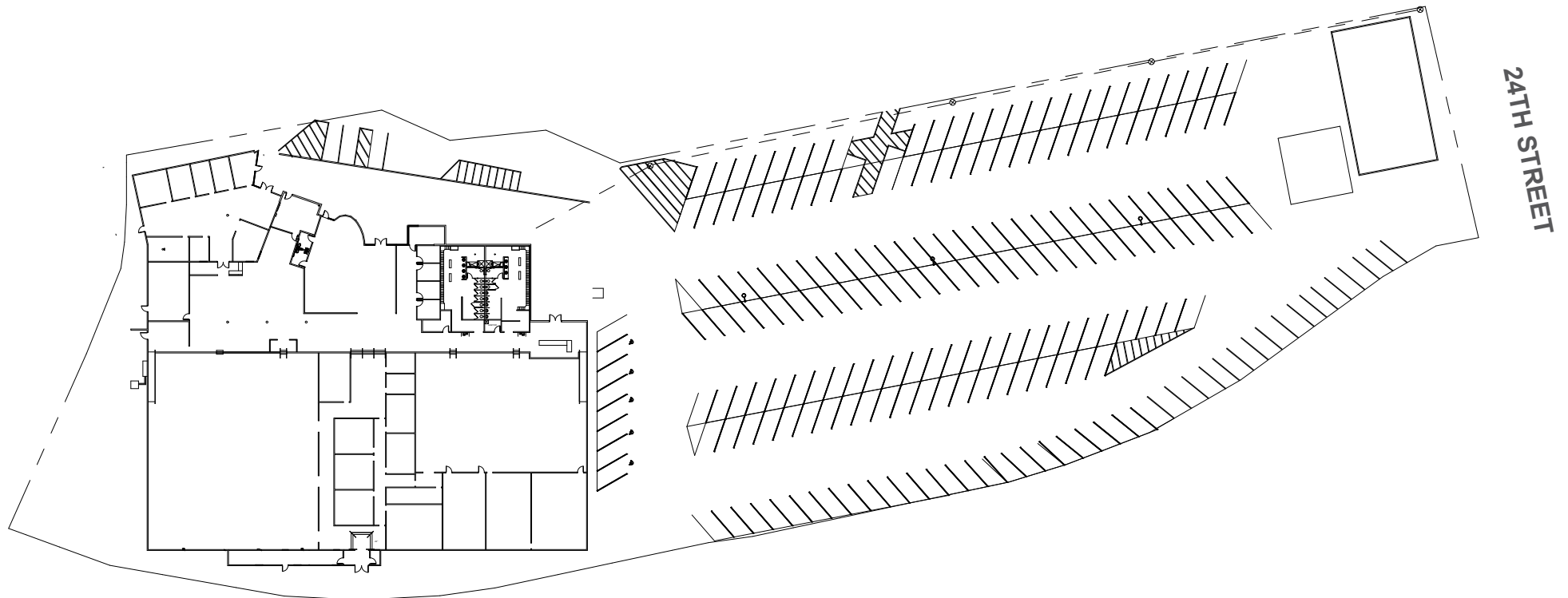
FLOOR PLAN



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.

SITE PLAN

FLORIN RD



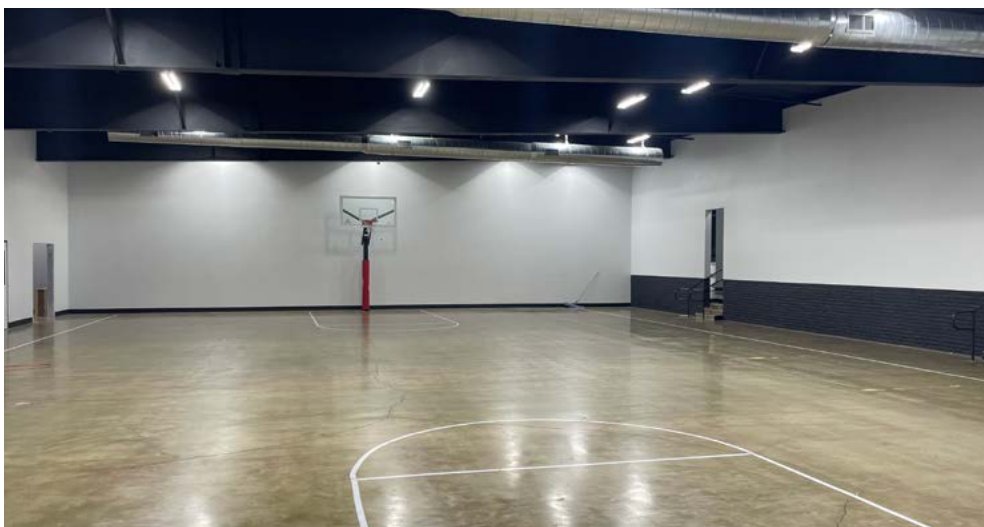
24TH STREET

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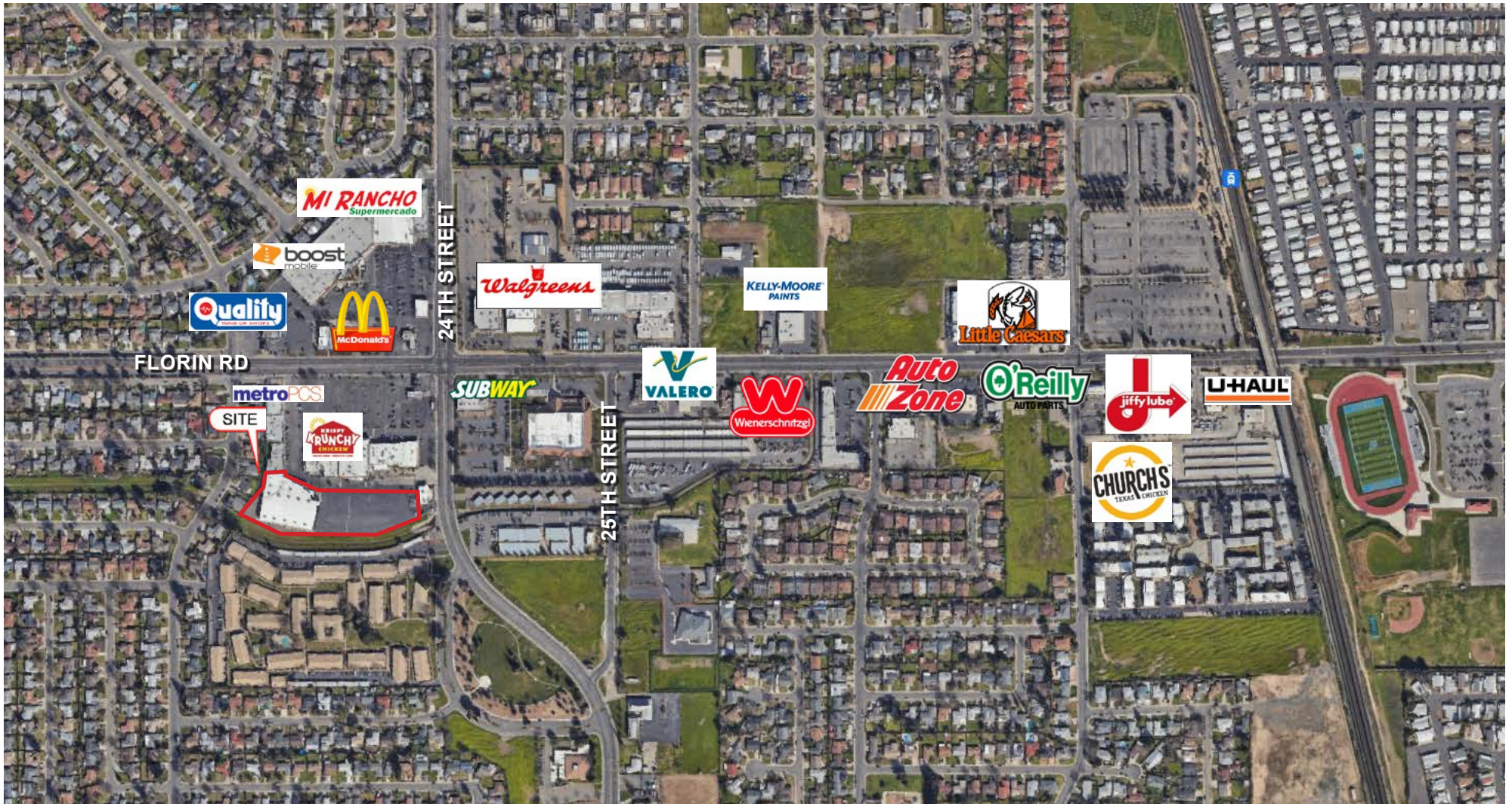


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