

FLORIN RD & FRANKLIN BLVD

3815 FLORIN RD

SACRAMENTO, CA

FOR SALE OR LEASE

1.0 - 14.21 ACRES OF RETAIL AND MIXED USE LAND

ETHAN CONRAD

PROPERTIES INC.

LEASE SIGNED!



FLORIN RD

FOR MORE INFORMATION CONTACT:

Ethan Conrad

DRE: #01298662

ethan@ethanconradprop.com

Ellia Karres

DRE: #00891447

ekarres@ethanconradprop.com

916.779.1000

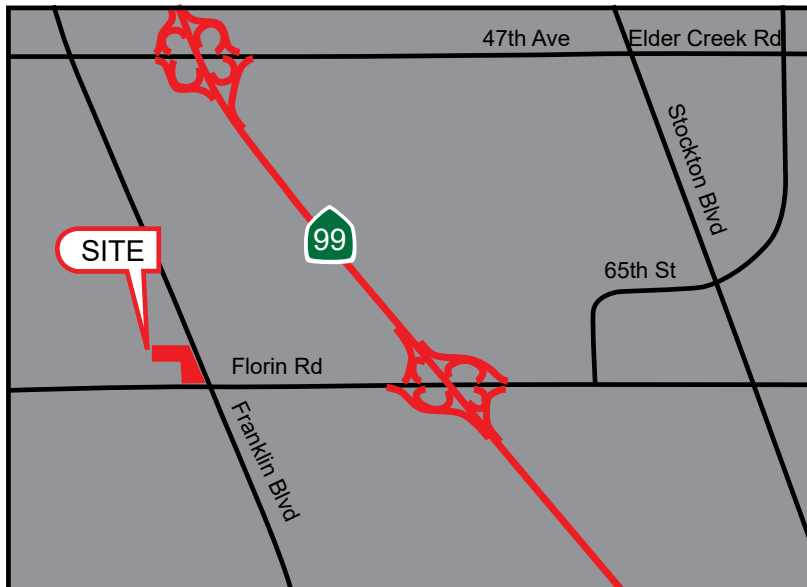
ETHAN CONRAD PROPERTIES, INC

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

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FEATURES:

- Land can be divided to as small as 1.0 acre
- Parcel already has curbs, gutters, sidewalks, driveway entrances, etc. constructed
- Corner of Florin Rd and Franklin Blvd
- One of the busiest intersections in Sacramento
- Dense residential population
- Approximately 1/2 mile from Hwy 99



PROPERTY DETAILS:

Retail and Mix-Use land parcels situated at the well-traveled intersection of Florin Rd and Franklin Blvd.

Dense mix of residential and business demographics. Strong daytime population and daily automotive traffic.

Quick Quack carwash lease signed!

GROUND LEASE RATES:

| | | |
|----------|-------------|-----------------|
| Parcel A | ±10.0 Acres | Upon request |
| Parcel 1 | 61,036 SF | \$194,000.00/yr |
| Parcel 3 | 42,186 SF | \$120,000.00/yr |
| Parcel 4 | 46,771 SF | \$118,000.00/yr |

SALE PRICING:

| | | | |
|----------|-------------|----------------|---------------|
| Parcel A | ±10.0 Acres | Upon request | |
| Parcel 1 | 61,036 SF | \$2,869,000.00 | (\$47.00 PSF) |
| Parcel 3 | 42,168 SF | \$1,771,000.00 | (\$42.00 PSF) |
| Parcel 4 | 46,771 SF | \$1,731,000.00 | (\$37.00 PSF) |

DEMOGRAPHICS:

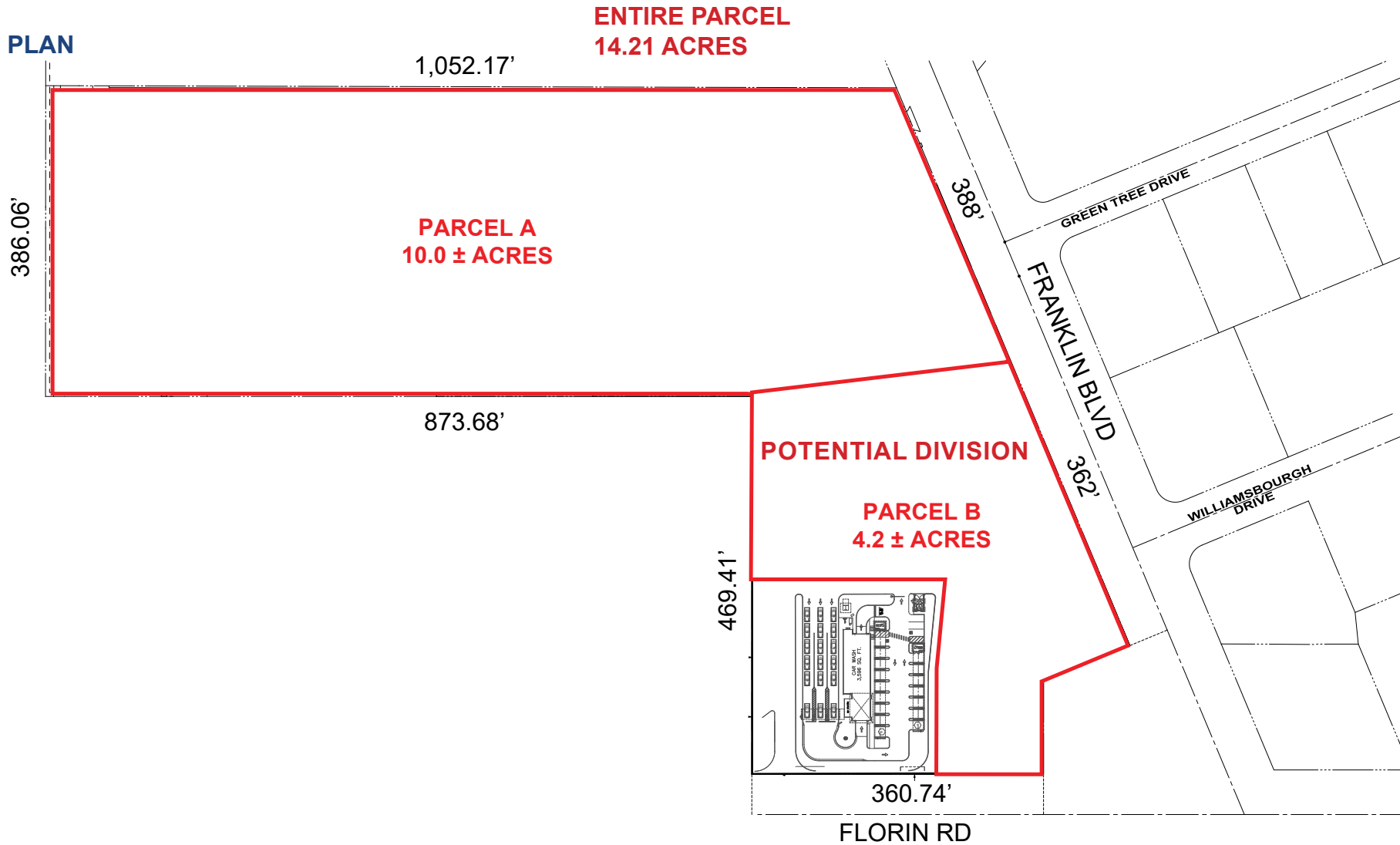
| | 1 Mile | 3 Mile | 5 Mile |
|------------------------------|----------|----------------|----------|
| 2023 Total Population (est): | 22,736 | 194,054 | 394,389 |
| 2023 Average HH Income: | \$58,914 | \$67,004 | \$86,127 |
| Traffic Count @ Florin Rd: | 32,930 | Franklin Blvd: | 28,040 |

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SITE PLAN



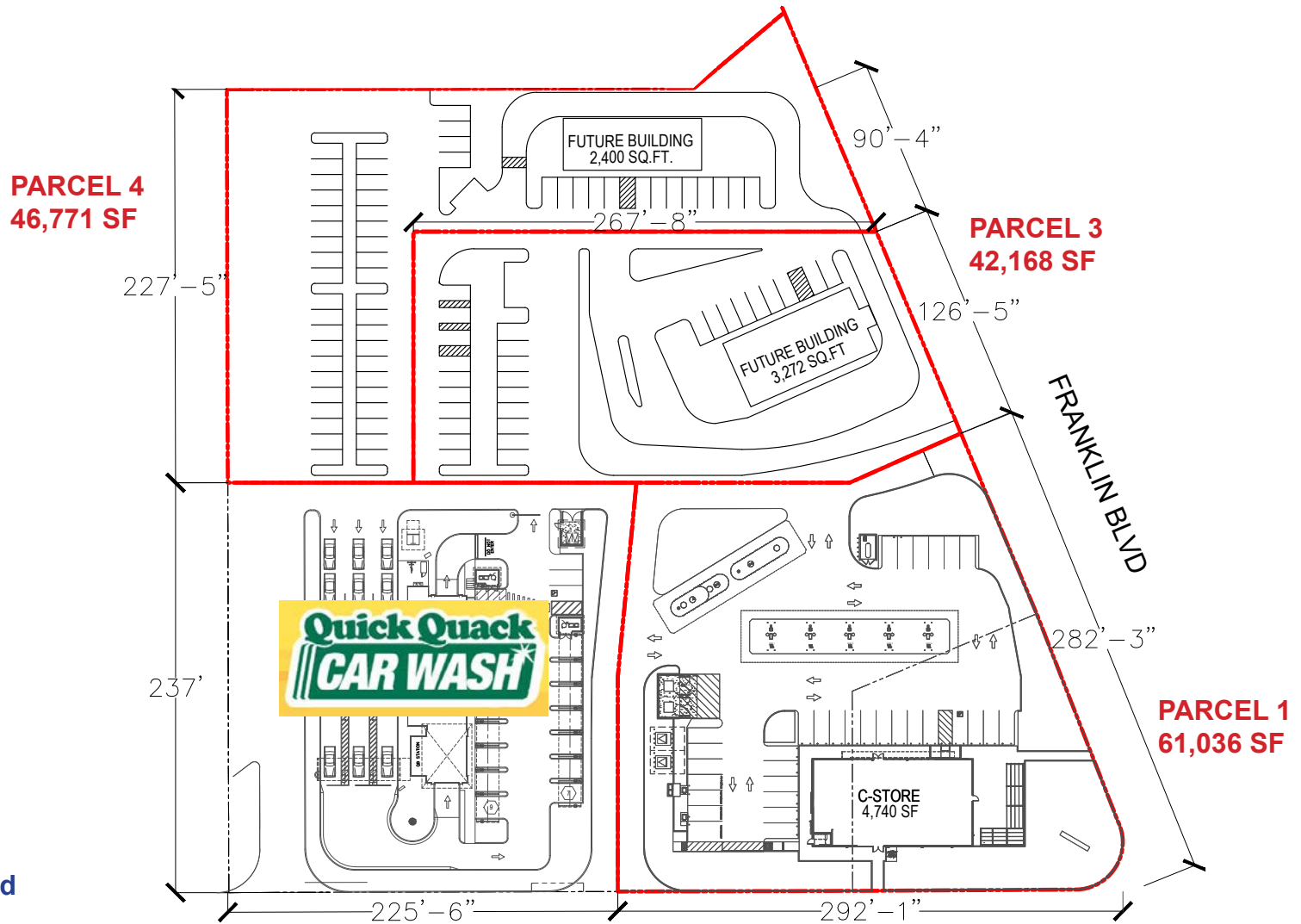
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RETAIL PARCELS

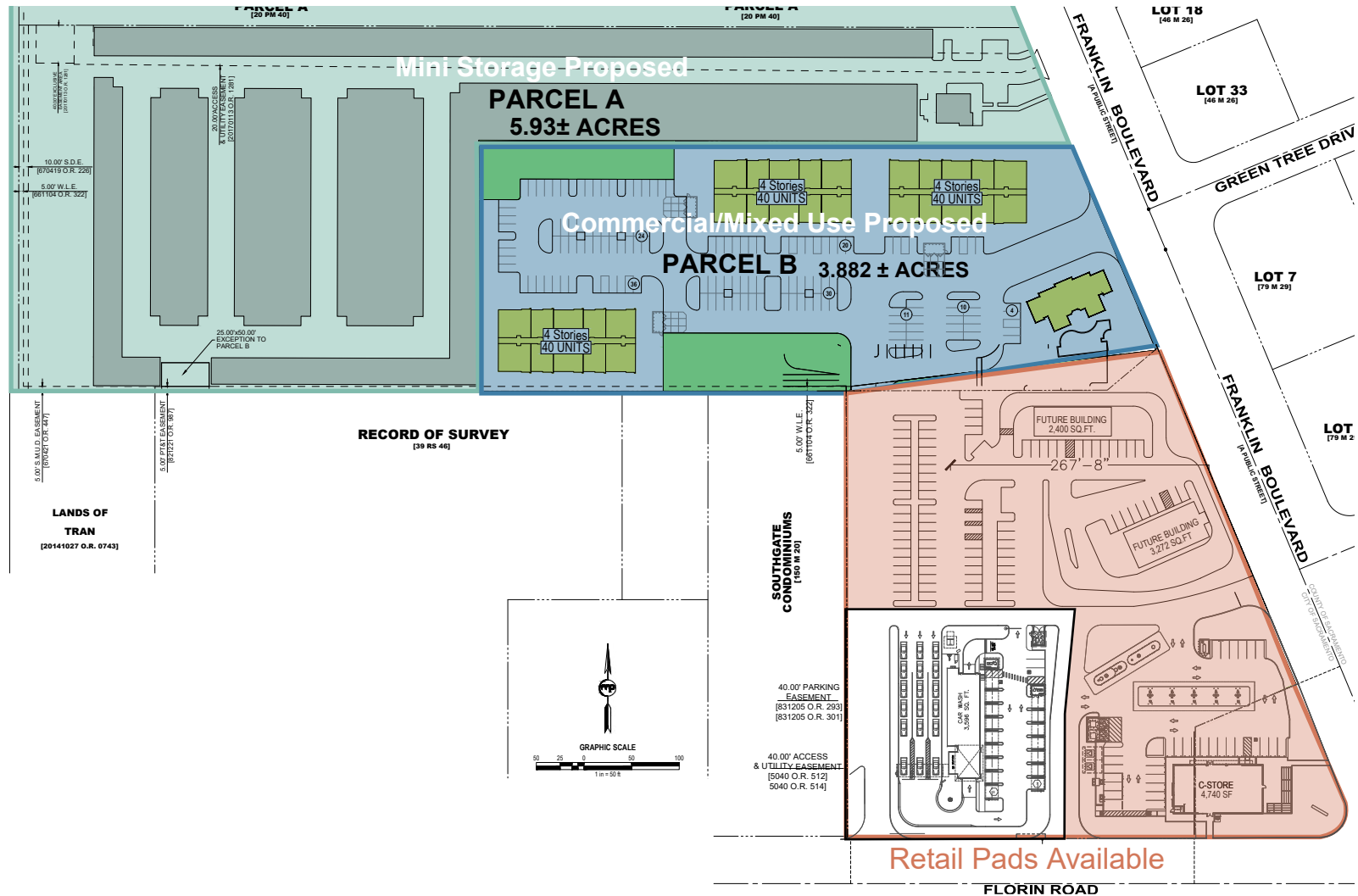


Potential Parcel Map and Site Plan

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POTENTIAL DEMISED/DEVELOPMENT PLAN



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