

FLORIN RD & FRANKLIN BLVD

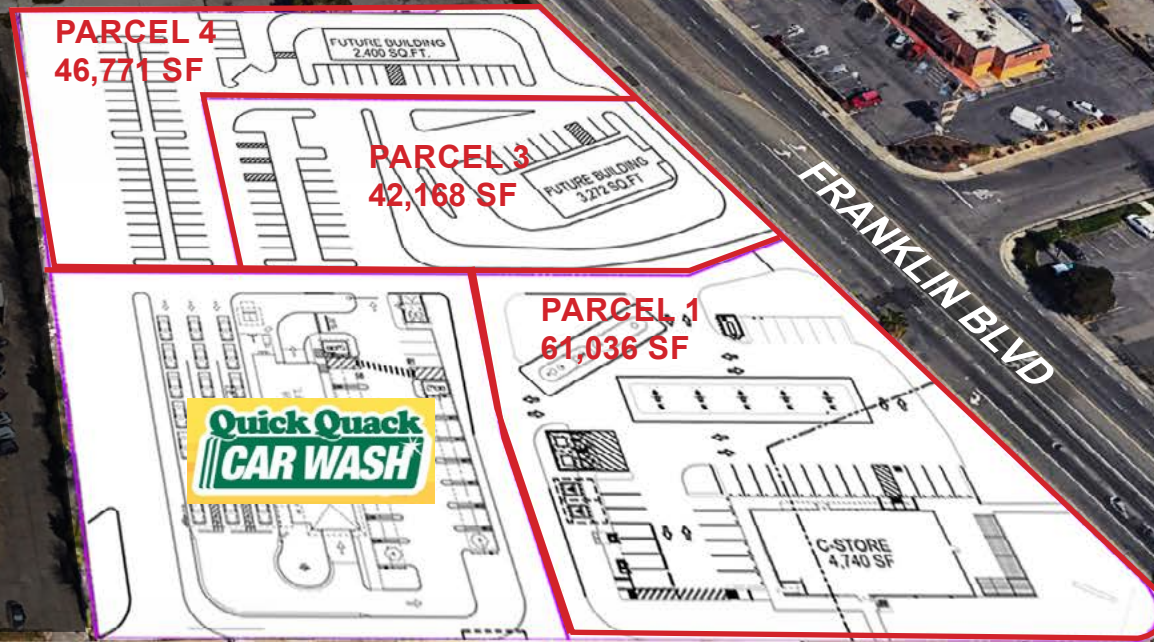
**3815 FLORIN RD
SACRAMENTO, CA**

FOR SALE OR LEASE
42,168 SF - 61,036 SF OF
RETAIL PADS AVAILABLE

ETHAN CONRAD

PROPERTIES INC.

LEASE SIGNED!



FOR MORE INFORMATION CONTACT:

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FLORIN RD

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ETHAN CONRAD PROPERTIES, INC

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

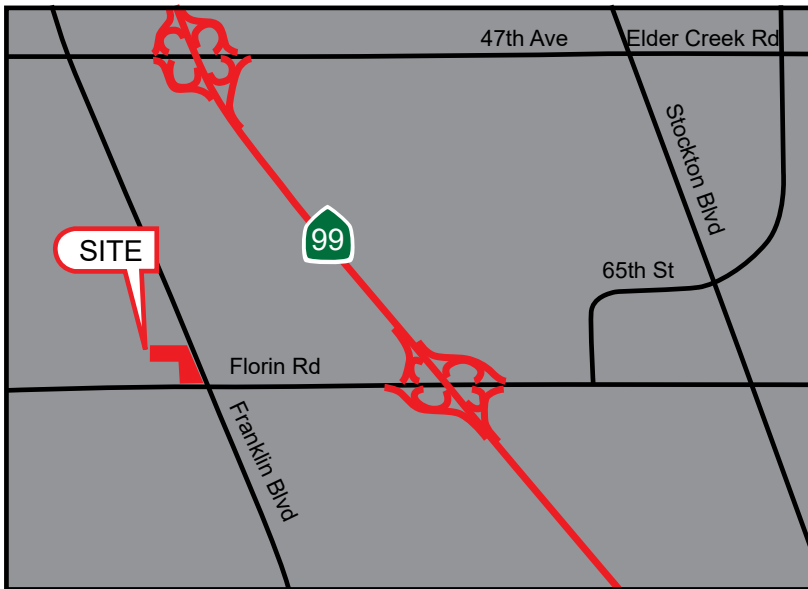
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FEATURES:

- Land can be divided to 42,168 SF
- 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 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 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:

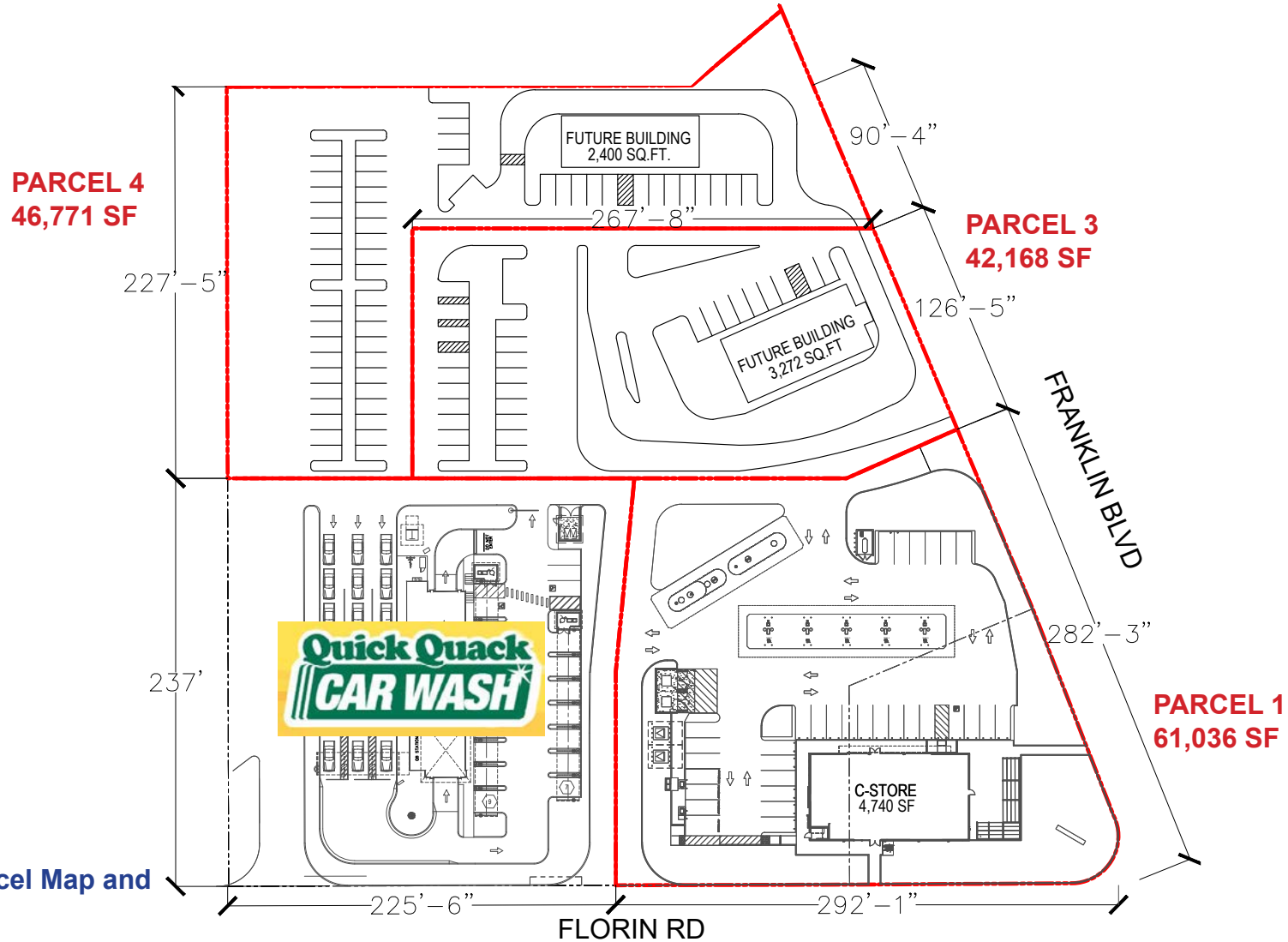
	1 Mile	3 Mile	5 Mile
2023 Total Population (est):	22,736	194,054	394,389
2023 Average HH Income:	\$58,914	\$67,004	\$86,127
Traffic Count @ Florin Rd:	32,930, Franklin Blvd: 28,040		

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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



Potential Parcel Map and Site Plan

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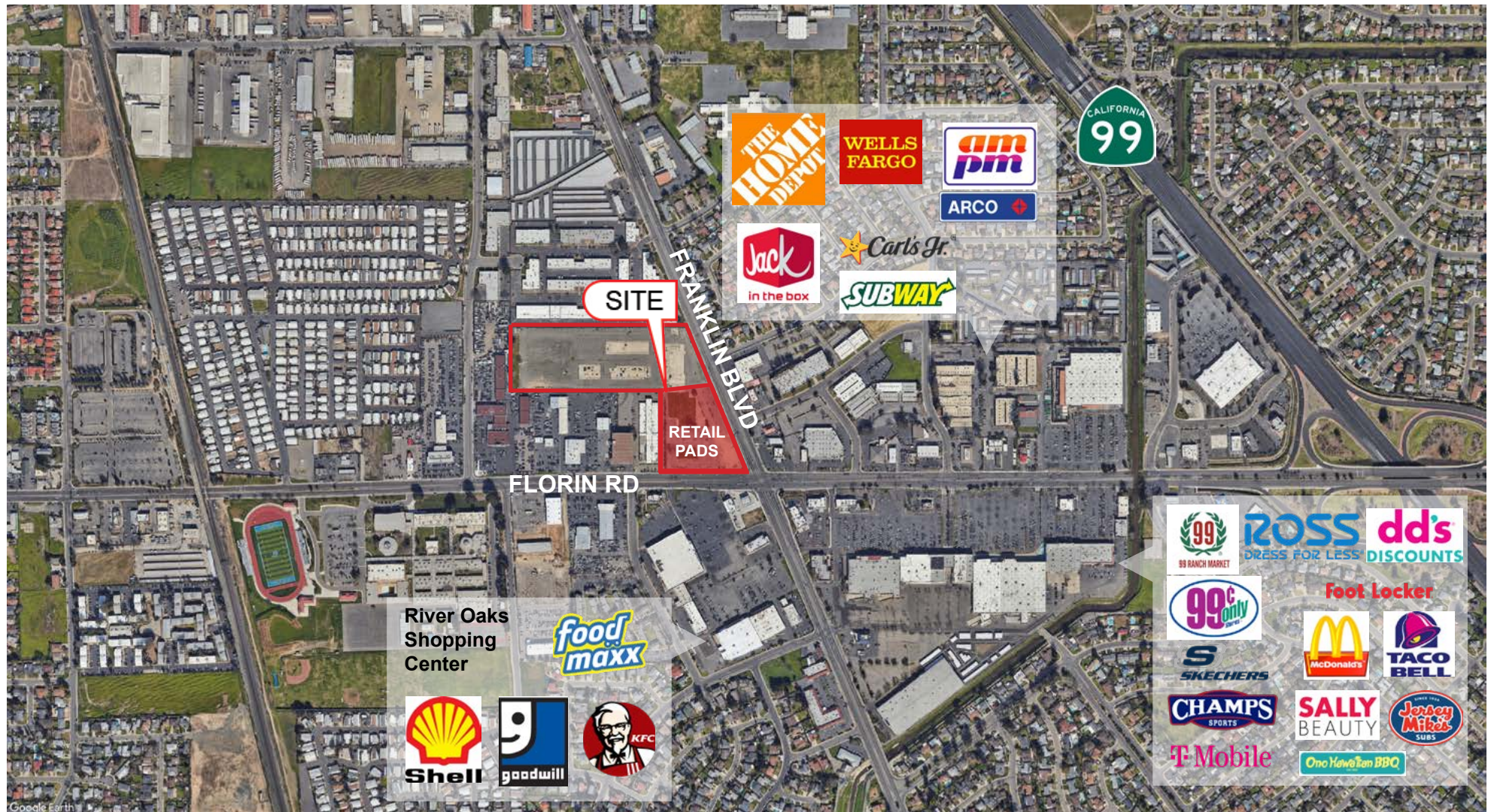
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