

**5601 FLORIN RD  
SACRAMENTO, CA**

**FOR LEASE**

**20,000 SF - 90,354 SF RETAIL  
SPACE AVAILABLE**

**ETHAN CONRAD**  
PROPERTIES INC.



FOR MORE INFORMATION CONTACT:

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ETHAN CONRAD PROPERTIES, INC  
1300 NATIONAL DRIVE, SUITE 100 | SACRAMENTO, CA, 95834 | 916.779.1000  
www.ethanconradprop.com

**FEATURES:**

- Divisible to 20,000 SF
- Prominent exposure on well-traveled Florin Rd
- Anchored by Burlington
- Located along a major thoroughfare with easy access to Hwy 99
- Dense population with over 192,000 residents within 3 miles
- Along busy Florin Rd, adjacent to Florin Town Centre

**PROPERTY DETAILS:**

Center is situated directly off Hwy 99 at Florin Rd and is anchored by Burlington with Dunkin’ Donuts and Les Schwab within the property.

Many neighboring national tenants including: Walmart Supercenter, Starbucks, Krispy Kreme, Home Depot and many more.

Florin Towne Centre signed leases for Pollo Campero, Quick Quack Car Wash, Raising Cane’s, Kids Empire, and a hotel.



**LEASE RATES:**

1st Floor - Suite 102-105:	90,354 SF	\$0.79 - \$1.09 PSF, NNN
2nd Floor - Suite 200:	25,741 SF	\$0.59 PSF, NNN

NNN costs are approximately \$0.25 PSF.

**DEMOGRAPHICS:**

	<b>1 Mile</b>	<b>3 Mile</b>	<b>5 Mile</b>
2023 Total Population (est):	23,490	188,935	395,798
2023 Average HH Income:	\$66,460	\$75,950	\$94,583
Traffic Count @ Florin Rd/65th Street:		15,127	

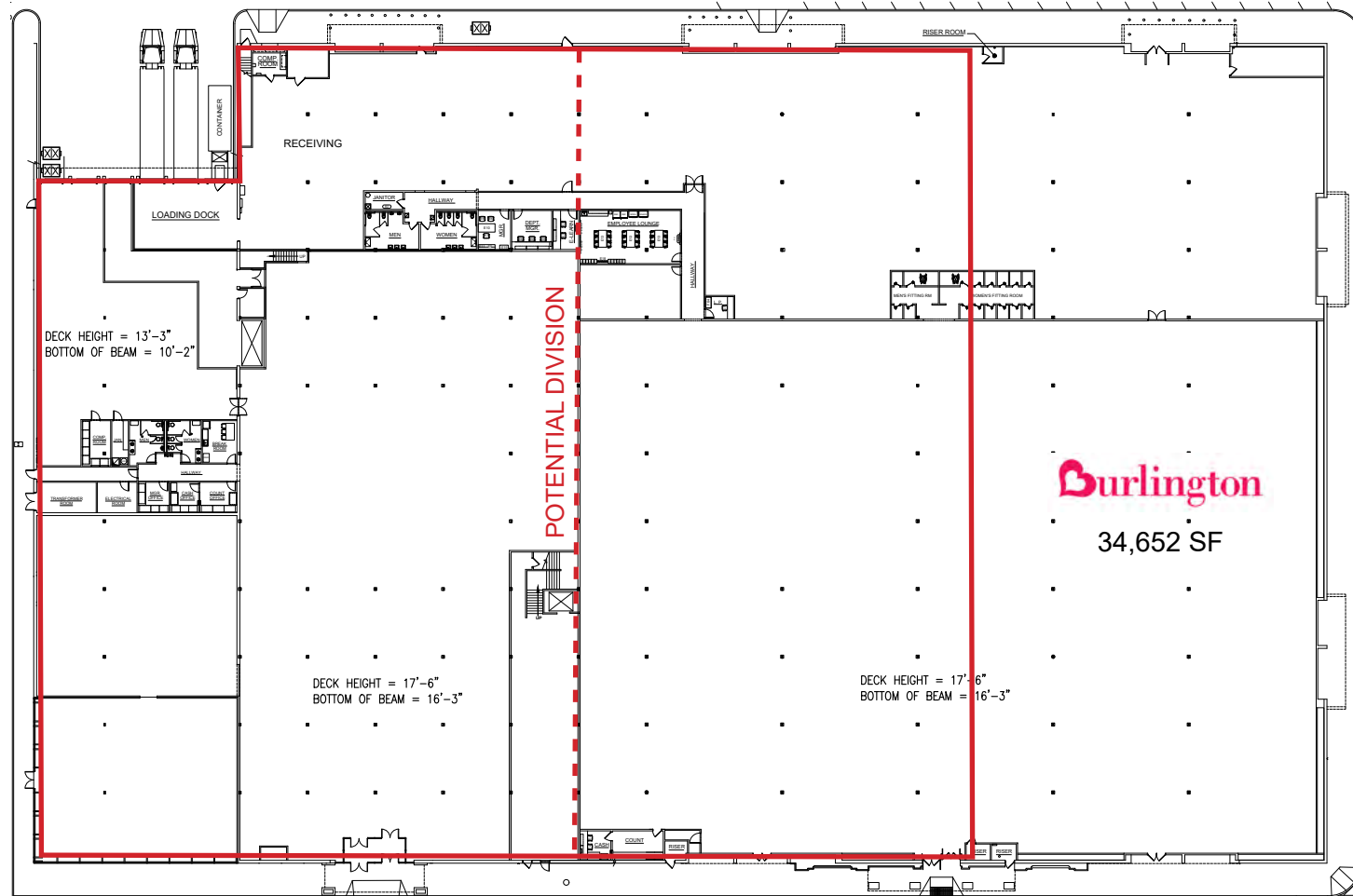
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1ST FLOOR  
PLAN

1ST FLOOR  
SUITE 102-105  
90,354 SF



**Burlington**  
34,652 SF

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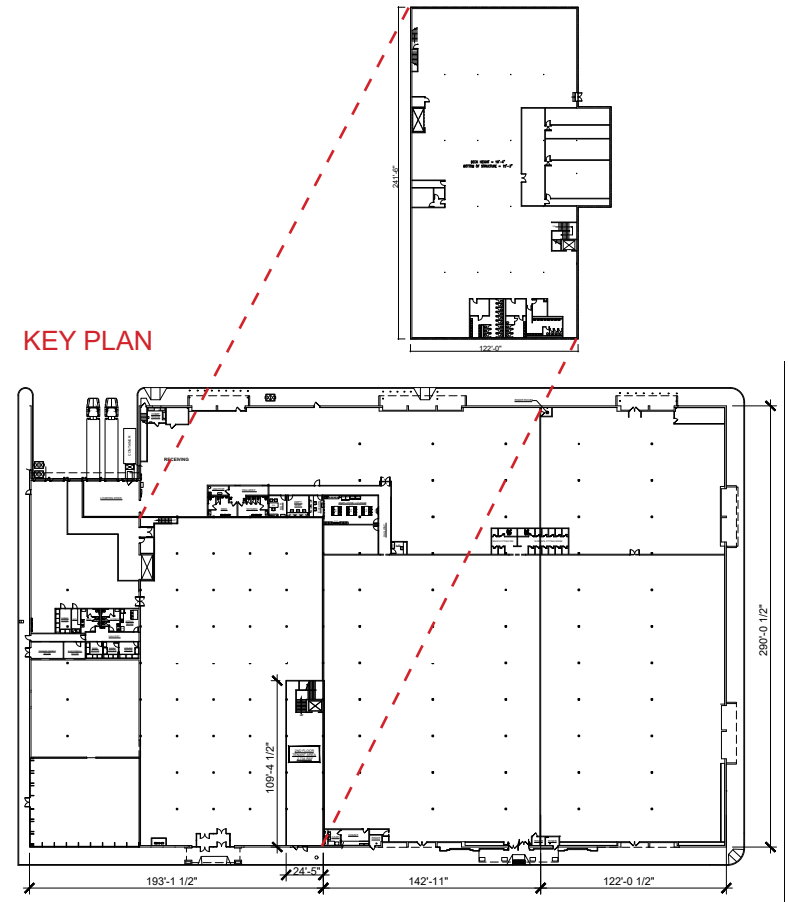
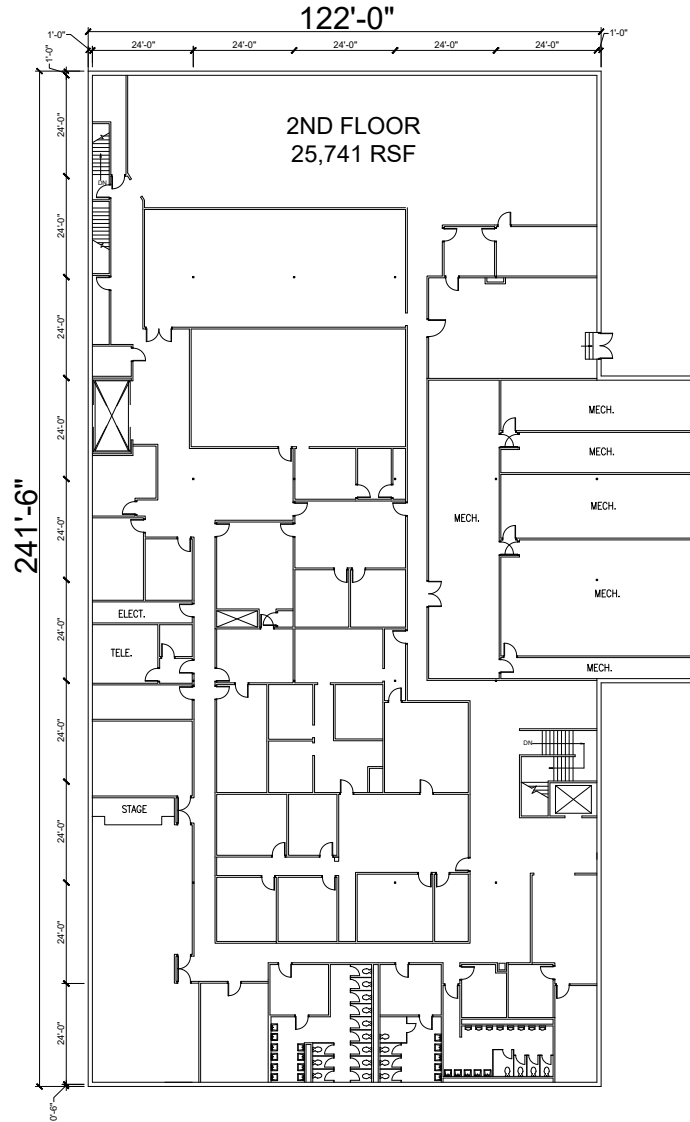
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2ND FLOOR  
PLAN

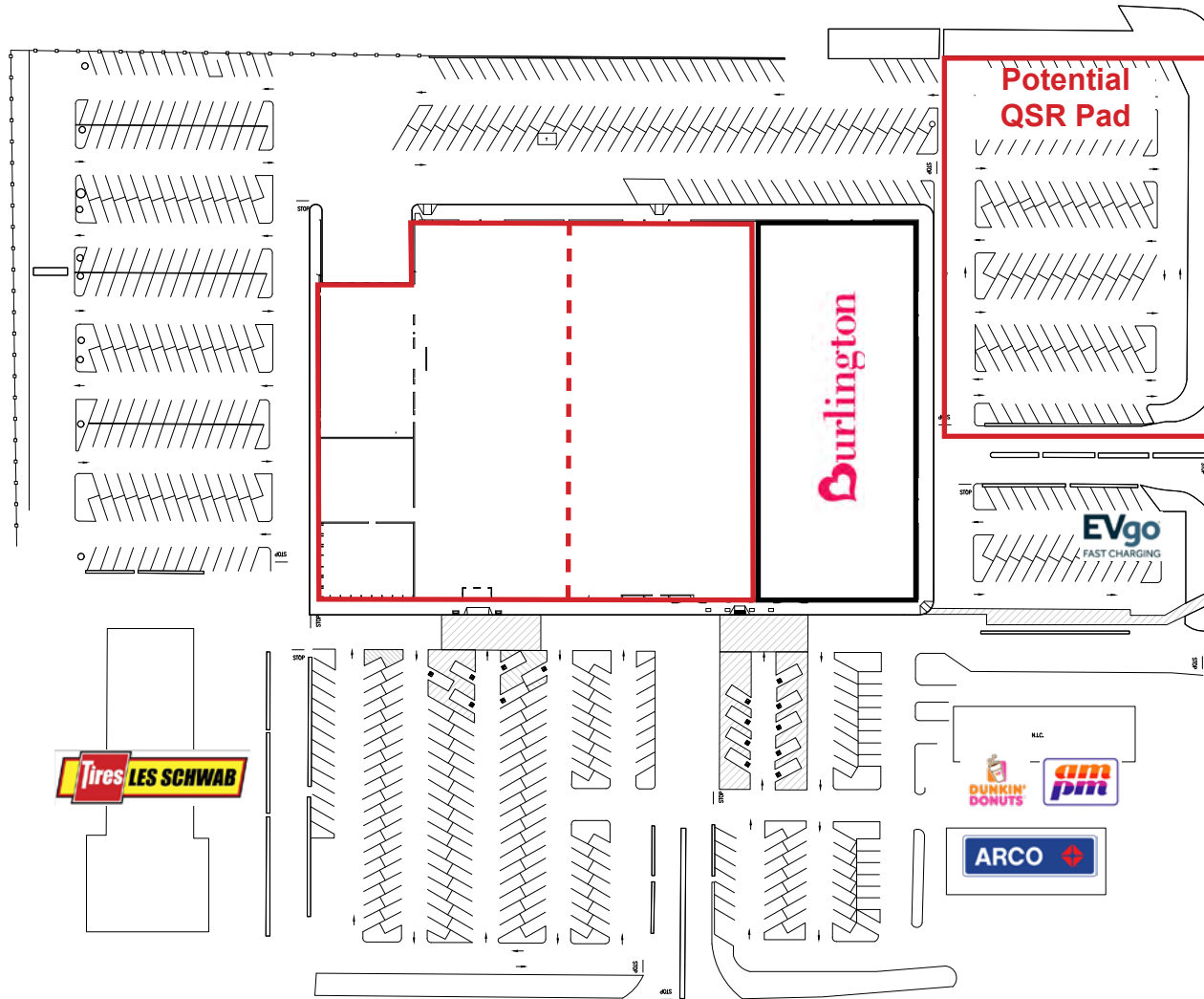
AVAILABLE  
2ND FLOOR  
SUITE 200  
25,741 SF



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SITE PLAN



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