

# 5601 FLORIN RD SACRAMENTO, CA

FOR SALE OR LEASE

±1.39 ACRE RETAIL PAD AVAILABLE  
POTENTIAL DRIVE-THRU

# ETHAN CONRAD

PROPERTIES INC.



FOR MORE INFORMATION CONTACT:

**Ethan Conrad**  
DRE: #01298662  
ethan@ethanconradprop.com

**916.779.1000**

**FEATURES:**

- Prominent exposure on 65th Street
- Excellent access to Hwy 99 at 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 RATE:**

Pad: 60,469 SF (±1.39 acres)      \$10,232.00 (\$0.17 PSF, NNN)

**PURCHASE PRICE:**

\$1,754,000.00 (\$29.00 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	

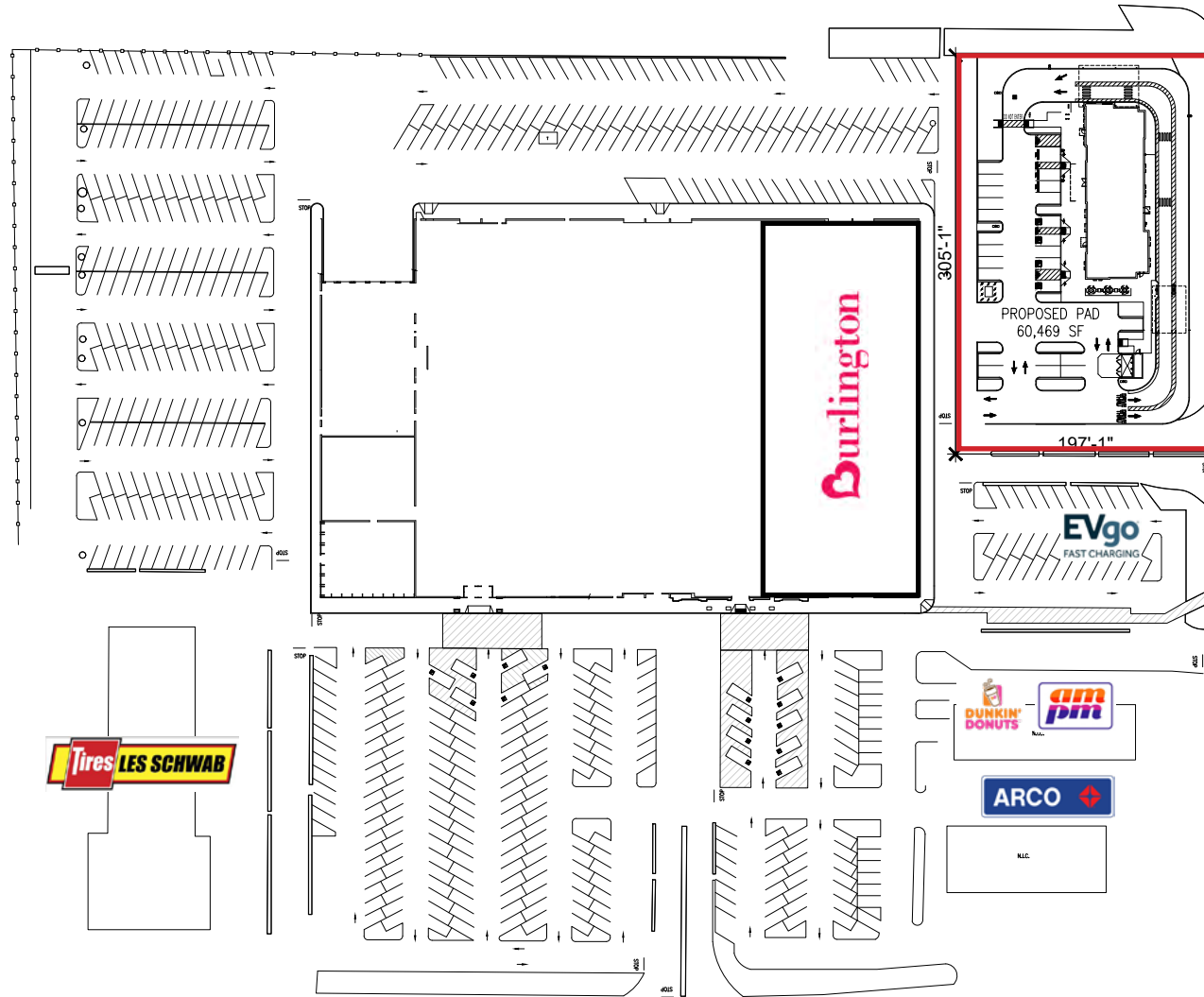
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SITE PLAN



Potential Pad  
60,469 SF

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