

FLORIN TOWNE CENTER

8275 FLORIN RD

SACRAMENTO, CA

FOR LEASE

1,068 SF RETAIL SUITE AVAILABLE

FOR SALE OR LEASE

1 - 2.5 ACRES OF RETAIL LAND

ETHAN CONRAD

PROPERTIES INC.



MAJOR REMODEL COMPLETED

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ETHAN CONRAD PROPERTIES, INC

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

www.ethanconradprop.com

FEATURES:

- Prime retail location at signalized intersection
- Endcap suite fronting Florin Rd available
- Monument and building signage available
- Ample parking 5.88/1,000 SF parking ratio
- Surrounded by dense residential population

PROPERTY DETAILS:

Close proximity to Frasinetti's Winery with excellent visibility on high traffic Florin Rd. Located in the center of South Sacramento in the Power Inn submarket.

LEASE RATE:

Suite 120* 1,068 SF \$1,591.00, NNN (\$1.49 PSF)

NNN costs are approximately \$0.45 PSF.

*Available with 30 days' notice.

LAND FOR SALE OR LEASE:

For Sale: \$8.50 - \$14.75 PSF

Lease rates upon request. See Land brochure for details.

Potential pad for drive-thru available.



DEMOGRAPHICS:

	1 Mile	3 Mile	5 Mile
2023 Total Population (est):	13,582	134,681	368,739
2023 Average HH Income:	\$82,333	\$80,232	\$90,646
Traffic Count @ Florin Rd:	21,623		

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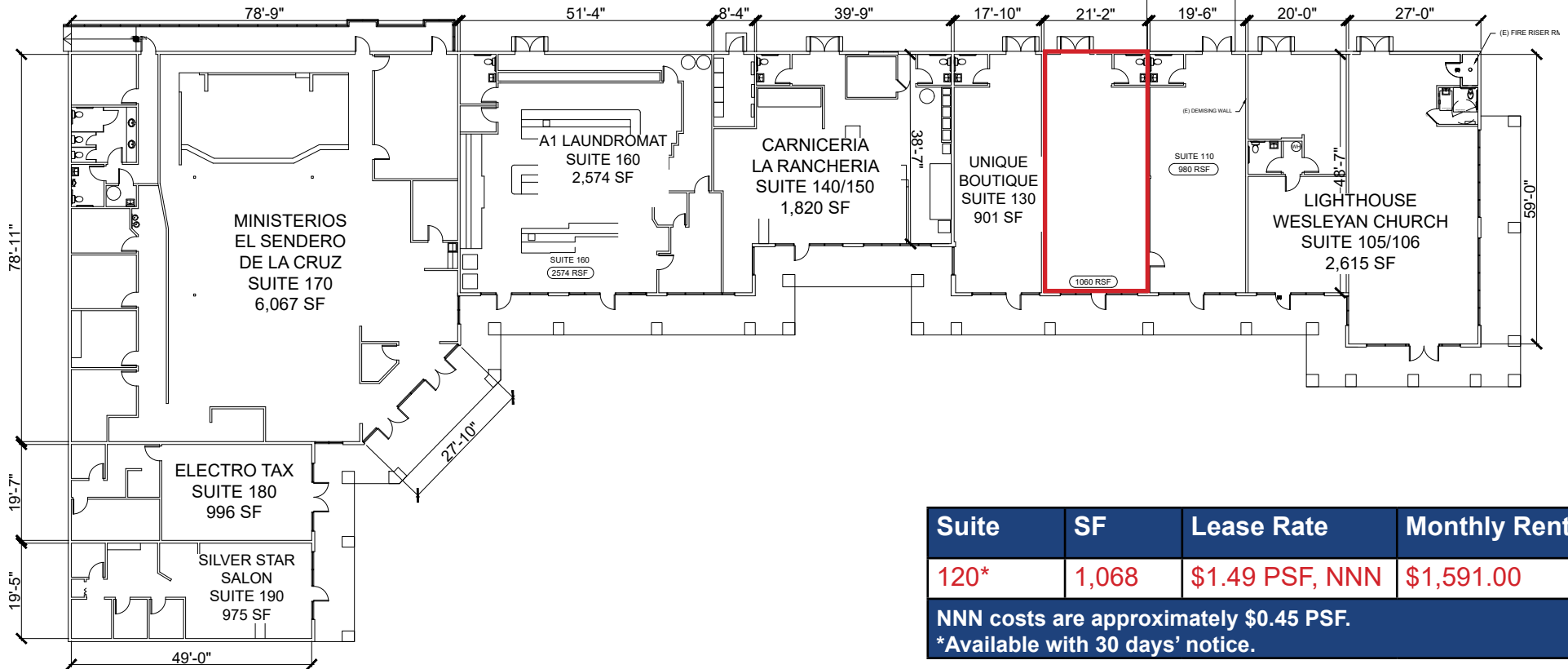
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FLOOR PLAN

**AVAILABLE
SUITE 120*
1,068 SF** IGLESIA
EVANGELICA
SUITE 110
988 SF



Suite	SF	Lease Rate	Monthly Rent
120*	1,068	\$1.49 PSF, NNN	\$1,591.00
NNN costs are approximately \$0.45 PSF. *Available with 30 days' notice.			

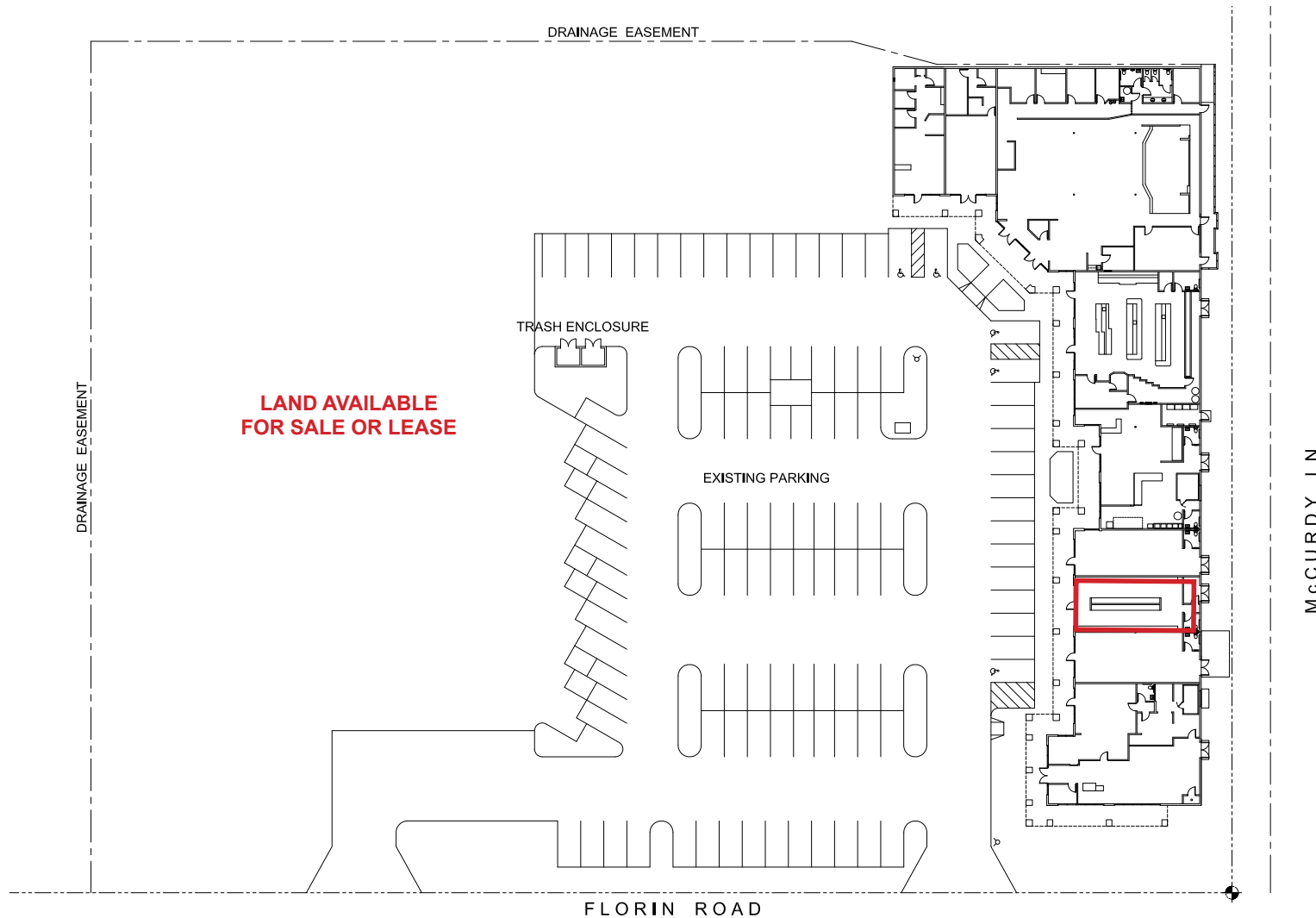
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SITE PLAN



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