

FLORIN TOWNE CENTER

8275 FLORIN RD

SACRAMENTO CA

FOR SALE OR LEASE

25,000 SF - 65,892 SF RETAIL LAND

ETHAN CONRAD

PROPERTIES INC.

POTENTIAL
COFFEE
KIOSK

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ETHAN CONRAD PROPERTIES, INC.

1300 NATIONAL DRIVE, SUITE 100 | SACRAMENTO CA, 95834 | FAX: 916.779.1200

www.ethanconradprop.com

FEATURES:

- Prime retail location at signalized intersection
- Outstanding visibility
- Monument and building signage
- Strong morning commuter traffic
- Ample parking and room for a drive-thru

PROPERTY DETAILS:

This site offers excellent visibility onto Florin Rd and is located in the center of South Sacramento on a major commuter route to Hwy 99.

This site is on the “morning side” of traffic allowing for an easy “right in and out” for customers.

PURCHASE PRICES:

25,000 SF Pad: \$313,000.00 (\$12.50 PSF)
65,892 SF Land: \$445,000.00 (\$6.75 PSF)

LEASE RATES:

Upon request.

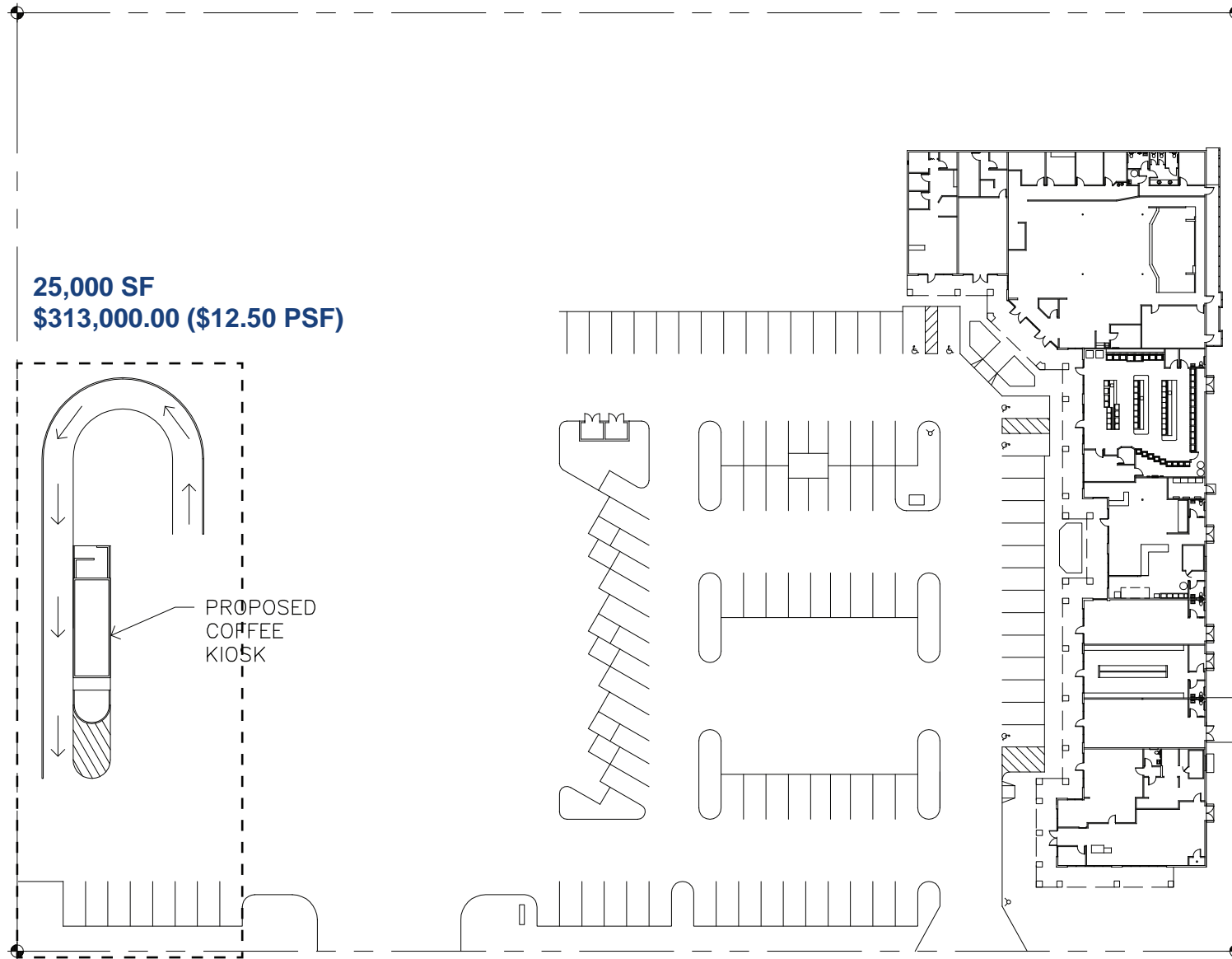


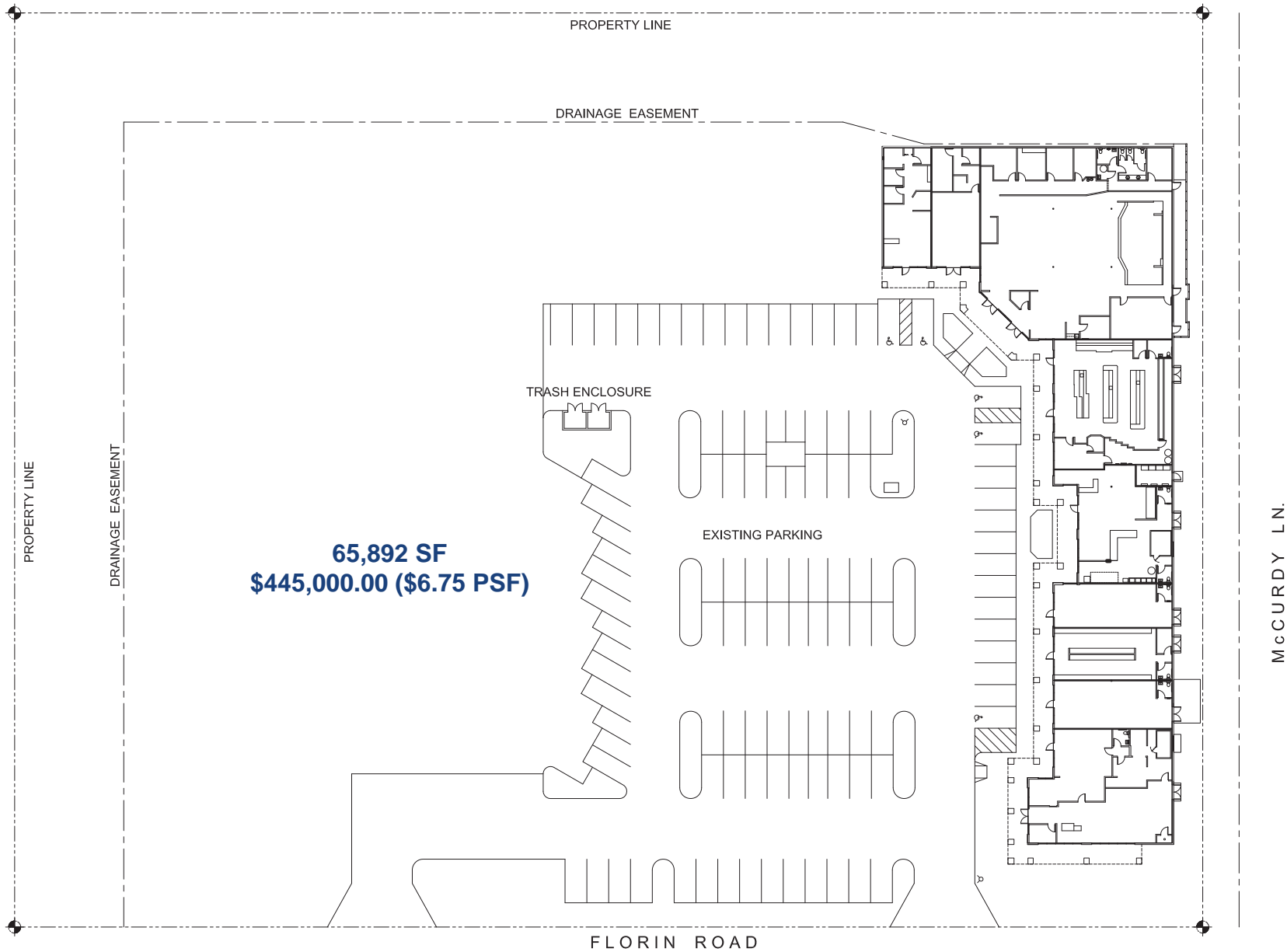
DEMOGRAPHICS:

	1 Mile	3 Miles	5 Miles
2018 Population (est):	14,854	131,579	361,284
2018 HH Income:	\$58,010	\$57,803	\$65,816

DAILY TRAFFIC COUNTS:

Florin Rd 21,623

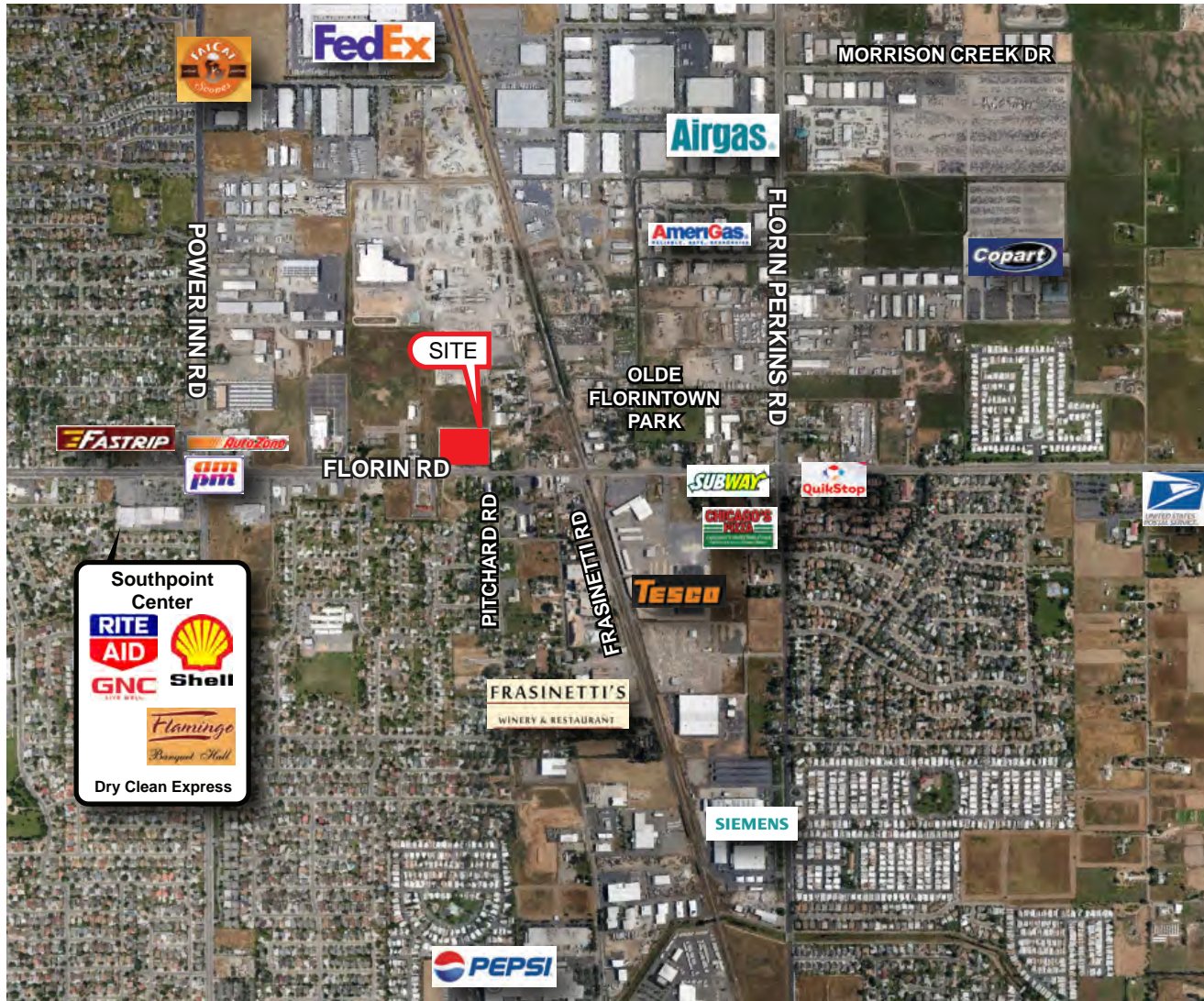




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