

FLORIN TOWNE CENTER

8275 FLORIN RD
SACRAMENTO CA

FOR LEASE

2,615 SF - 6,114 SF AVAILABLE

FOR SALE OR LEASE

1 - 2.5 ACRES OF RETAIL LAND

ETHAN CONRAD
PROPERTIES INC.



MAJOR REMODEL COMPLETED

FOR MORE INFORMATION CONTACT:

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ETHAN CONRAD PROPERTIES, INC.

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FEATURES:

- Suite 100 is a 2nd Gen Restaurant space
- Prime retail location at signalized intersection
- Endcap suites fronting Florin Rd
- Monument and building signage
- Ample parking 5.88/1,000 SF

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.

Potential pad for drive-thru available.

LEASE RATE:

Suite 100 - 2,615 SF: \$3,635.00, NNN (\$1.39 PSF)
Suite 170 - 6,114 SF: \$5,197.00, NNN (\$0.85 PSF)

NNN costs are approximately \$0.42 PSF.
Suite 170 is available with 50 days notice.

LAND FOR SALE OR LEASE:

For Sale: \$9.50 - 12.50 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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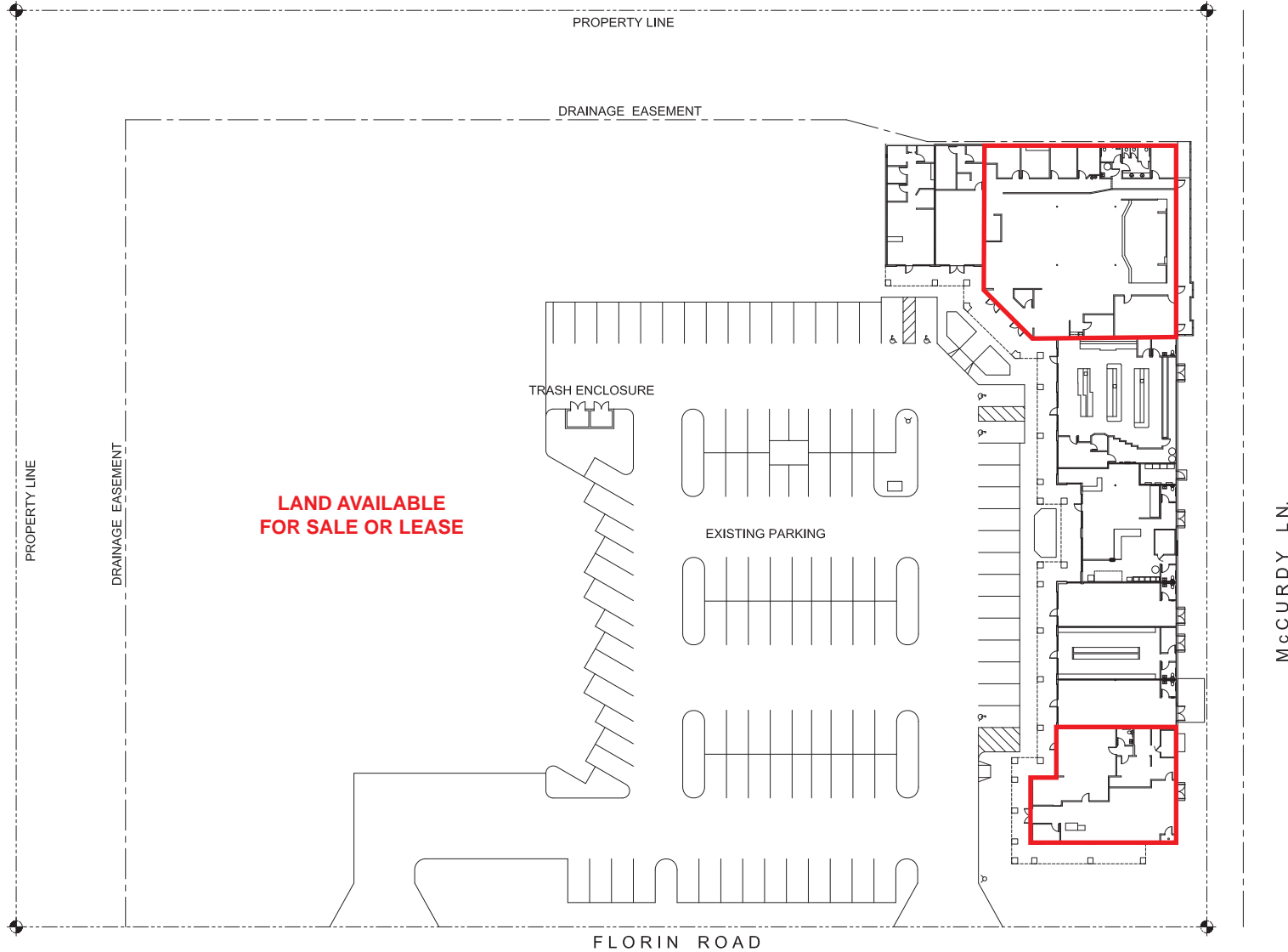
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SITE PLAN



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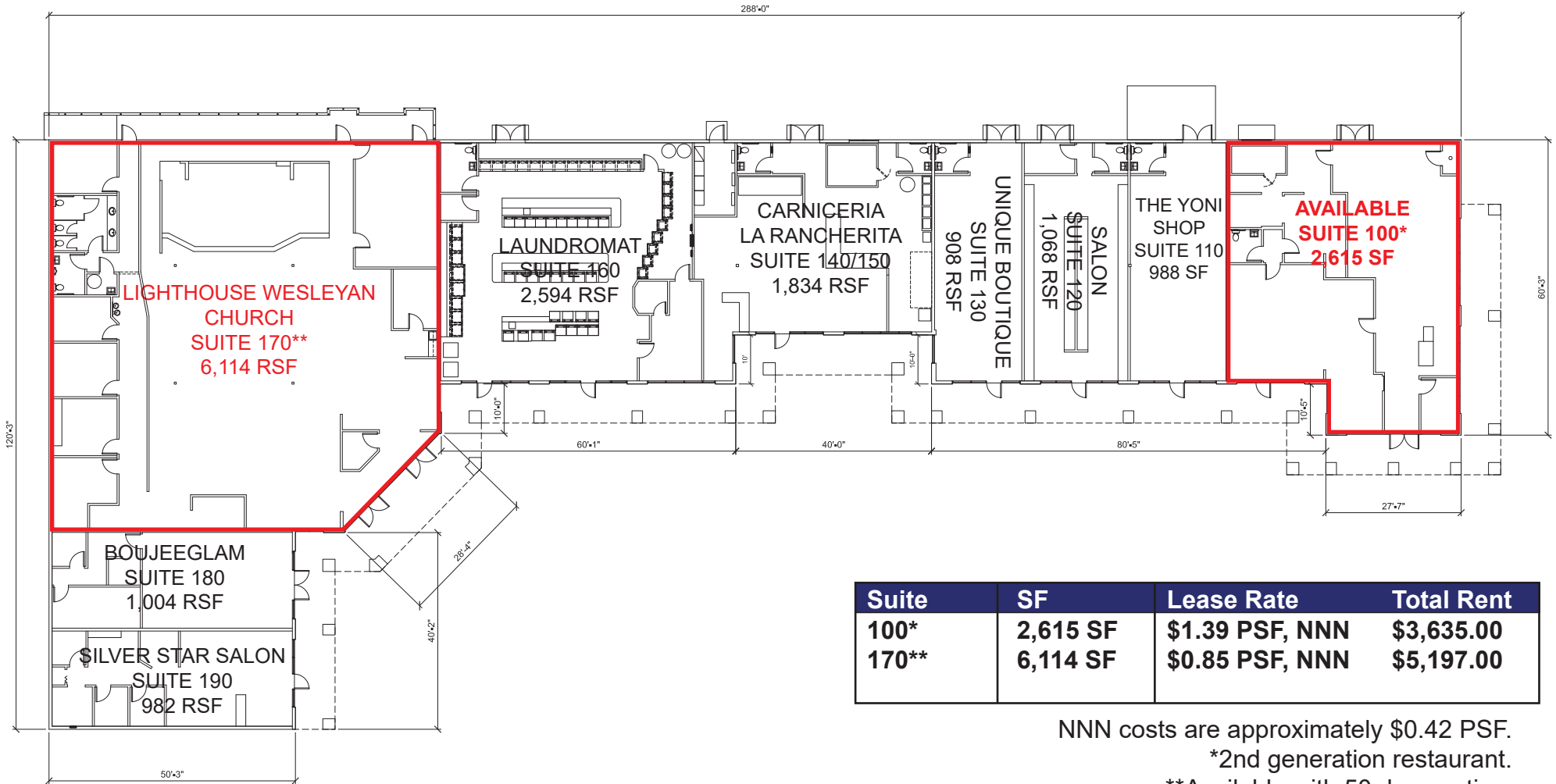
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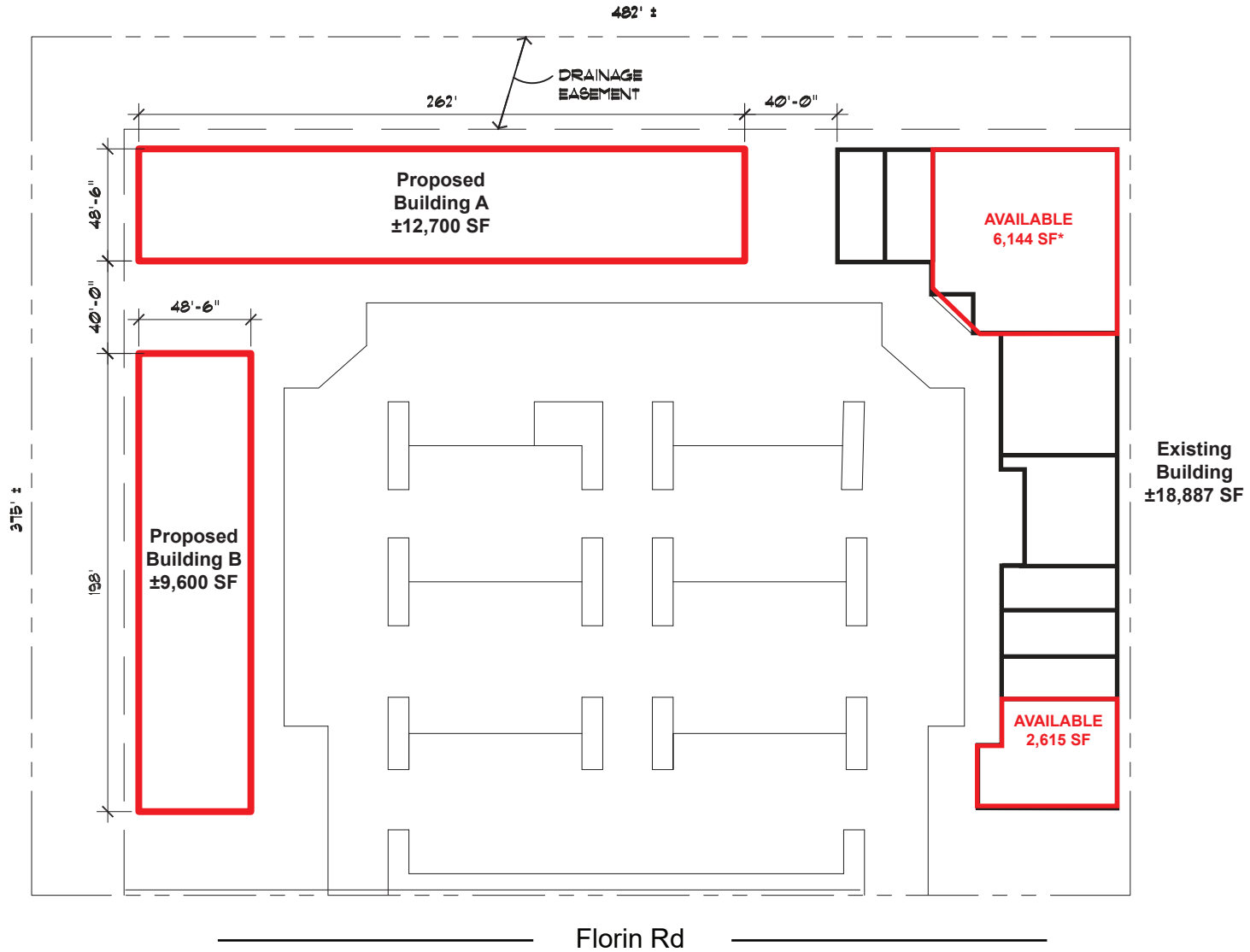
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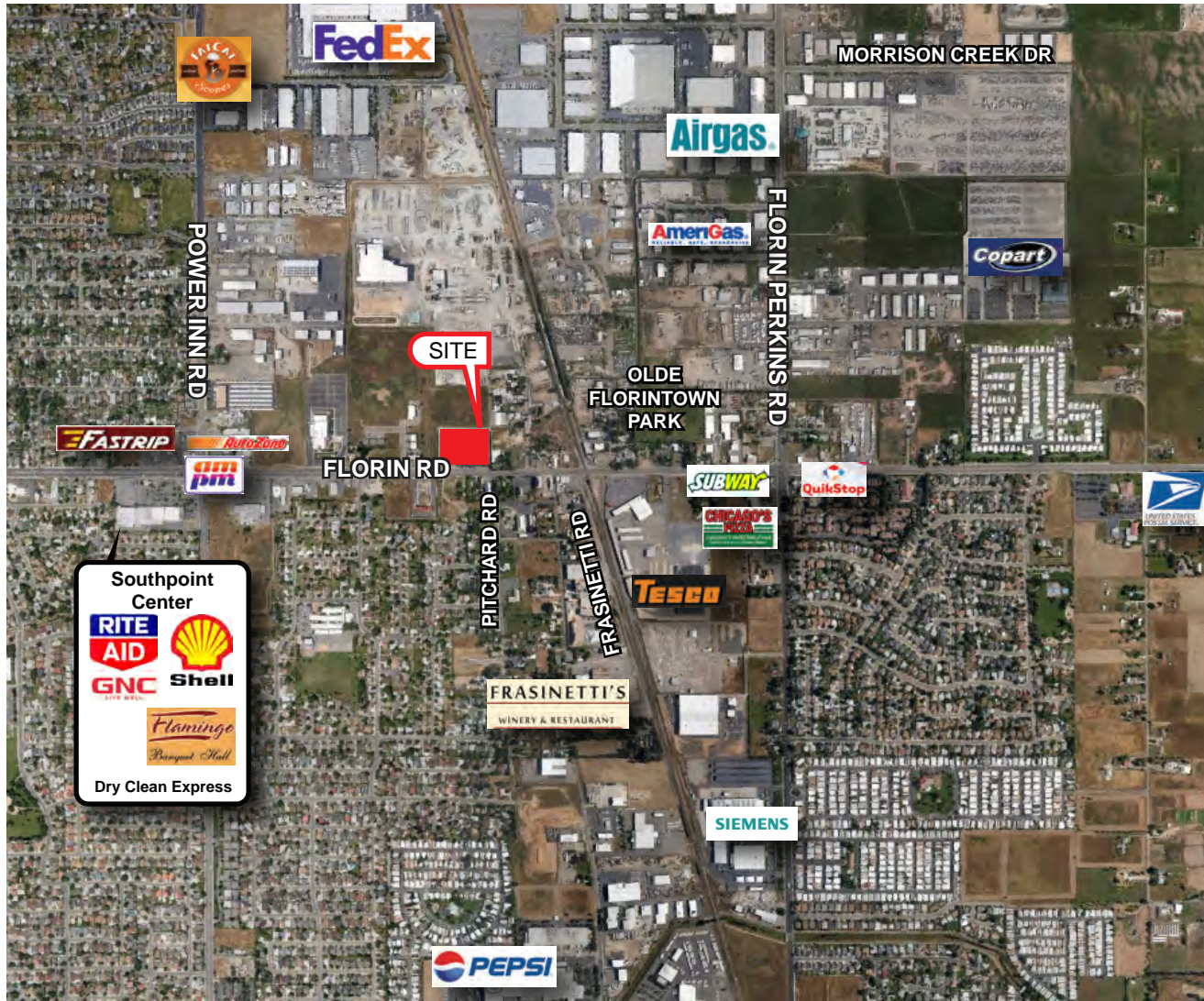
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