

FLORIN TOWNE CENTRE

5901 FLORIN RD

SACRAMENTO, CA

FOR LEASE 5,252 SF - 55,210 SF

RETAIL/RESTAURANT SPACE

ETHAN CONRAD

PROPERTIES INC.

NOW REMODELED!

LEASES SIGNED!



AVAILABLE
916.779.1000

VIEW VIRTUAL TOUR

FOR MORE INFORMATION CONTACT:

Ethan Conrad

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916.779.1000

FEATURES:

- The Walmart located directly next to the subject property reportedly has the highest sales of any Walmart in the Greater Sacramento four county area and is the 95th percentile of all Walmart's nationally!
- Located along a major thoroughfare with easy access to Hwy 99
- Dense population with over 189,660 residents within 3 miles
- Along busy Florin Rd, adjacent to Florin Town Center
- Approximately 500 parking spaces



PROPERTY DETAILS:

Former Sears Box at the Florin Towne Centre in Sacramento, CA. The property sits on approximately 10-acre parcel on Florin Road located right off Highway 99, providing exceptional visibility and access.

Leases for El Super Markets, Raising Cane's, Aliados Restaurant, Quick Quack Carwash, Kids Empire, and 7 Brew Coffee have been signed!

EVGateway EV charging stations on-site.

LEASE RATES:

Lower Level, Suite 3: 55,210 SF 0.31 PSF, NNN
NNN costs are approximately \$0.09 PSF.

First Floor: 50,652 SF \$0.79 - \$1.25 PSF, NNN
NNN costs \$0.18 PSF with minimum SF of 8,794 SF.

Second Floor-Restaurant 5,252 SF \$0.75 PSF, NNN
NNN costs are approximately \$0.18 PSF.

DEMOGRAPHICS:	1 Mile	3 Mile	5 Mile
2025 Total Population (est):	23,432	188,911	395,161
2025 Average HH Income:	\$81,311	\$91,099	\$112,499
Traffic Count @ Florin Rd:	35,527	65th Street:	15,127

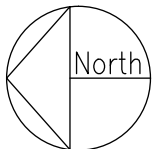
ETHAN CONRAD PROPERTIES, INC.

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

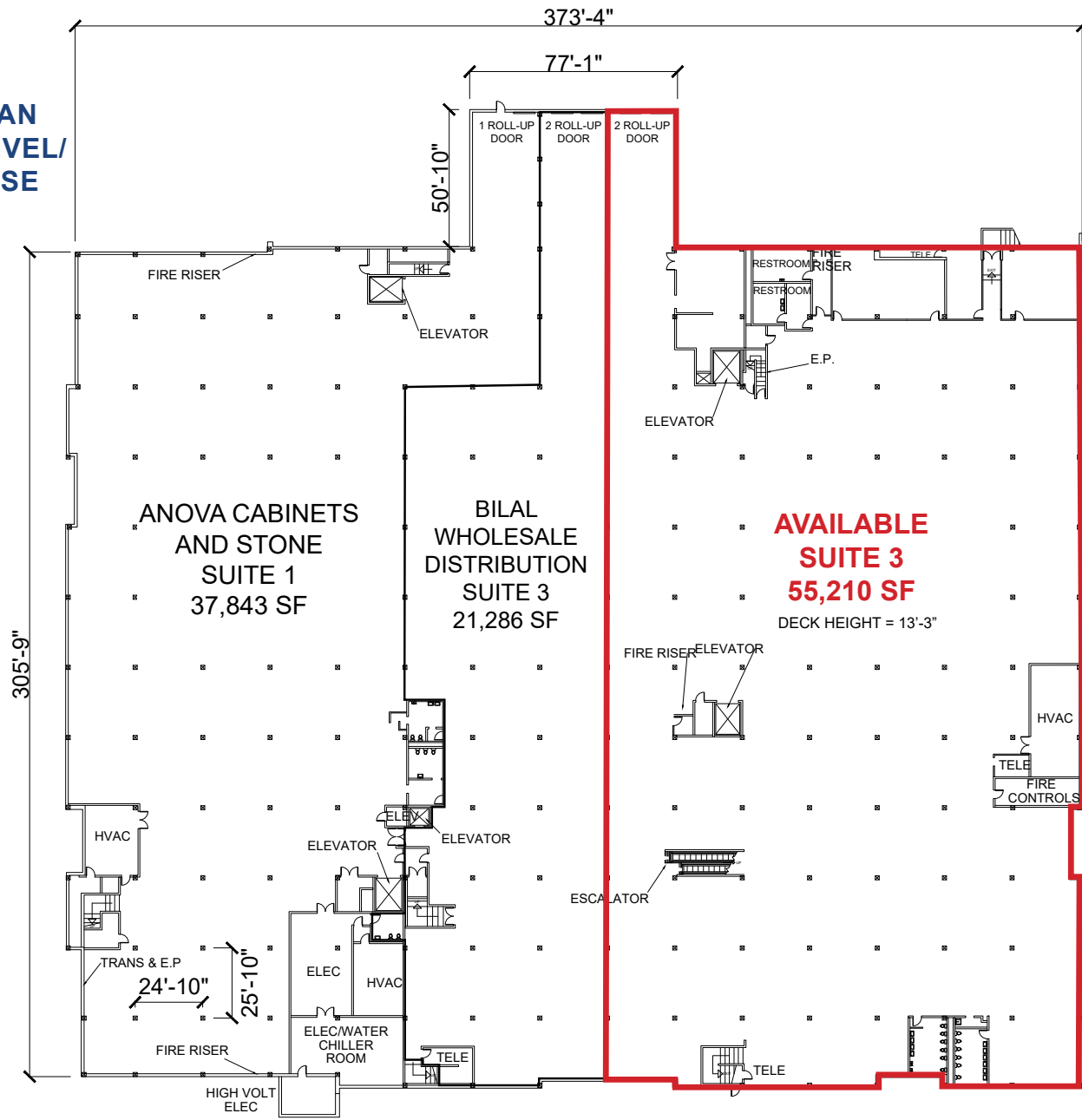
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The information contained herein has been obtained from sources we believe to be reliable. However, we cannot guarantee, warrant or represent its accuracy and all information is subject to error, change or withdrawal. An interested party and their advisors should conduct an independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

SITE PLAN



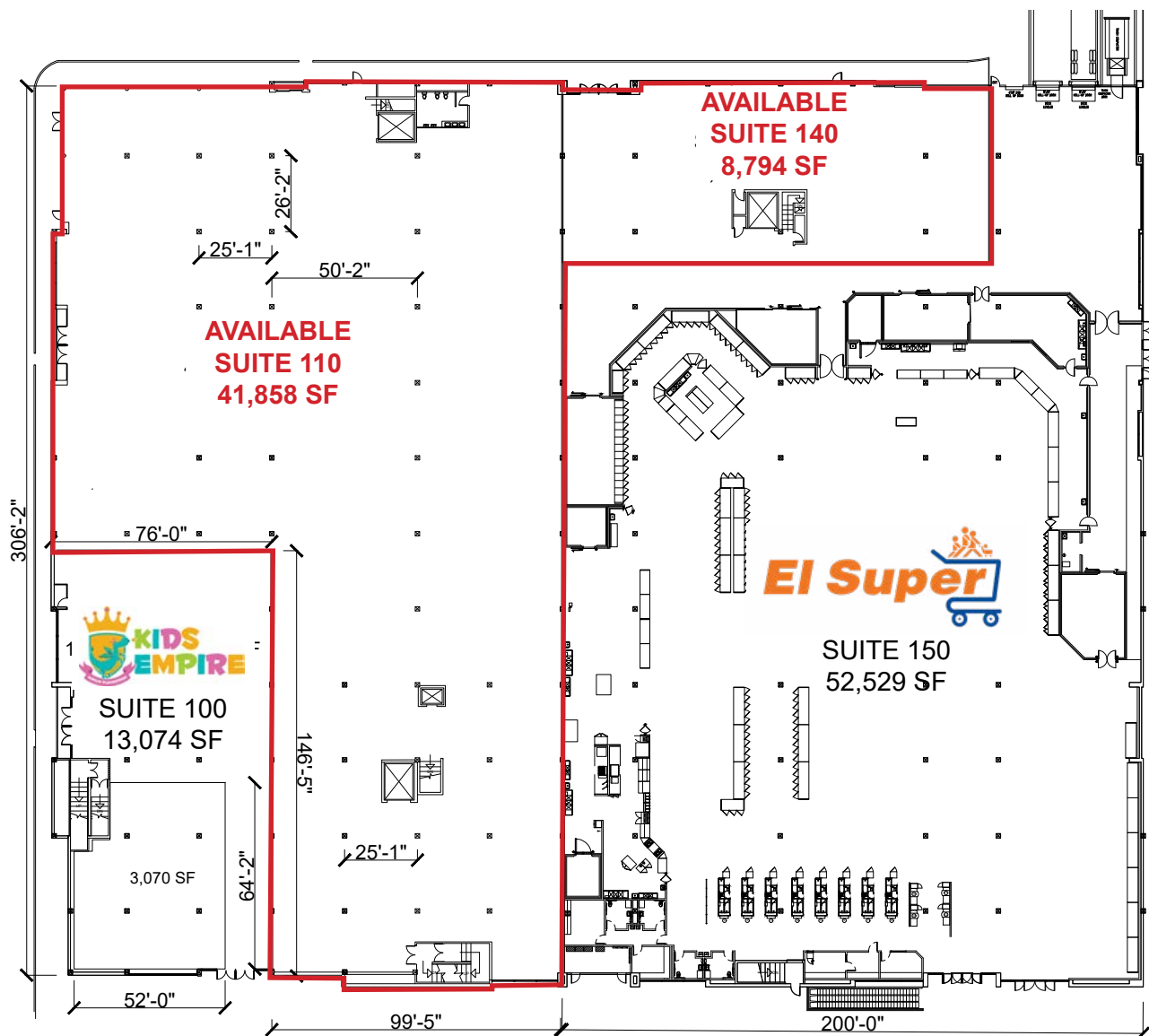
FLOOR PLAN
LOWER LEVEL/
WAREHOUSE



Suite	SF	Lease Rate
3	55,210	\$0.31 PSF, NNN
NNN costs approximately \$0.09 PSF.		

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FLOOR PLAN
FIRST FLOOR/
RETAIL



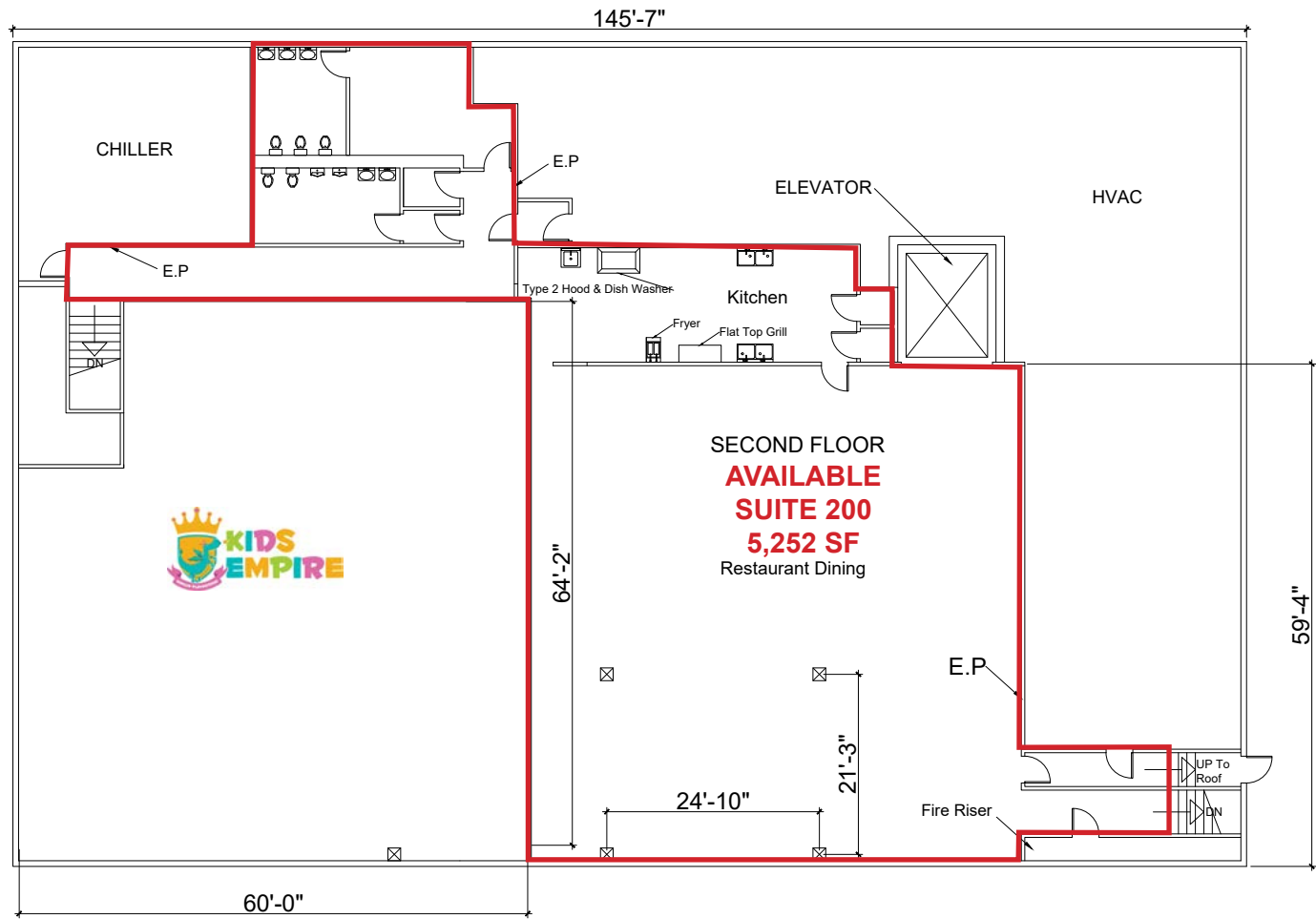
Suite 110/140	SF	Lease Rates
First Floor/Retail	8,794 - 50,652	\$0.79 - \$1.25 PSF, NNN
NNN costs are approximately \$0.18 PSF.		

T-Bar Ceiling Clear Height: 14 ft, 0 inch

Clear height to the bottom of roof deck:
18 ft, 8 inch minimum to 20 ft, 0 inch maximum

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FLOOR PLAN
SECOND FLOOR/
RESTAURANT



Suite 200	SF	Lease Rate
Second Floor/Restaurant	5,252	\$0.75 PSF, NNN
NNN costs are approximately \$0.25 PSF.		

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FOR LEASE

FLORIN TOWNE CENTRE | ANCHOR

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