

AMHERST PLAZA 1381 - 1399 FLORIN RD SACRAMENTO, CA

FOR LEASE

884 SF - 12,383 SF RETAIL SUITES

1,974 SF FULLY EQUIPPED

DRY-CLEANER SUITE

ETHAN CONRAD
PROPERTIES INC.

LEASES SIGNED!

T E S L A

SUPERCHARGER



NOW REMODELED

VIEW VIRTUAL TOUR

FOR MORE INFORMATION CONTACT:

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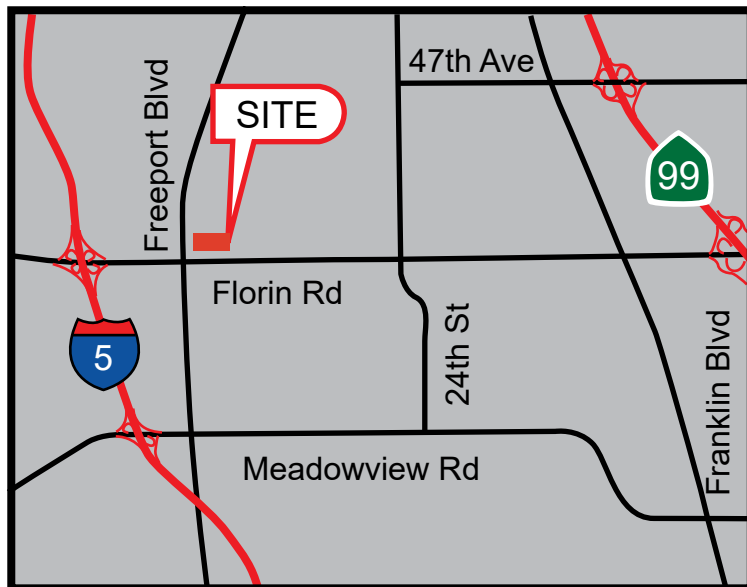
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916.779.1000

ETHAN CONRAD PROPERTIES, INC
1300 NATIONAL DRIVE, SUITE 100 | SACRAMENTO CA, 95834 | 916.779.1000
www.ethanconradprop.com

FEATURES:

- Neighborhood center very well located near the corner of Florin Rd and Freeport Blvd
- Excellent access to I-5 freeway at Florin Rd
- Monument signage available to all tenants
- Competitive lease rates
- Strong daytime population
- Abundant parking

**PROPERTY DETAILS:**

Well-located neighborhood center at Florin Rd and Freeport Blvd. Amherst Plaza is surrounded by dense residential population with excellent access to I-5. Many surrounding national tenants include: Dollar Tree, Raley's, Smart & Final, Starbucks, CVS, and more.

Tesla Superchargers on-site.

Huge opportunity to lease a fully equipped dry cleaner at suite 1385.

LEASE RATES:

1381:	12,383 SF	\$8,544.00 (\$0.69 PSF, NNN)
1385:	1,974 SF	\$2,744.00 (\$1.39 PSF, NNN) (Dry Cleaner suite)
1395:	884 SF	\$1,459.00 (\$1.65 PSF, NNN)

NNN costs are approximately \$0.34 PSF.

DEMOGRAPHICS:

	1 Mile	3 Mile	5 Mile
2025 Total Population (est):	15,857	130,535	310,234
2025 Average HH Income:	\$118,037	\$115,671	118,546
Traffic Count @ Florin Rd:	32,359		

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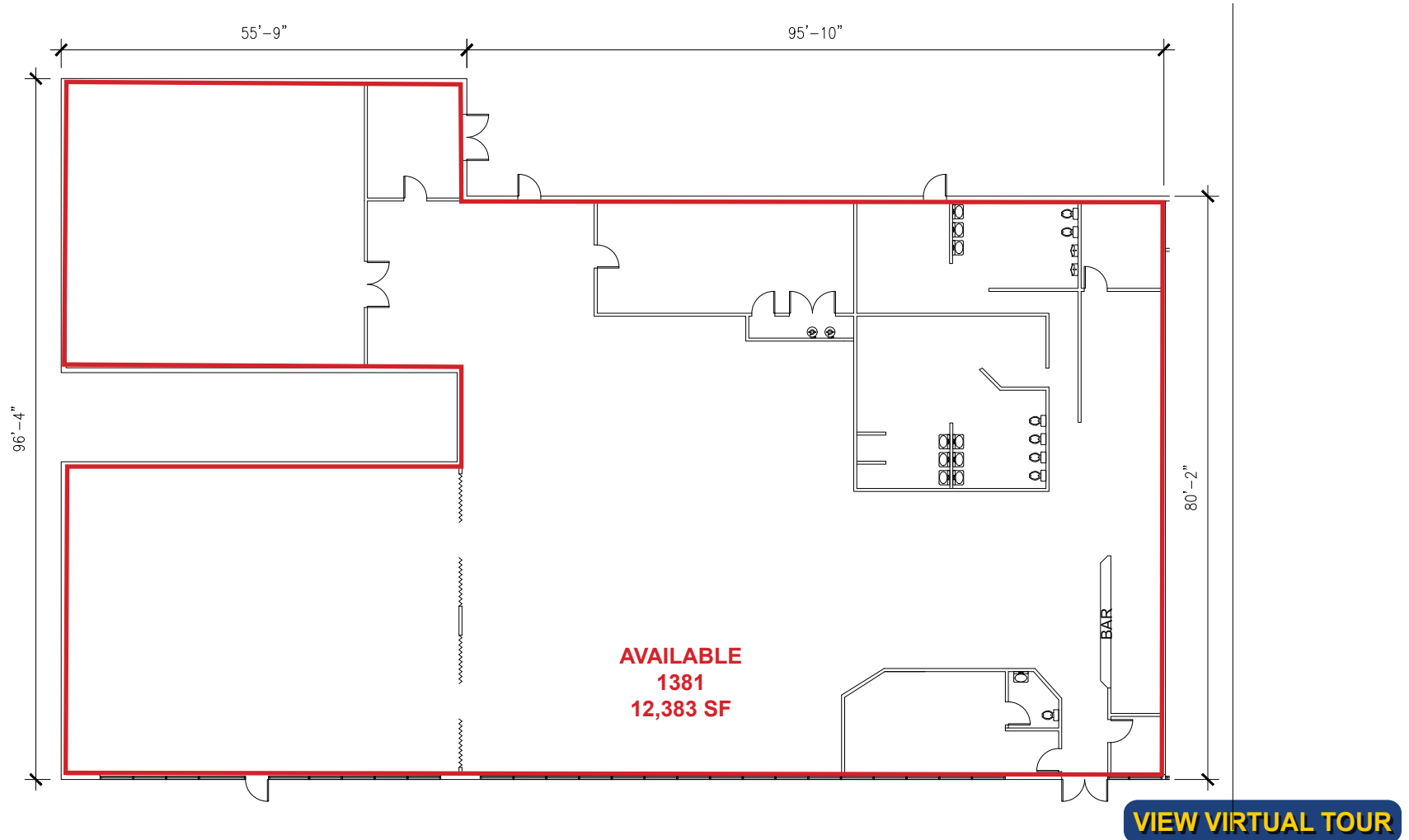
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FLOOR PLAN



AVAILABLE
1381
12,383 SF

VIEW VIRTUAL TOUR

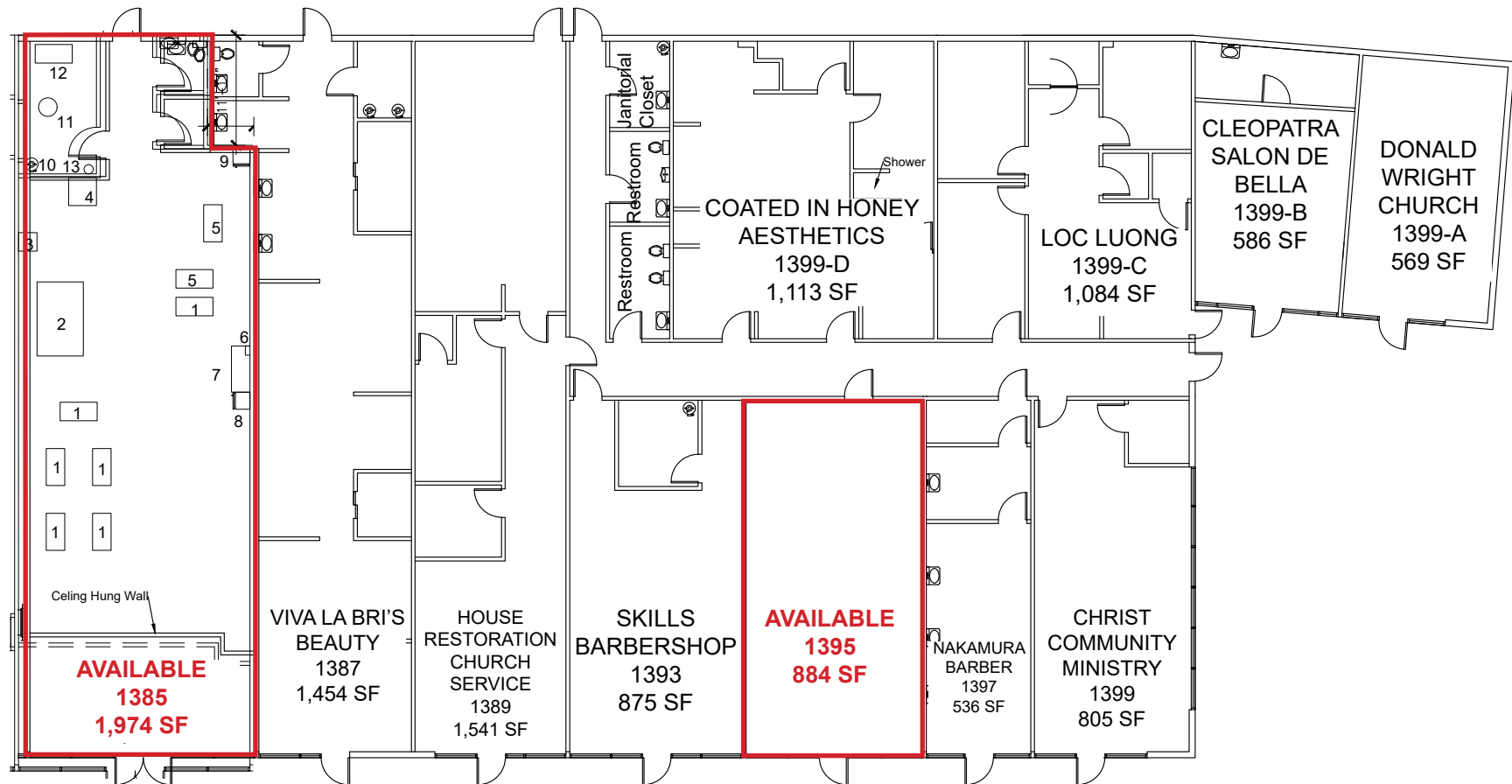
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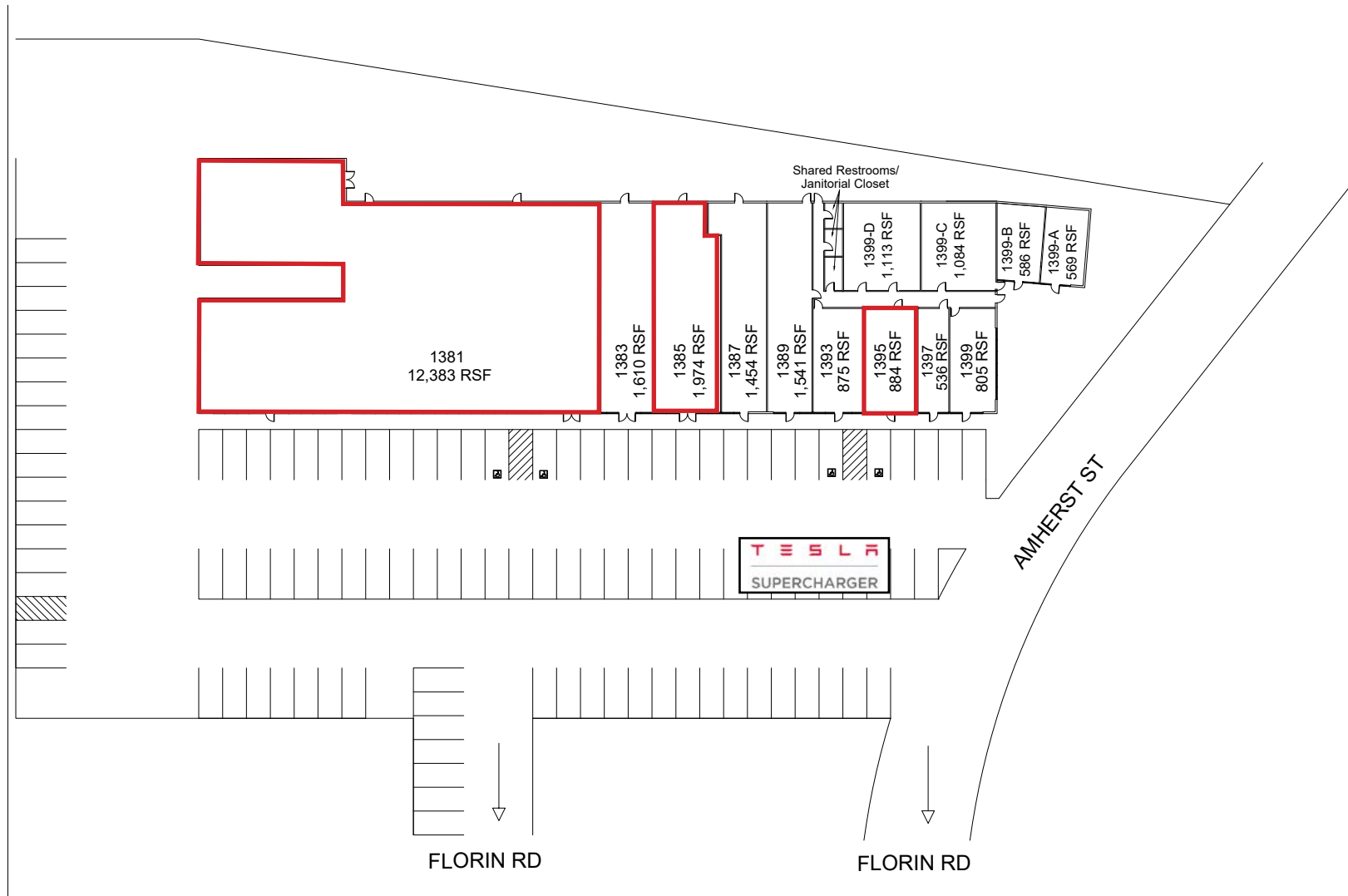


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SITE PLAN


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