

**1385 FLORIN RD
SACRAMENTO, CA**

FOR LEASE

1,974 SF FULLY EQUIPPED DRY
CLEANER SUITE

ETHAN CONRAD
PROPERTIES INC.



NOW REMODELED

VIEW VIRTUAL TOUR

FOR MORE INFORMATION CONTACT:

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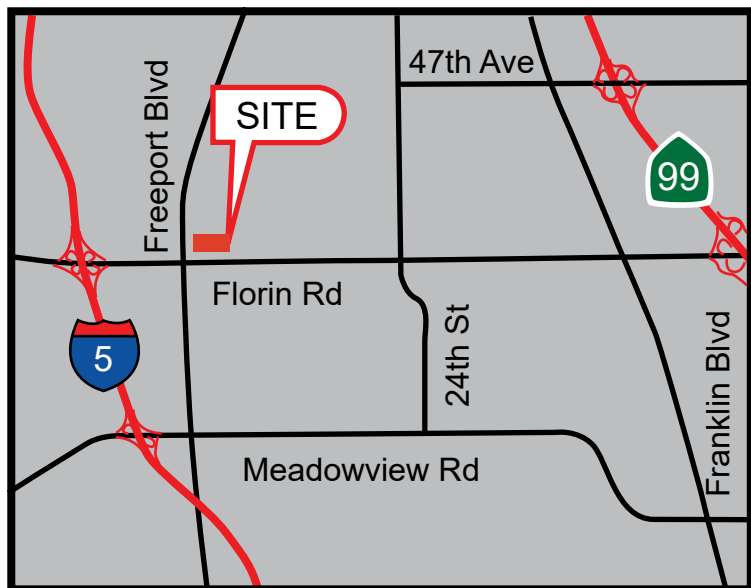
FEATURES:

- 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. 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.

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



LEASE RATE:

1385 1,974 SF \$2,744.00 (\$1.39 PSF, NNN) (Dry Cleaner suite)

NNN costs are approximately \$0.34 PSF.

DEMOGRAPHICS:

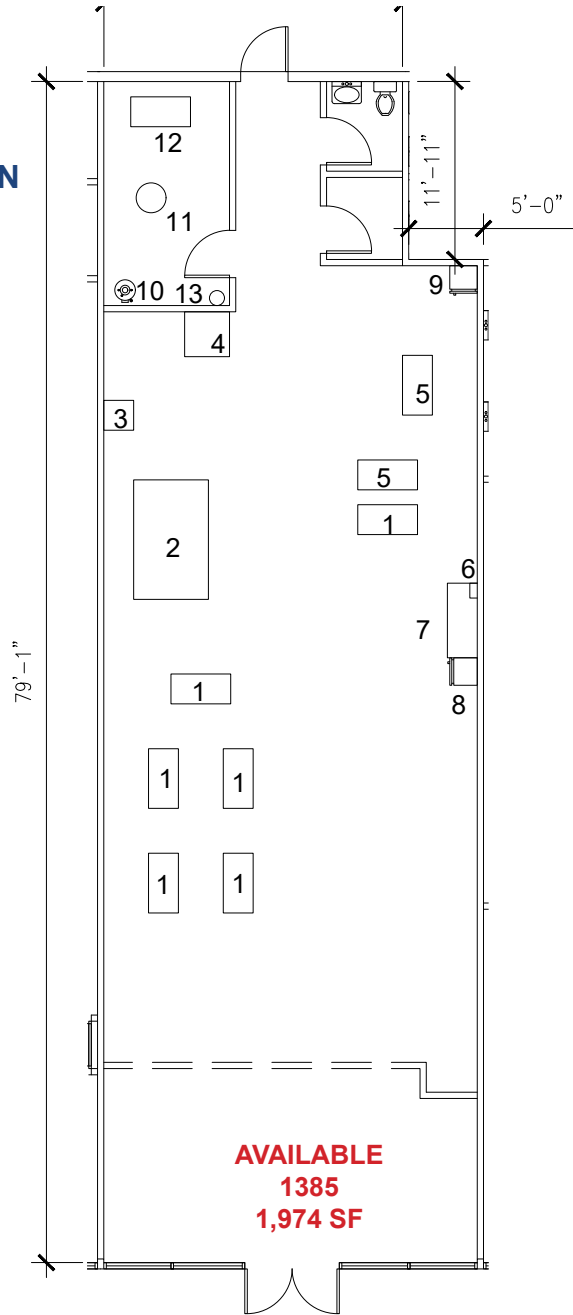
	1 Mile	3 Mile	5 Mile
2023 Total Population (est):	15,880	131,142	310,337
2023 Average HH Income:	\$101,060	\$98,904	101,130
Traffic Count @ Florin Rd:	32,359		

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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.

FLOOR PLAN



FF&E	
Item Number	Item Name
1	Ironing Board
2	Bio Clean 37
3	Dryer
4	Washing Machine
5	Shirt Press
6	Microwave
7	Table
8	Mini Fridge
9	Refridgerator
10	Water Heater
11	Boiler
12	Air Compressor
13	House Vacuum System

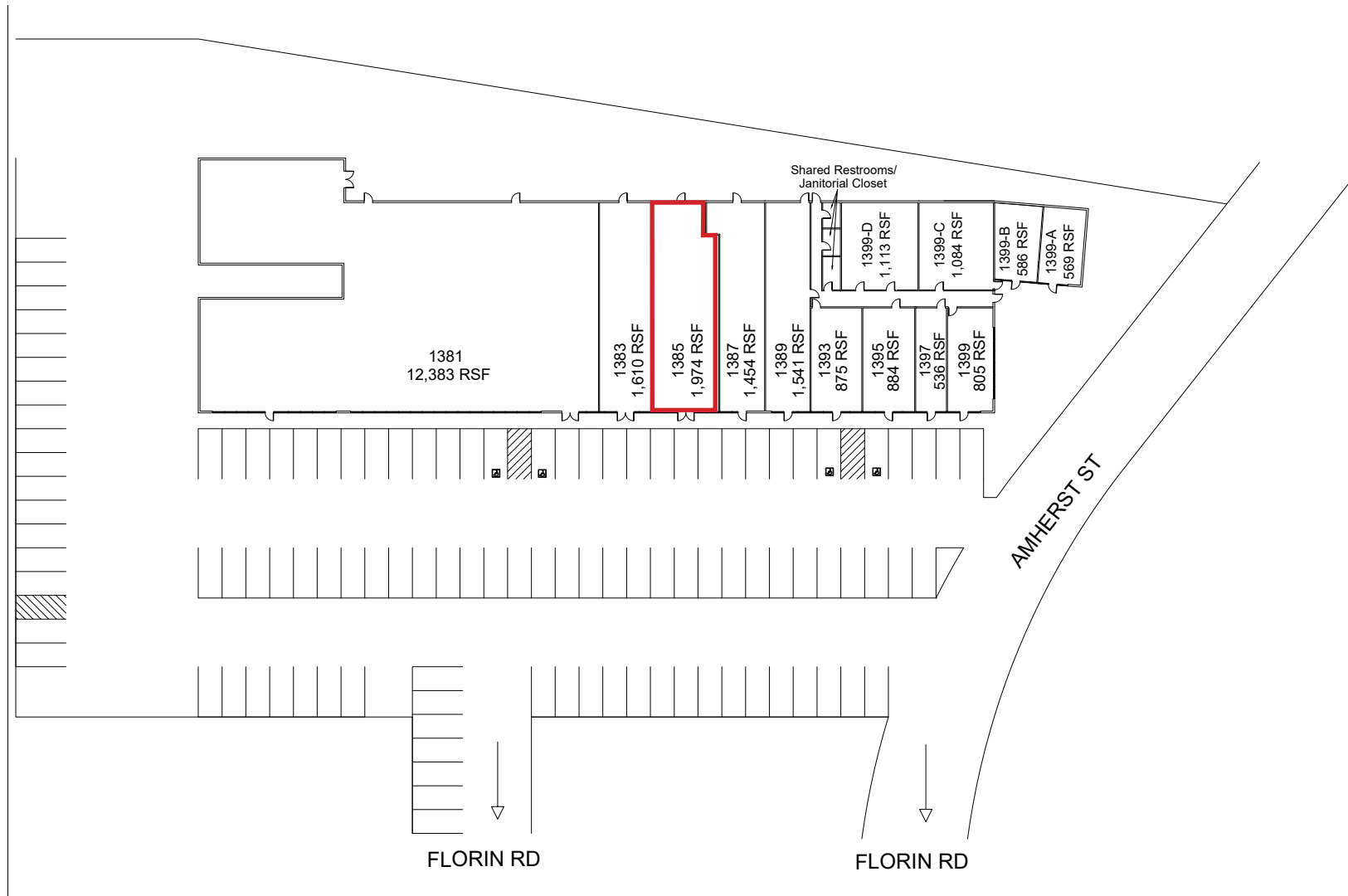
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AVAILABLE
1385
1,974 SF

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SITE PLAN



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