

RETAIL SPACE FOR LEASE | FLORIN TOWNE CENTRE

6035 & 6041 FLORIN RD, SACRAMENTO, CA 95823

LOCATED ON THE NWC OF FLORIN RD AND STOCKTON BLVD, WITH GREAT ACCESS TO HWY 99



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3400 Douglas Blvd, Suite 190,
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RETAIL SPACE FOR LEASE

SACRAMENTO, CA
NEIGHBORHOOD CENTER

Florin Towne Centre is shadow anchored by a Walmart Super Center which has the highest sales of any Walmart in the Greater Sacramento four county area, and is the 91% percentile of all Walmarts nationally.

Available For Lease

- 6035 Suite 100: ± 1,650 SF
- 6041 Suite 200: ± 1,399 SF



Property Highlights

- Zoned SC
- Built in 2008
- Average Daily Traffic on Florin Rd: 56,540 Cars Per Day
- Neighbors in Center: Wal-Mart Super-Center, Auto Zone Mega Hub, Petsmart, Smart Foodservice Warehouse Stores
- Popular Center with the #1 of 10 Walmart's in 15 miles
- 91% percentile Nationwide of Walmart's



LEASE RATE: \$2.00/SF/MONTH; NNN

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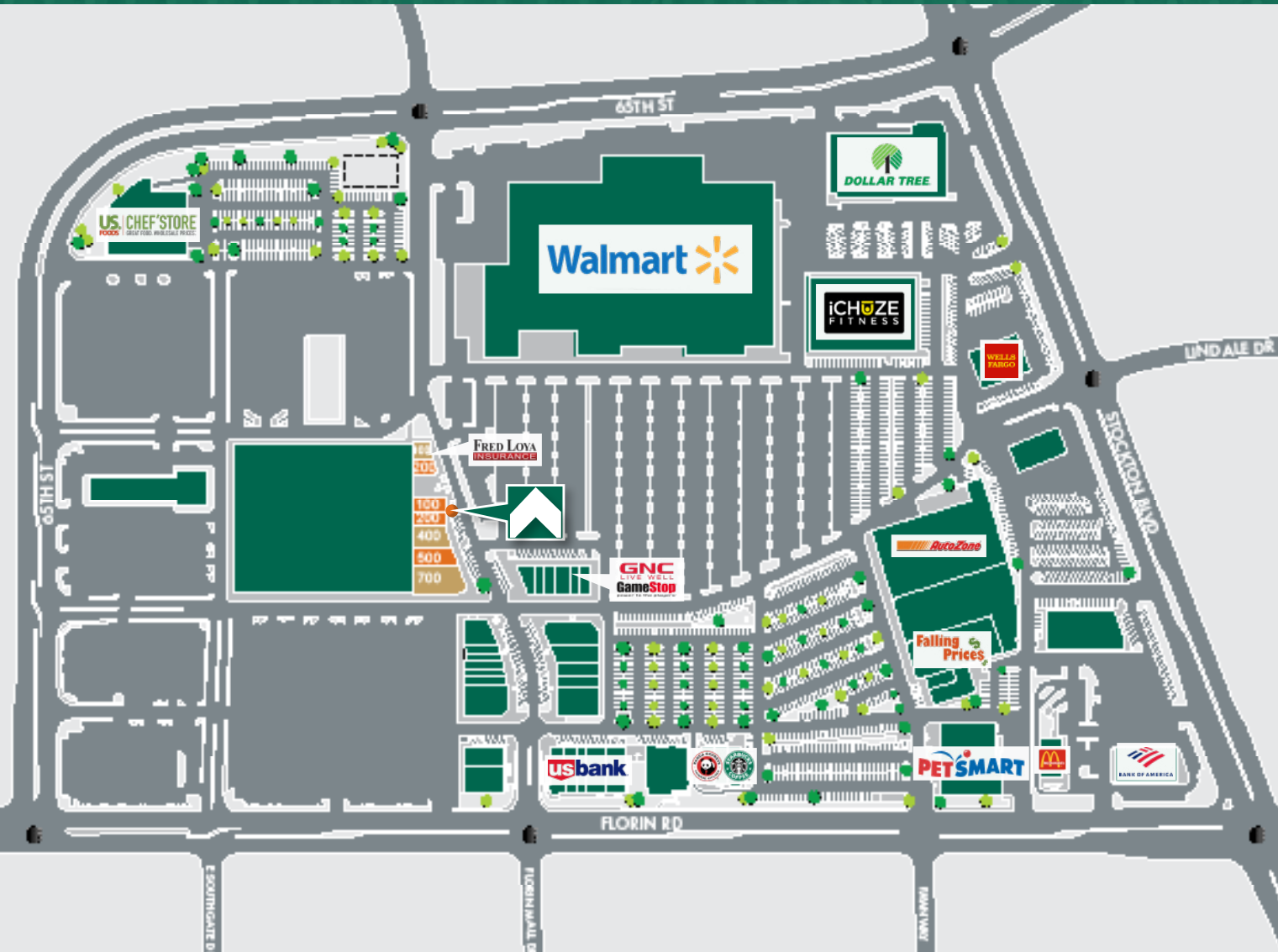
SITE PLAN

6035 FLORIN RD

Suite 100	AVAILABLE
Suite 200	Eclipse 7 Salon
Suite 400	Affordable Dentures
Suite 500	Nails x Lounge
Suite 700	Star Beauty Supply

6041 FLORIN RD

Suite 100	Fred Loya Insurance
Suite 200	AVAILABLE



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RETAIL SPACE FOR LEASE

SACRAMENTO, CA NEIGHBORHOOD CENTER

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Population	22,639	191,646	402,763
Households	7,181	58,151	133,659
Average Household Income	\$74,539	\$82,541	\$104,318
Median Age	34.3	33.3	35.0
Total Businesses	670	4,155	10,776
Daytime Demographics 16+	12,012	99,000	224,909
White Collar Workers	42.6%	47.0%	57.7%
Blue Collar Workers	57.4%	53.0%	42.3%



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