

**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.



**NOW REMODELED**

**VIEW VIRTUAL TOUR**

FOR MORE INFORMATION CONTACT:

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

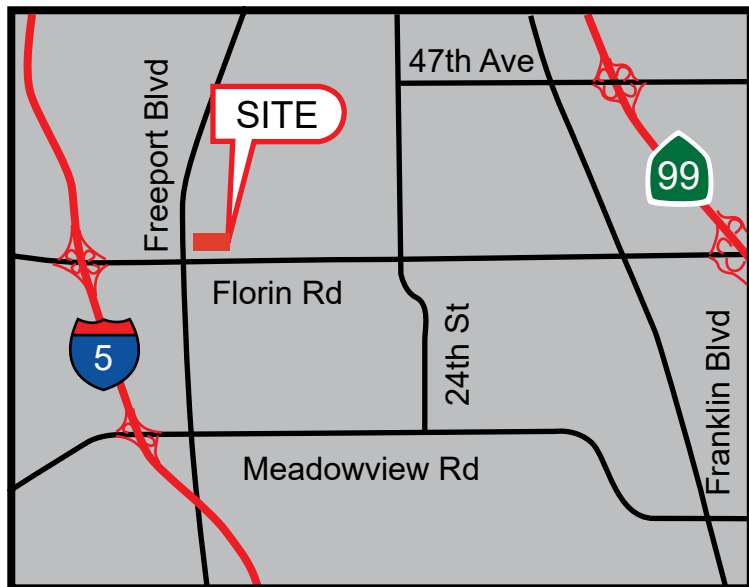
**FEATURES:**

- 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. 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 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.  
\*Available with 30 days' notice.

**DEMOGRAPHICS:**

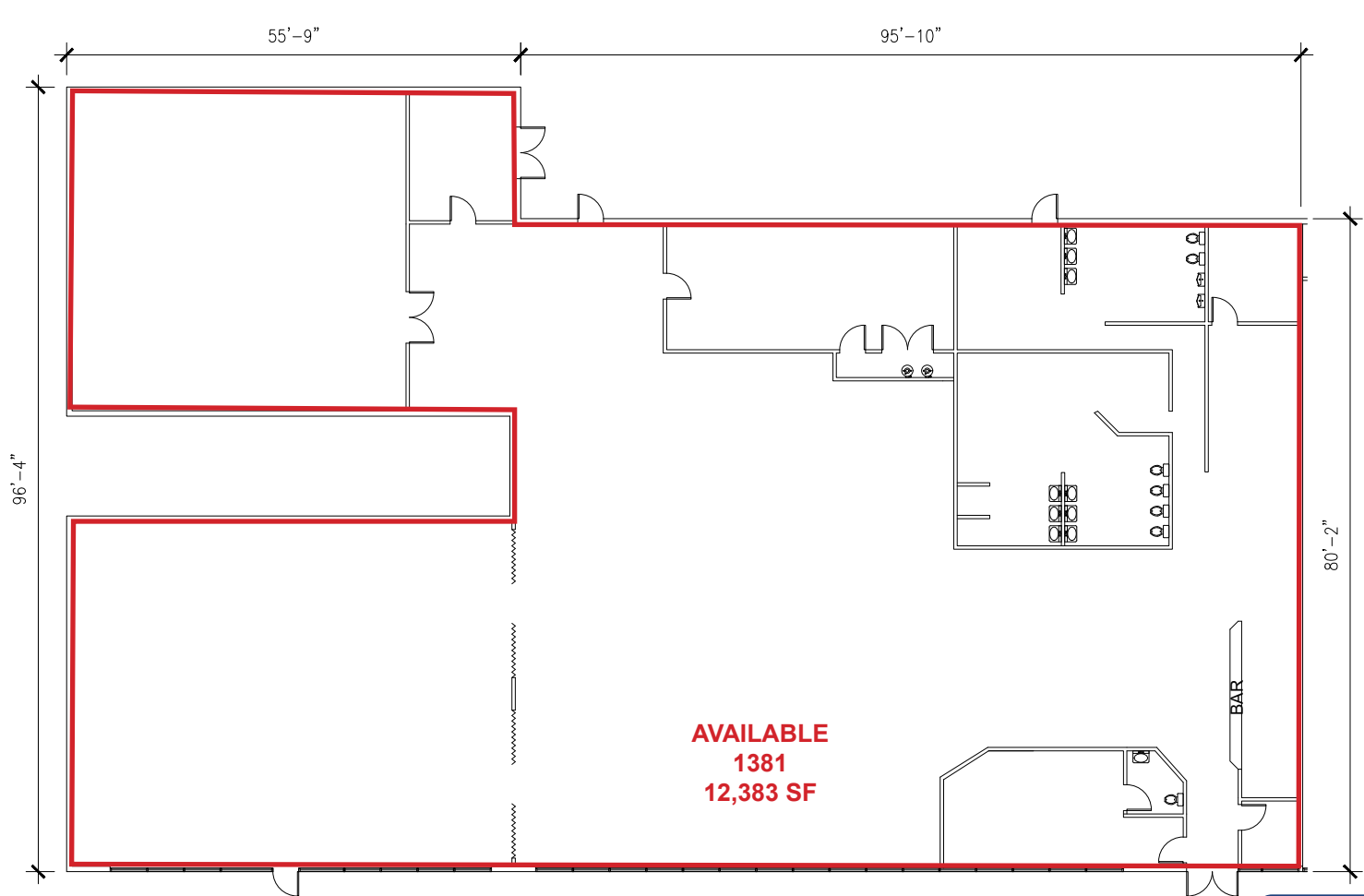
	<b>1 Mile</b>	<b>3 Mile</b>	<b>5 Mile</b>
2025 Total Population (est):	15,857	130,535	310,234
2025 Average HH Income:	\$118,037	\$115,671	118,546
Traffic Count @ Florin Rd:	32,359		

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FLOOR PLAN



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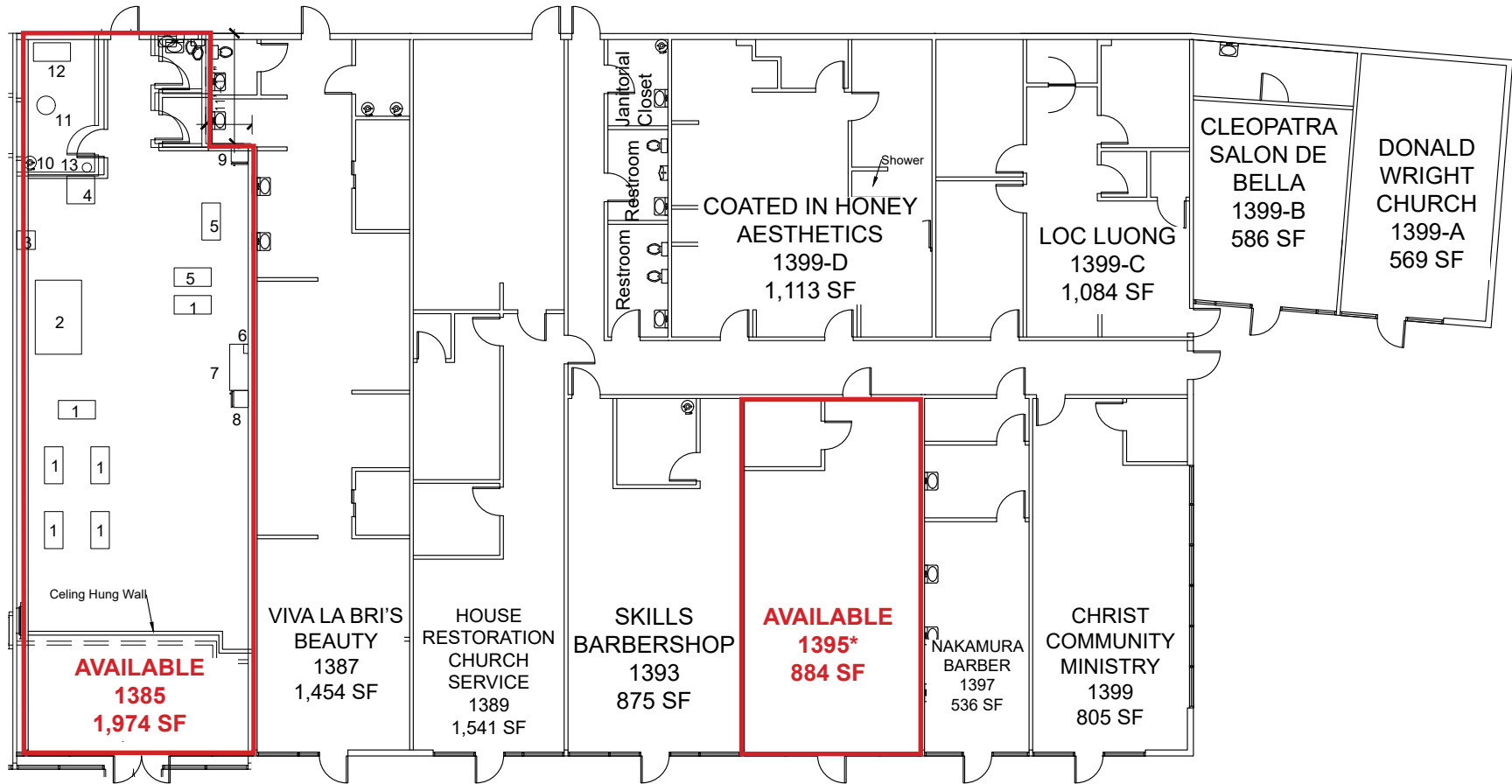
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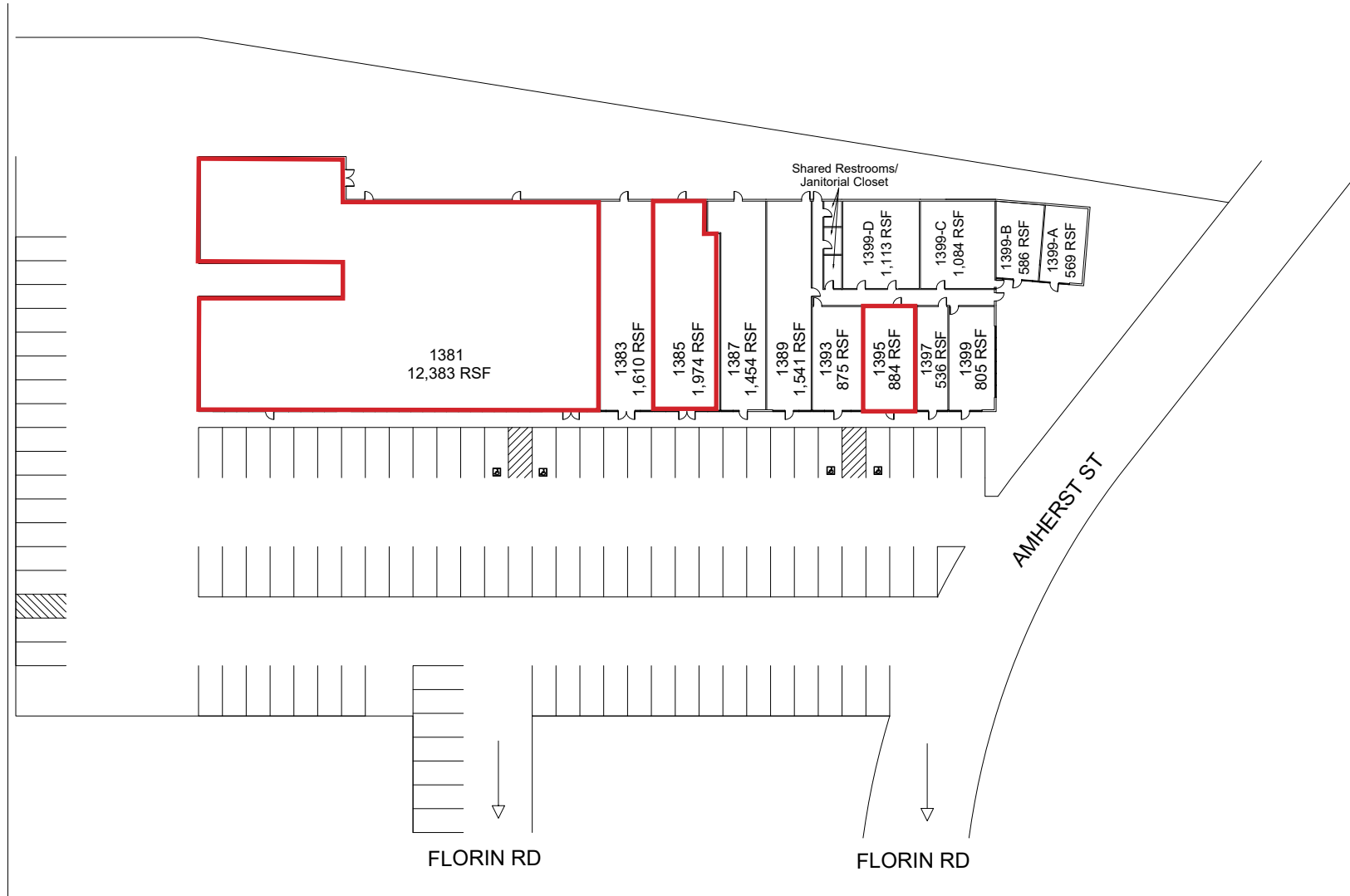
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SITE PLAN



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