

FLORIN TOWNE CENTRE

5901 FLORIN RD
SACRAMENTO, CA

RETAIL PAD FOR SALE OR LEASE
1.47 ACRES OF RETAIL LAND

ETHAN CONRAD

PROPERTIES INC.

LEASES SIGNED!



KIDS EMPIRE

Pivot Charging Co.

HOTEL
TRANSACTION
PENDING



FOR MORE INFORMATION CONTACT:

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

www.ethanconradprop.com

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 Walmarts nationally!
- Located along a major thoroughfare with easy access to Hwy 99
- Densely populated area with over 189,660 residents within 3 miles
- Along busy Florin Rd, adjacent to Florin Towne Centre
- The exact size of the parcels can be modified



PROPERTY DETAILS:

As a suburb of Sacramento with a steadily growing population, Florin has become an attractive destination for retailers and developers. The center offers a significant opportunity for value add, and the option to reposition the property into other retail/commercial uses, creating tremendous upside.

The site is approximately 20-acres with close proximity to South Sacramento FWY 99 (220,000 VPD), giving new ownership a rare opportunity to capitalize on new pad development.

LEASE RATES AND PURCHASE PRICING:

Parcel	SF	Sale Price	Price PSF	Rent per Year
Pad 1:	±64,013 SF	\$3,329,000.00	\$52.00	\$239,000.00, NNN
Pad 4:	In escrow			
Pad 5:	In escrow			

Existing site improvements (paving, landscaping, curb gutter and sidewalk, parking lot lighting, etc.) has a replacement cost of approximately \$10.00 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

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SITE PLAN



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