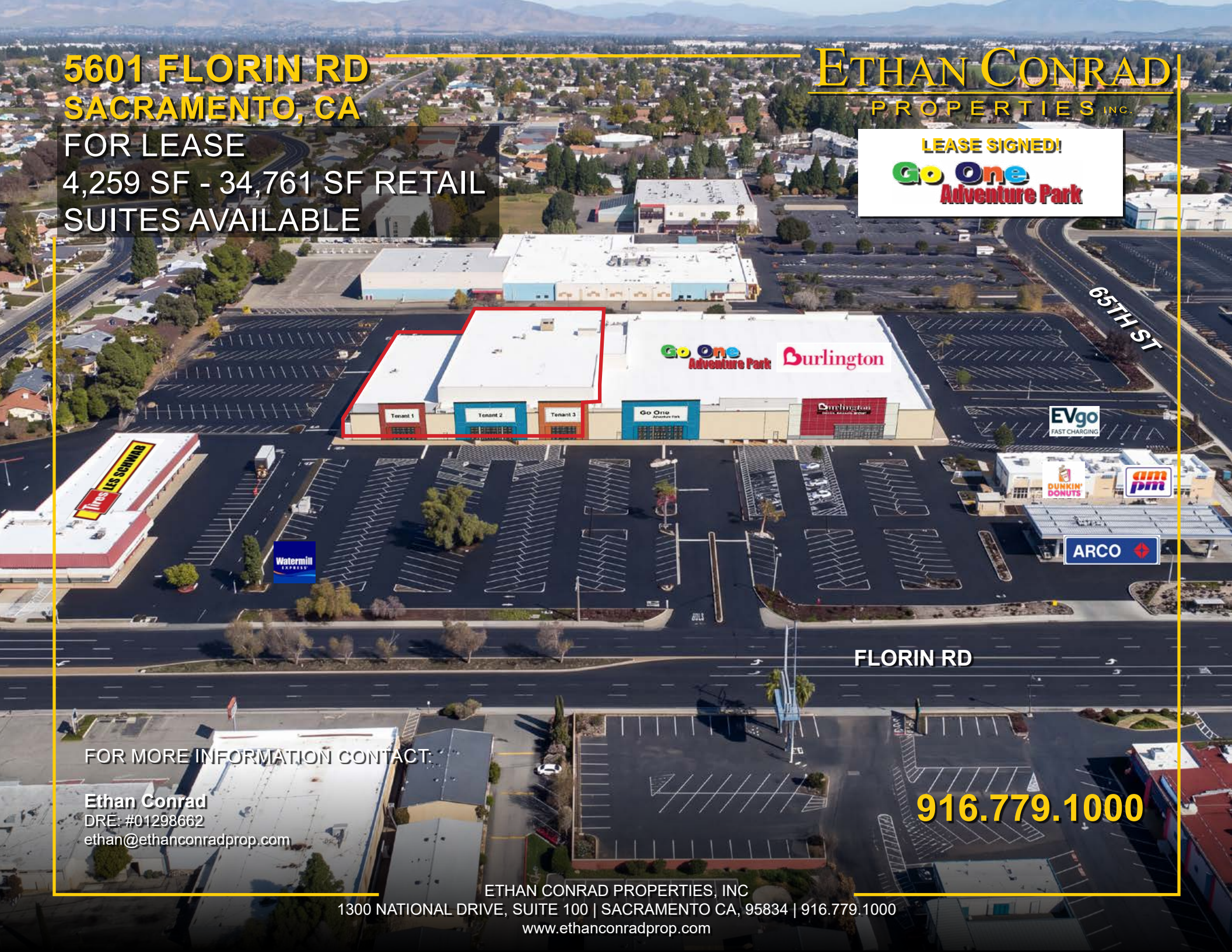


**5601 FLORIN RD
SACRAMENTO, CA**

**FOR LEASE
4,259 SF - 34,761 SF RETAIL
SUITES AVAILABLE**

ETHAN CONRAD
PROPERTIES INC.

LEASE SIGNED!
Go One
Adventure Park



FOR MORE INFORMATION CONTACT:

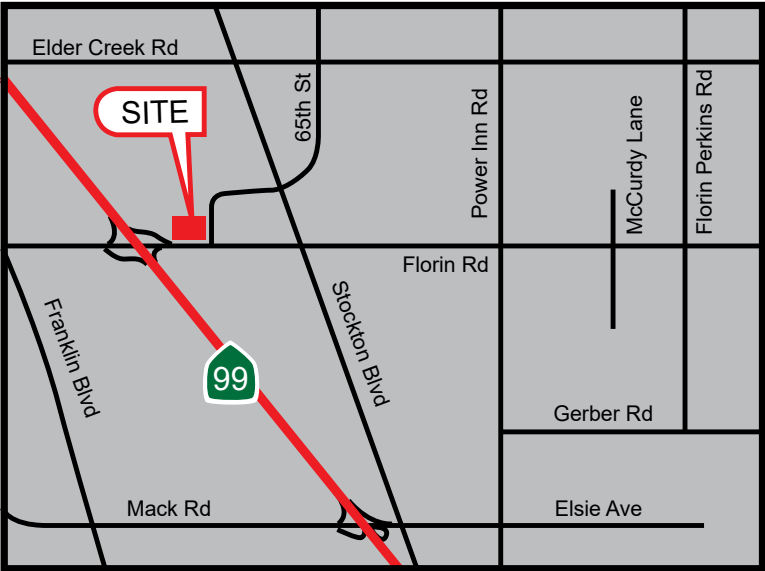
Ethan Conrad
DRE: #01298662
ethan@ethanconradprop.com

916.779.1000

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

FEATURES:

- Prominent exposure on well-traveled Florin Rd
- Anchored by Burlington
- Located along a major thoroughfare with easy access to Hwy 99
- Dense population with over 187,000 residents within 3 miles
- Along busy Florin Rd, adjacent to Florin Town Centre
- EVgo charging stations onsite
- Watermill Express pure water kiosk lease signed



PROPERTY DETAILS:

Center is situated directly off Hwy 99 at Florin Rd and is anchored by Burlington with Dunkin’ Donuts and Les Schwab within the property.

Many neighboring national tenants including: Walmart Supercenter, Starbucks, Krispy Kreme, Home Depot and many more.

Florin Towne Centre signed leases for Pollo Campero, Quick Quack Car Wash, Raising Cane’s, Kids Empire, and a hotel.

LEASE RATES:

1st Floor - Suite 100: 4,259 SF - 34,761 SF (\$0.99 - \$1.20 PSF, NNN)

2nd Floor - Suite 200: 25,741 SF (\$0.59 PSF, NNN)

NNN costs are approximately \$0.25 PSF.

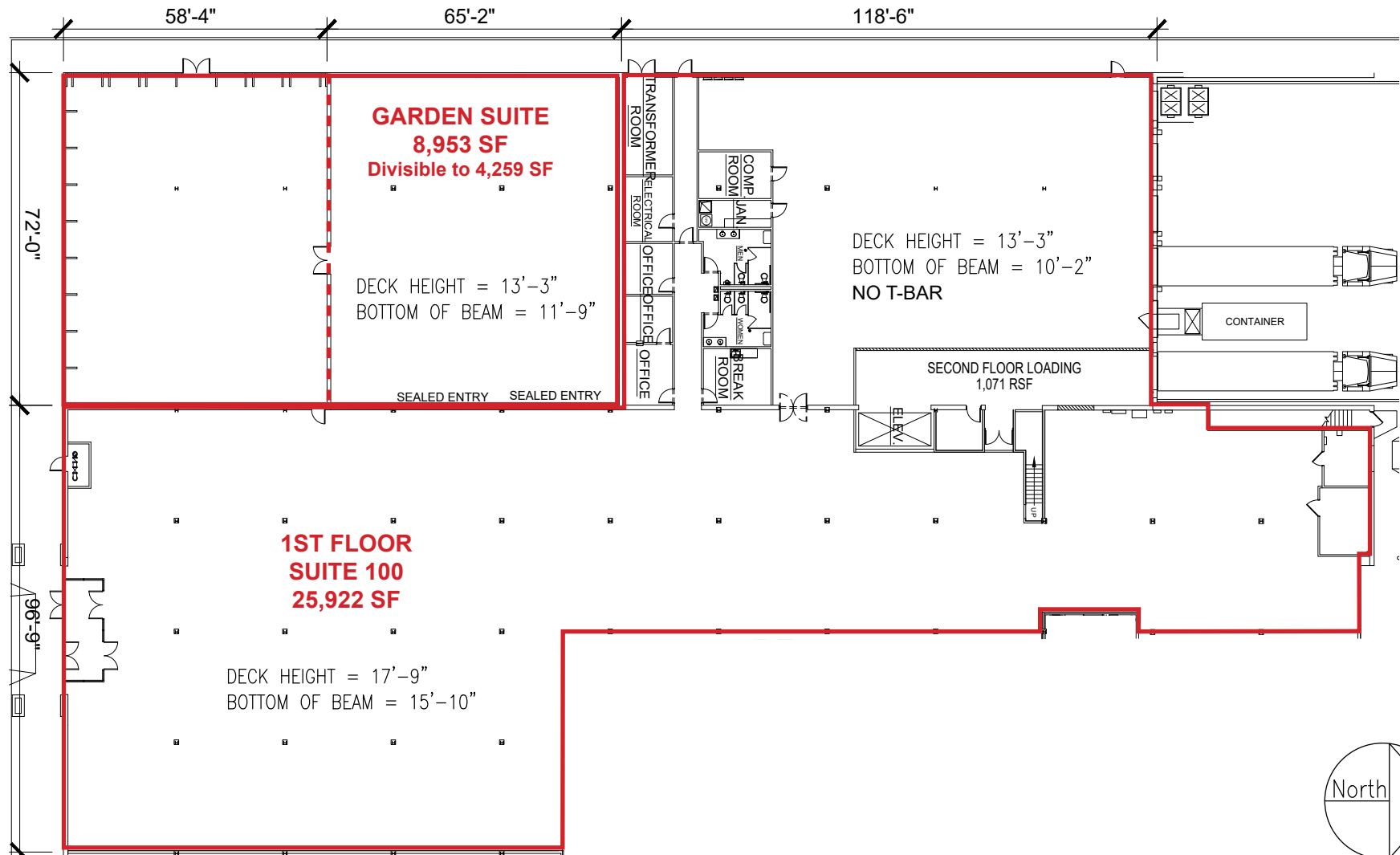
DEMOGRAPHICS:

	1 Mile	3 Mile	5 Mile
2024 Total Population (est):	23,290	187,826	393,069
2024 Average HH Income:	\$72,702	\$82,245	\$101,135
Traffic Count @ Florin Rd/65th Street:		15,127	

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1ST FLOOR
PLAN

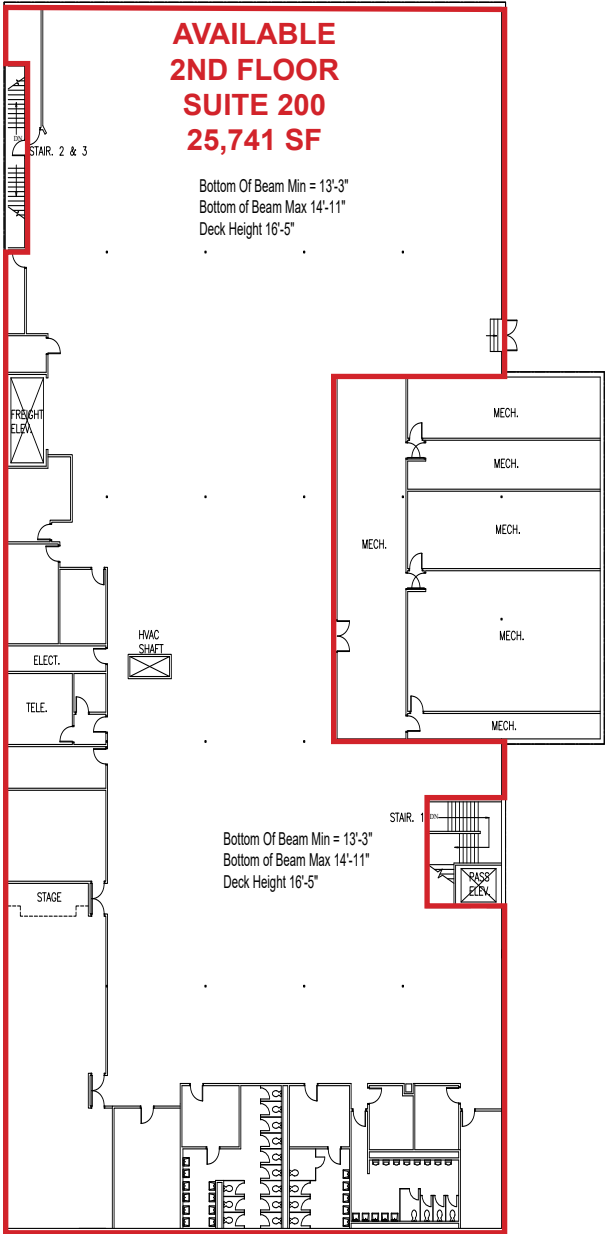
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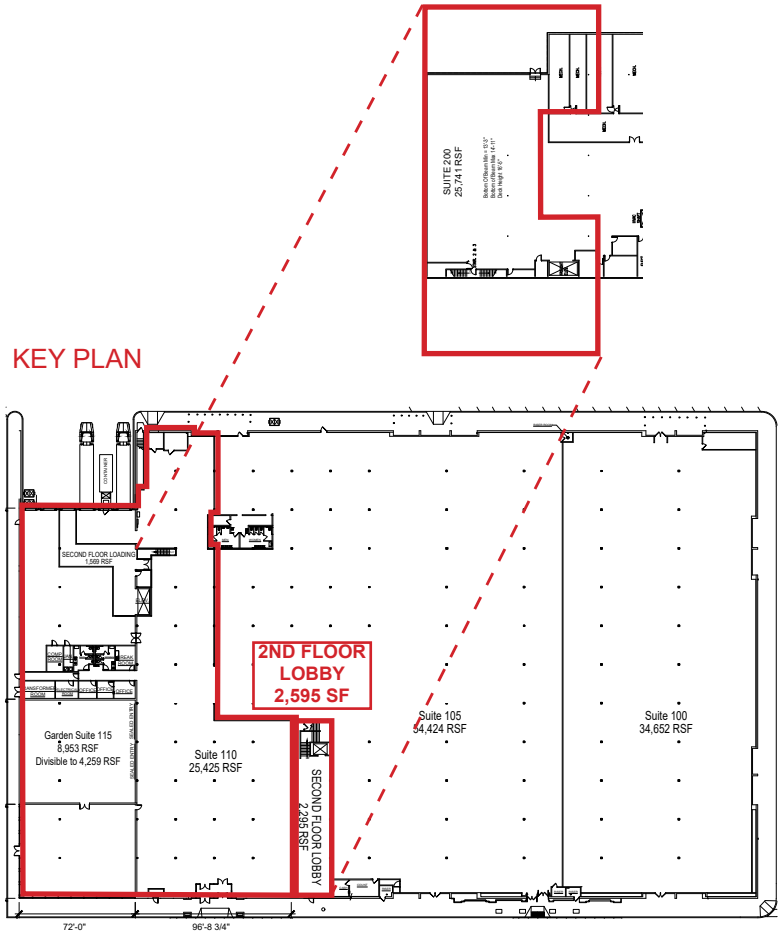
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2ND FLOOR
PLAN

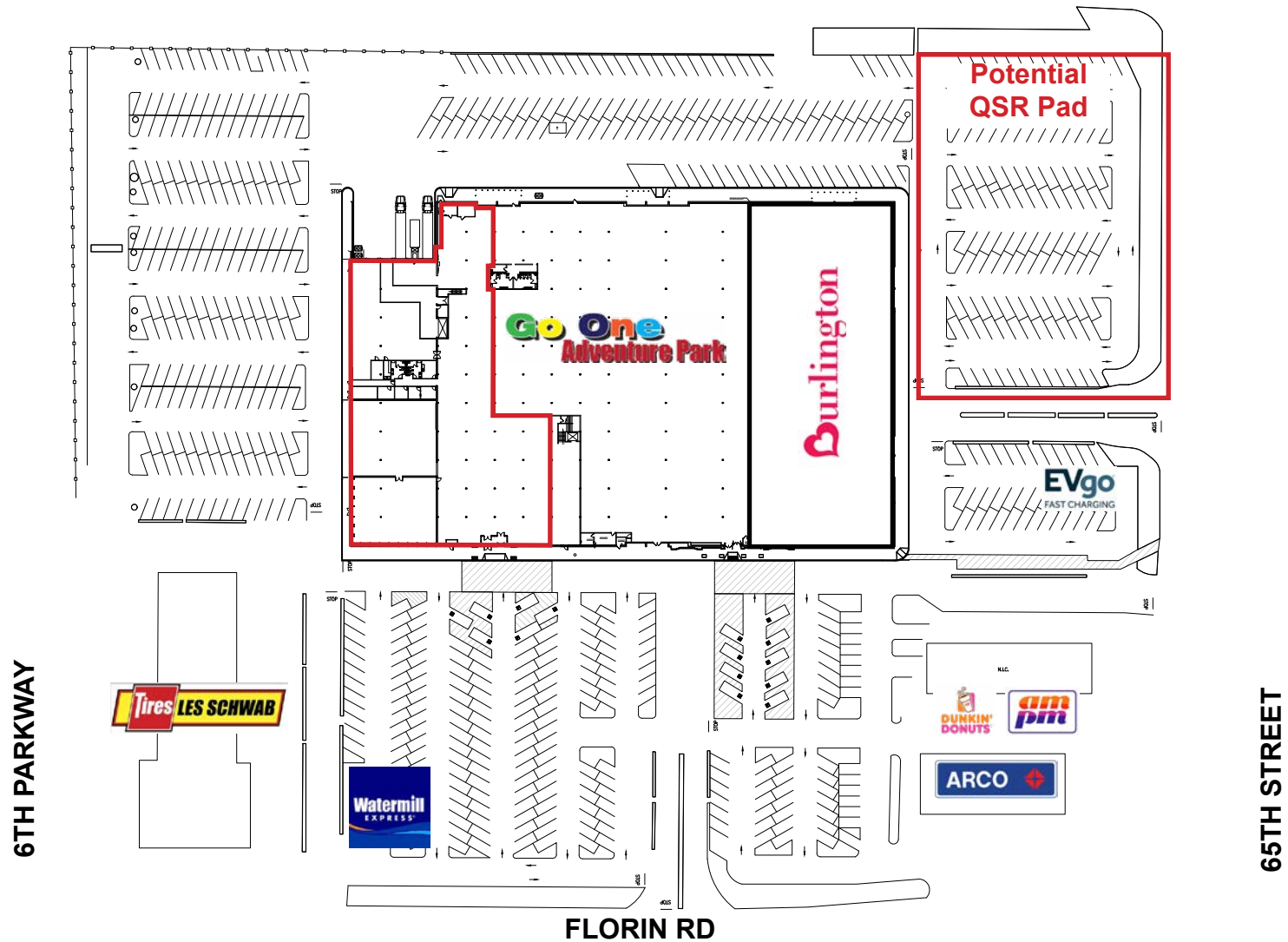


KEY PLAN



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SITE PLAN



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