

**2326 FLORIN RD
SACRAMENTO, CA**

**FOR SALE OR LEASE
42,452 SF CHURCH, RETAIL, OR
FITNESS BUILDING
WITH LARGE FREE SPAN AREA**

ETHAN CONRAD
PROPERTIES INC.

MAJOR REMODEL COMPLETE

FLORIN RD MONUMENT SIGN



FOR MORE INFORMATION CONTACT:

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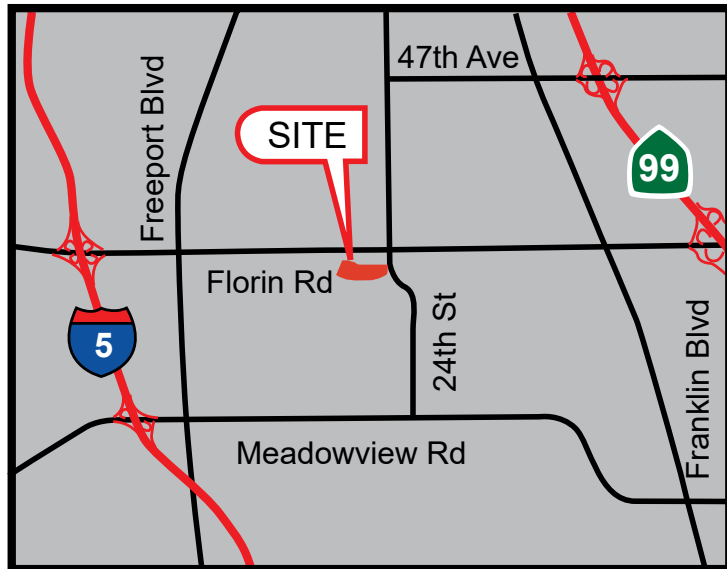
VIEW VIRTUAL TOUR

916.779.1000

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

FEATURES:

- Located in Florin Square Shopping Center
- ±3.79 acre parcel
- Large monument signage on Florin Rd along with good building signage, both facing Florin Rd and 24th St
- 103' x 230' depth clear span area ideal for indoor sports use
- Ample parking (206 spaces)
- 1,200 amps of 277/480 volt, 3-phase power
- Zoning: C-2 Zoning, which allows for commercial and retail uses



PROPERTY DETAILS:

Established shopping center in close proximity to many retail and food services. Located at the intersection of Florin Rd and 24th St with strong daily traffic. Formally a bowling alley and a gym. Approximately 60% of the building is free span construction.

The following is a brief list of logical uses per the zoning:

- General Retail
- Athletic/Fitness Club
- General Office
- Entertainment/Amusement Center (Indoor)
- Assembly - Cultural, Religious, Social
- Theater/Cinema/Museum
- School - Dance, Music, Art, Martial Arts, Vocational

LEASE RATE:

\$37,358.00 (\$0.88 PSF, NNN)

NNN costs are approximately \$0.21 PSF.

PURCHASE PRICE:

\$4,882,000 (\$115.00 PSF)

DEMOGRAPHICS:

	1 Mile	3 Mile	5 Mile
2025 Total Population (est):	23,559	158,333	347,670
2025 Average HH Income:	\$93,231	\$106,341	\$115,903
Traffic Count @ [Florin Rd]:	13,114		

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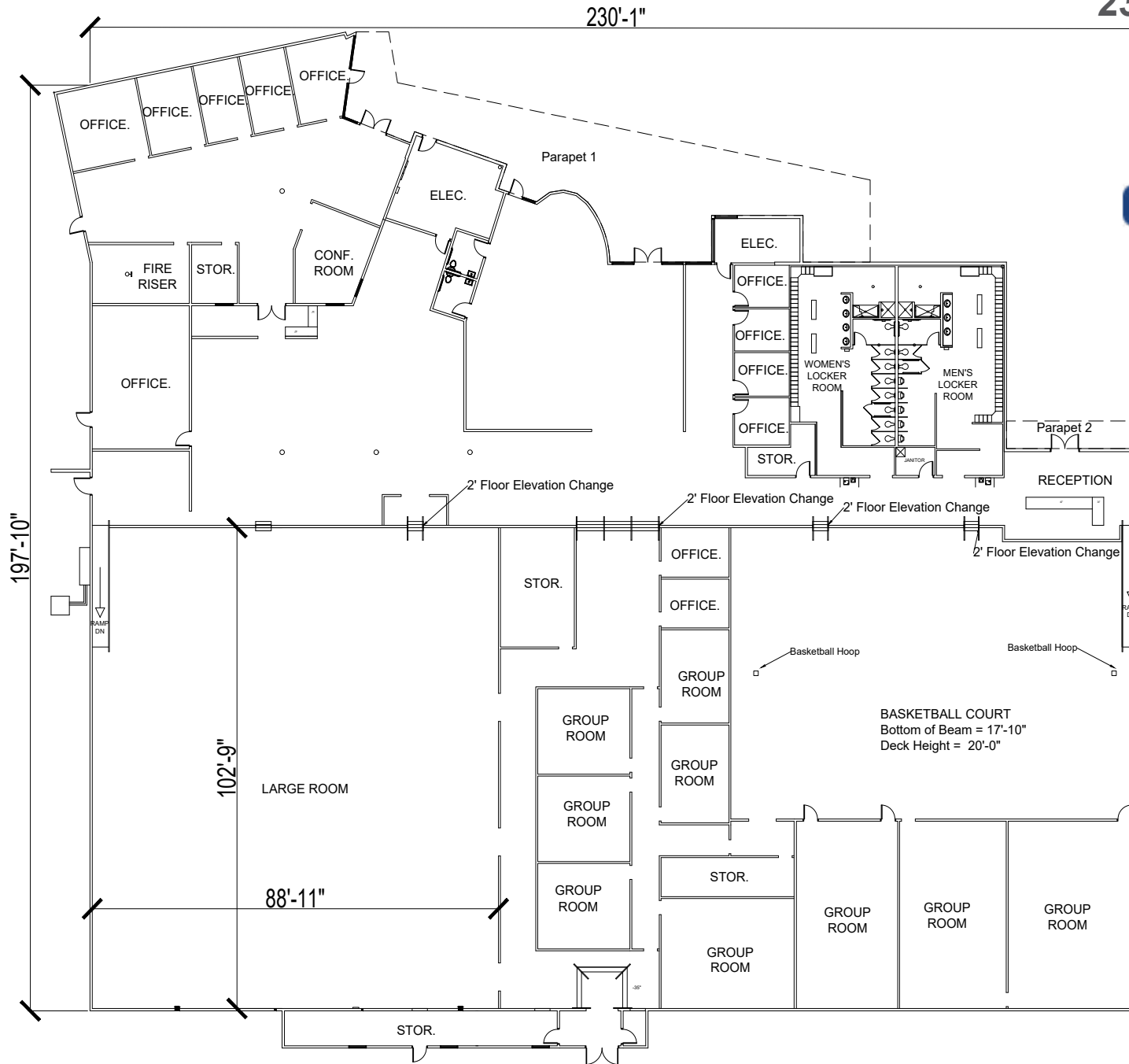
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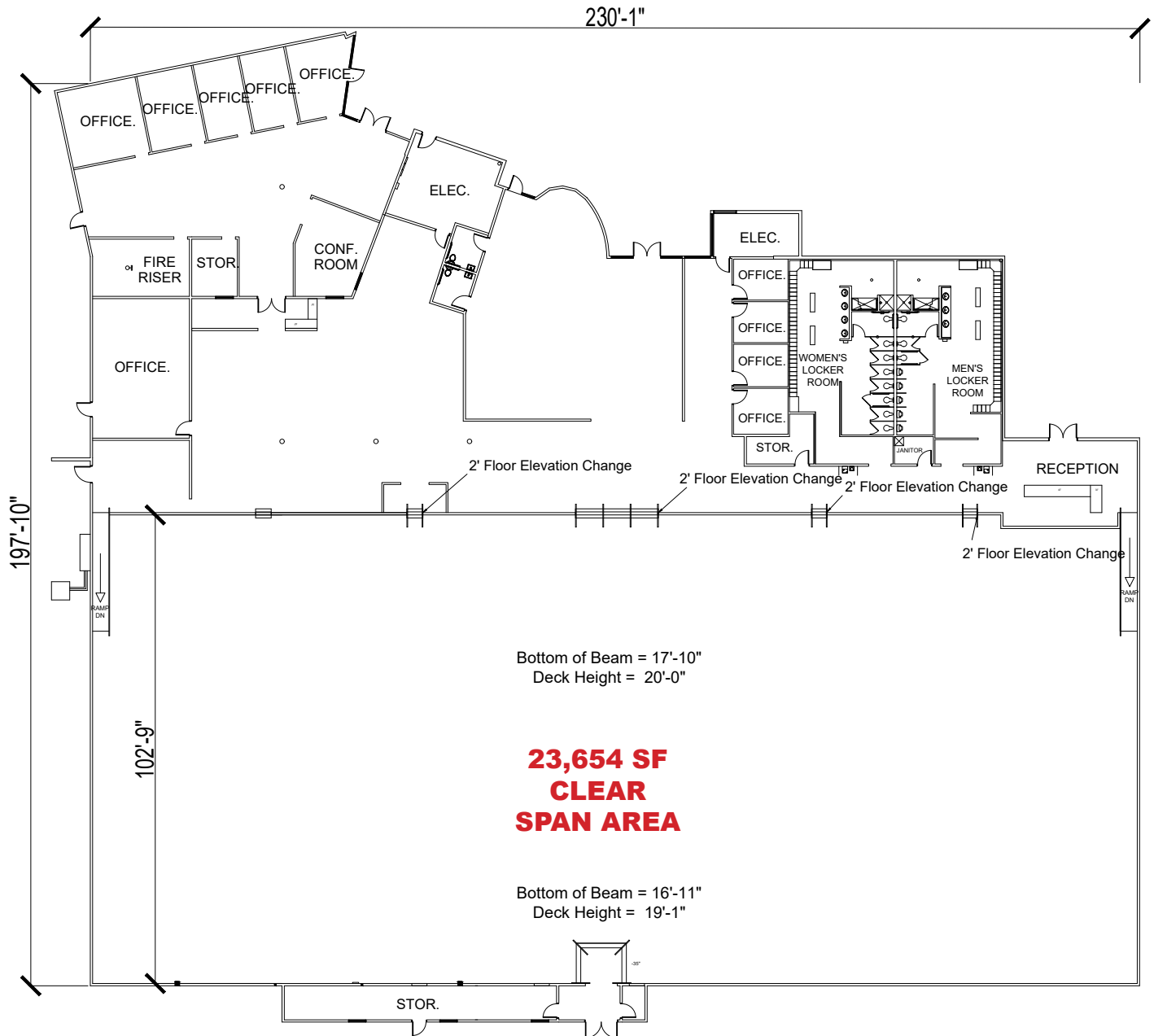
FLOOR PLAN



[VIEW VIRTUAL TOUR](#)

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.

FREE SPAN AREA FLOORPLAN



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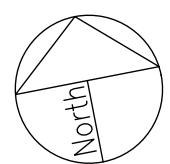
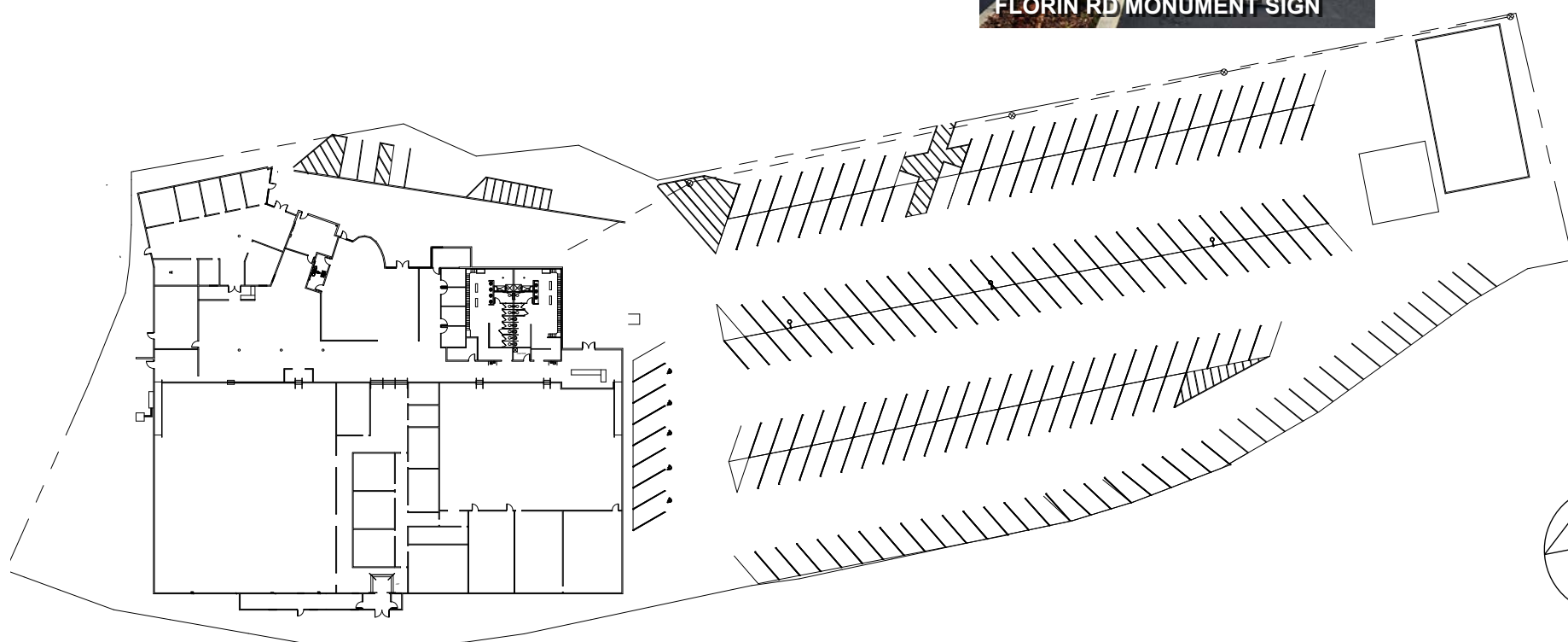
SITE PLAN

FLORIN RD



FLORIN RD MONUMENT SIGN

24TH STREET

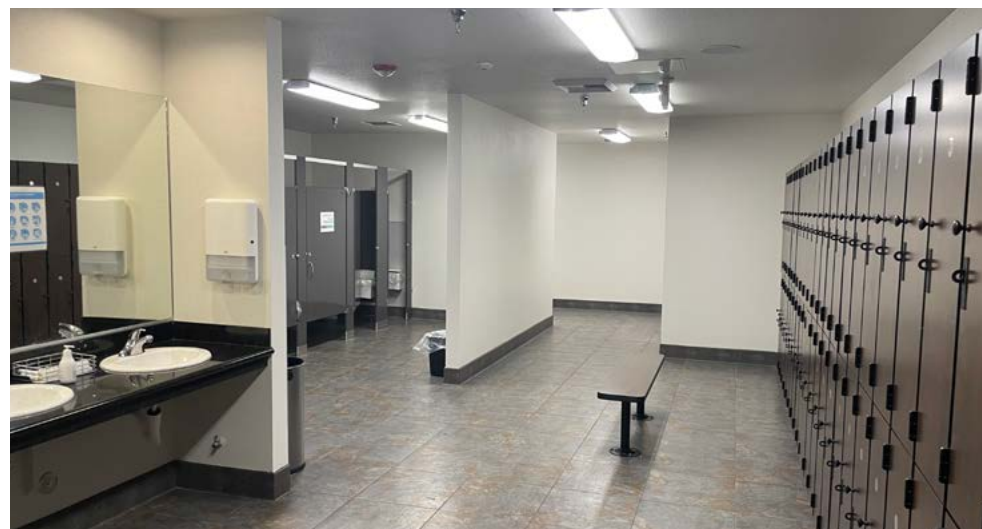
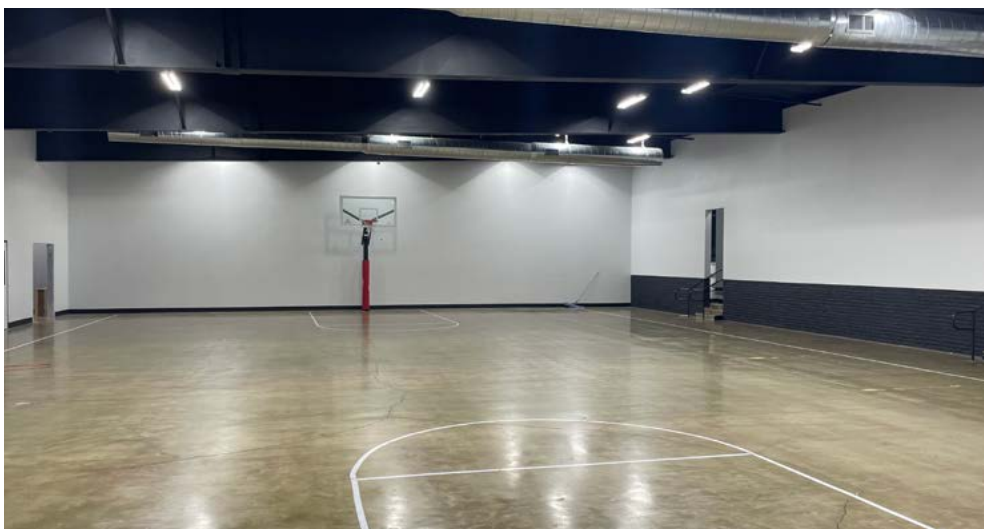


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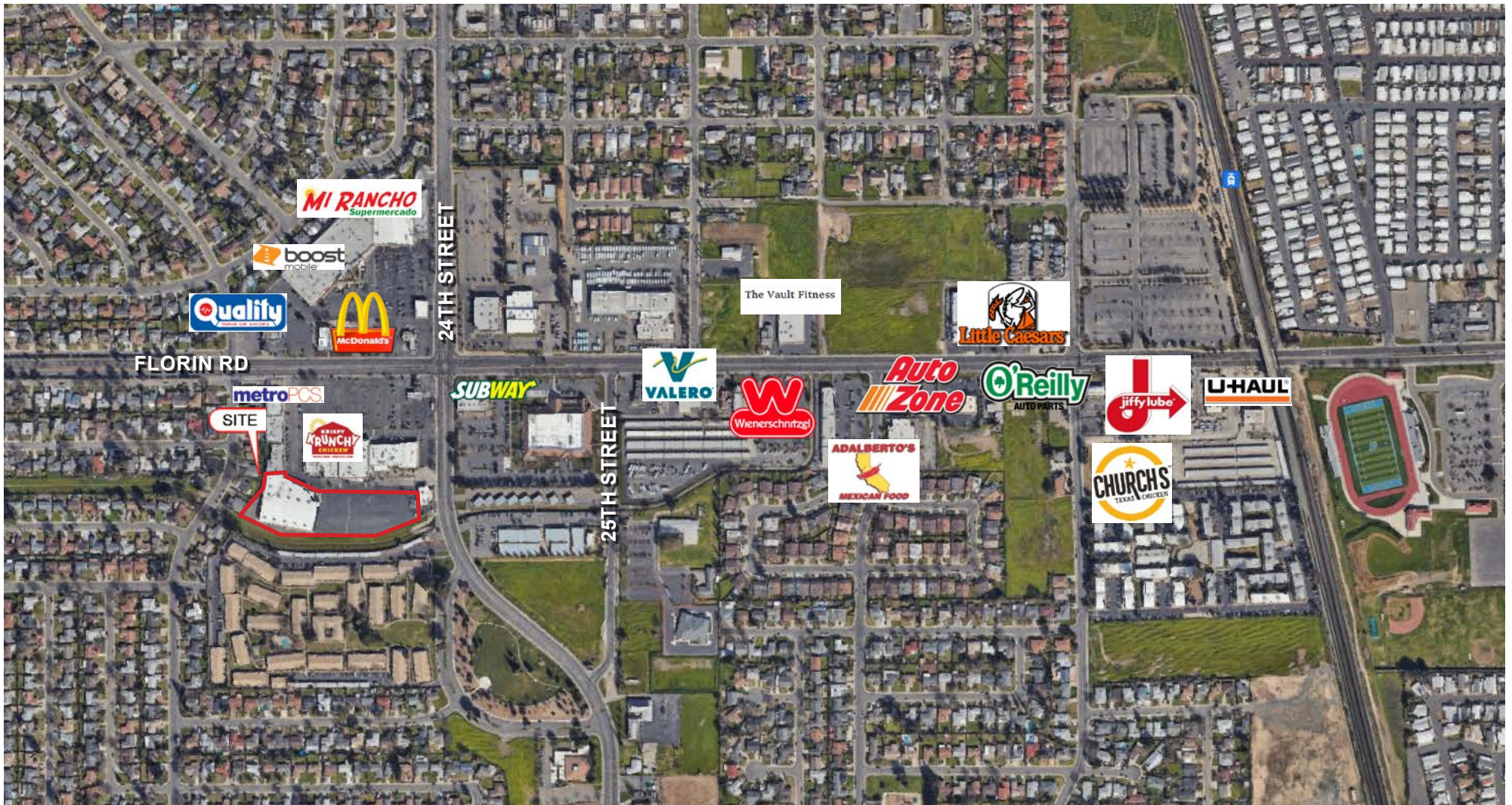


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