

**5601 FLORIN RD
SACRAMENTO, CA**

**FOR LEASE
25,741 SF 2ND FLOOR
OFFICE, TECH OR BANQUET HALL SPACE**

ETHAN CONRAD
PROPERTIES INC.

LEASE SIGNED!

**Go One
Adventure Park**

65TH ST

EVgo
FAST CHARGING

**DUNKIN'
DONUTS**

**am
pm**

ARCO

**Watermill
EXPRESS**

FLORIN RD

FOR MORE INFORMATION CONTACT:

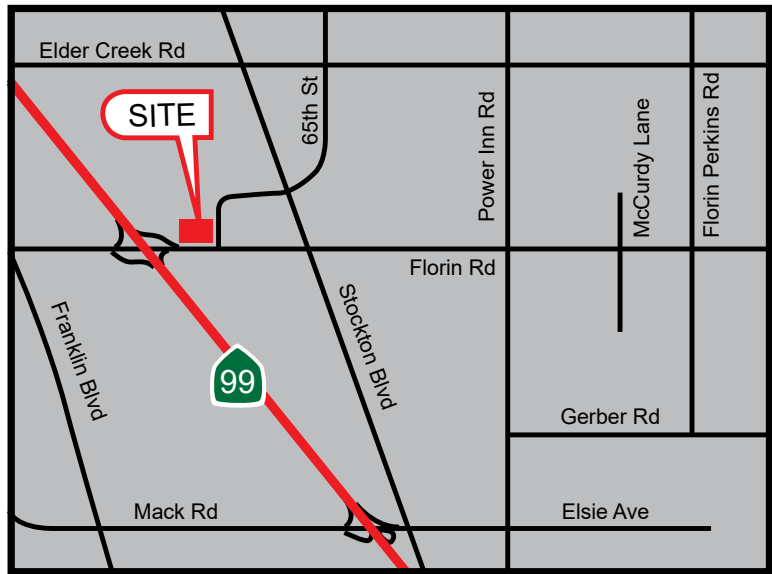
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ETHAN CONRAD PROPERTIES, INC
1300 NATIONAL DRIVE, SUITE 100 | SACRAMENTO CA, 95834 | 916.779.1000
www.ethanconradprop.com

FEATURES:

- 2nd floor 25,741 SF Office, Tech or Banquet space with lobby entrance on the 1st floor
- Served by elevator, freight elevator, and two stairwells
- 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



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 RATE:

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	

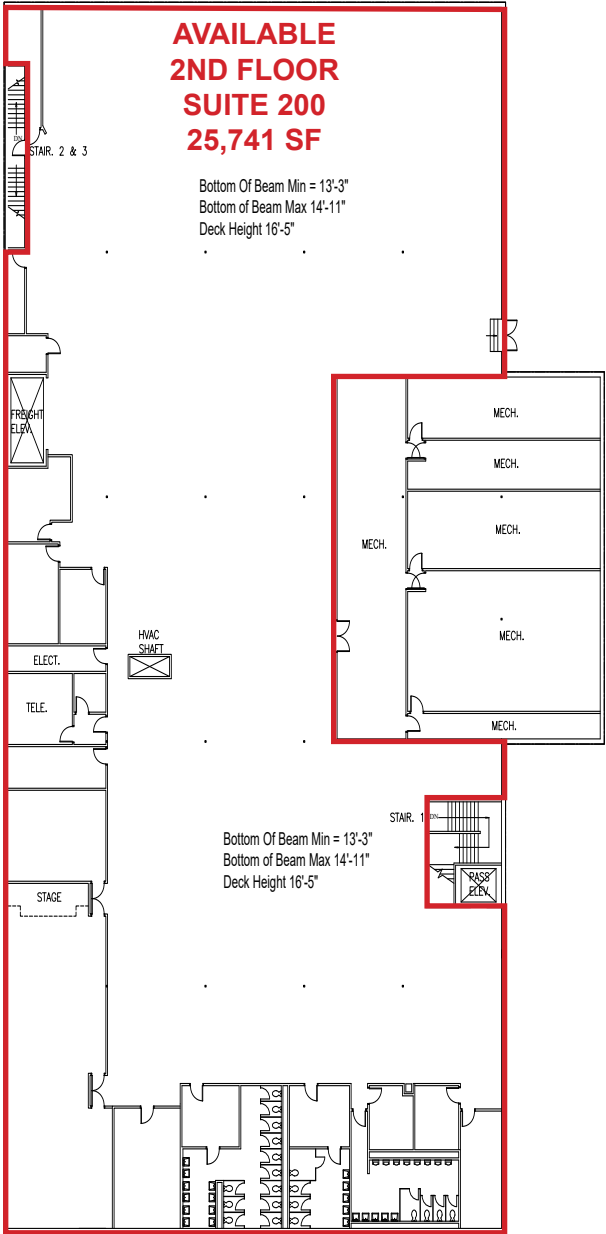
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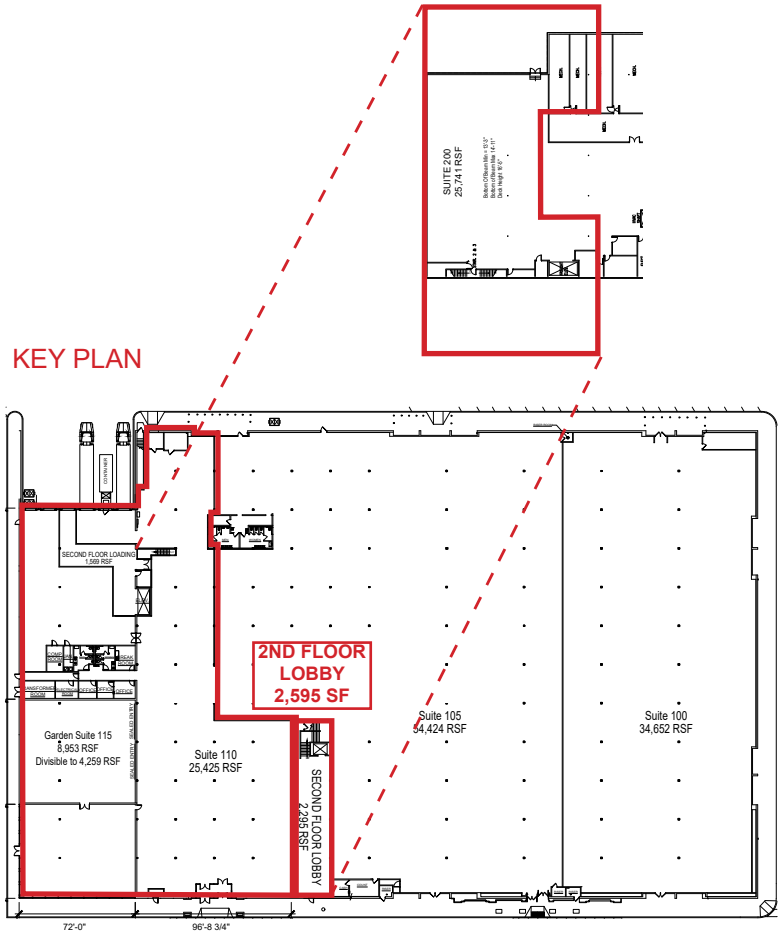
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2ND FLOOR
PLAN



KEY PLAN

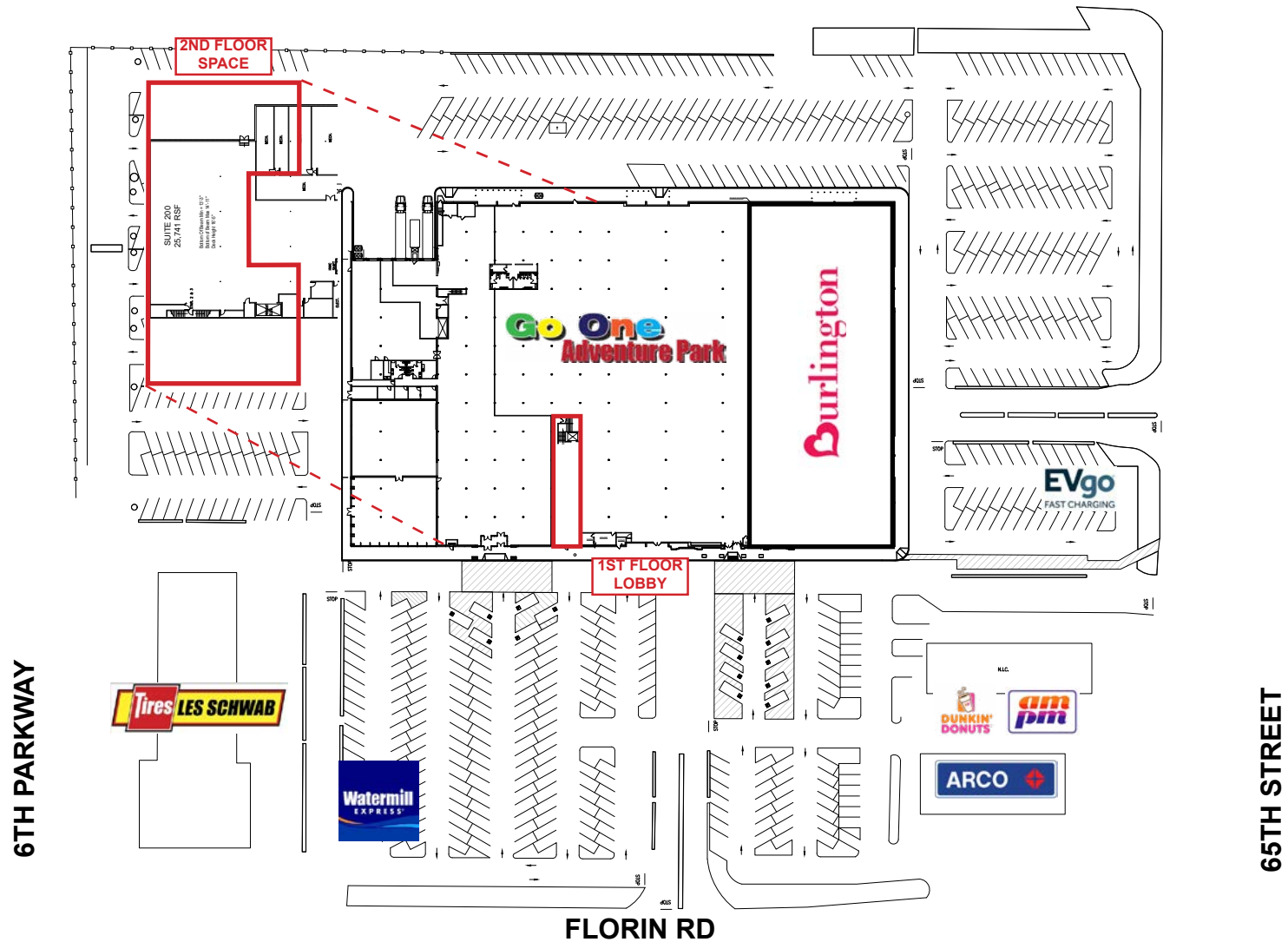


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FOR LEASE

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SITE PLAN



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