

FLORIN TOWNE CENTRE

5901 FLORIN RD

SACRAMENTO, CA

FOR LEASE 5,252 SF - 79,491 SF

RETAIL/RESTAURANT SPACE

ETHAN CONRAD

PROPERTIES INC.

NOW REMODELED!

LEASES SIGNED!



AVAILABLE
916.779-1000

VIEW VIRTUAL TOUR

FOR MORE INFORMATION CONTACT:

Ethan Conrad

DRE: #01298662

ethan@ethanconradprop.com

916.779.1000

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 Walmart's nationally!
- Located along a major thoroughfare with easy access to Hwy 99
- Dense population with over 189,660 residents within 3 miles
- Along busy Florin Rd, adjacent to Florin Town Center
- Approximately 500 parking spaces



PROPERTY DETAILS:

Former Sears Box at the Florin Towne Centre in Sacramento, CA. The property sits on approximately 10-acre parcel on Florin Road located right off Highway 99, providing exceptional visibility and access.

Leases for El Super Markets, Raising Cane's, Aliados Restaurant, Quick Quack Carwash, Kids Empire, and 7 Brew Coffee have been signed!

EVGateway EV charging stations on-site.

LEASE RATES:

Lower Level: 20,000 SF - 79,491 SF
\$0.28 - \$0.31 PSF, NNN

NNN costs are approximately \$0.09 PSF.

First Floor: 50,652 SF \$0.79 - \$1.25 PSF, NNN
NNN costs \$0.18 PSF with minimum SF of 8,794 SF.

Second Floor-Restaurant 5,252 SF \$0.75 PSF, NNN
NNN costs are approximately \$0.18 PSF.

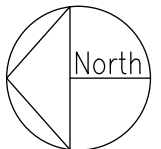
DEMOGRAPHICS:	1 Mile	3 Mile	5 Mile
2025 Total Population (est):	23,432	188,911	395,161
2025 Average HH Income:	\$81,311	\$91,099	\$112,499
Traffic Count @ Florin Rd:	35,527	65th Street:	15,127

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



FLORIN TOWNE CENTRE | ANCHOR
5901 FLORIN RD
 SACRAMENTO, CA

373'-4"

305'-9"

50'-10"

77'-1"

5 Roll-Up Doors

FIRE RISER

ELEVATOR

RESTROOM

FIRE RISER

TELE

E.P.

ELEVATOR

ANOVA CABINETS AND STONE SUITE 20 37,843 SF

AVAILABLE SUITE 10 79,491 SF DIVISIBLE TO 20,000 SF

DECK HEIGHT = 13'-3"

FIRE RISER

ELEVATOR

HVAC

TELE

FIRE CONTROL

ESCALATOR

ELEVATOR

ELEVATOR

HVAC

TRANS & E.P.

24'-10"

25'-10"

FIRE RISER

HIGH VOLT ELEC

ELEC

HVAC

ELEC/WATER CHILLER ROOM

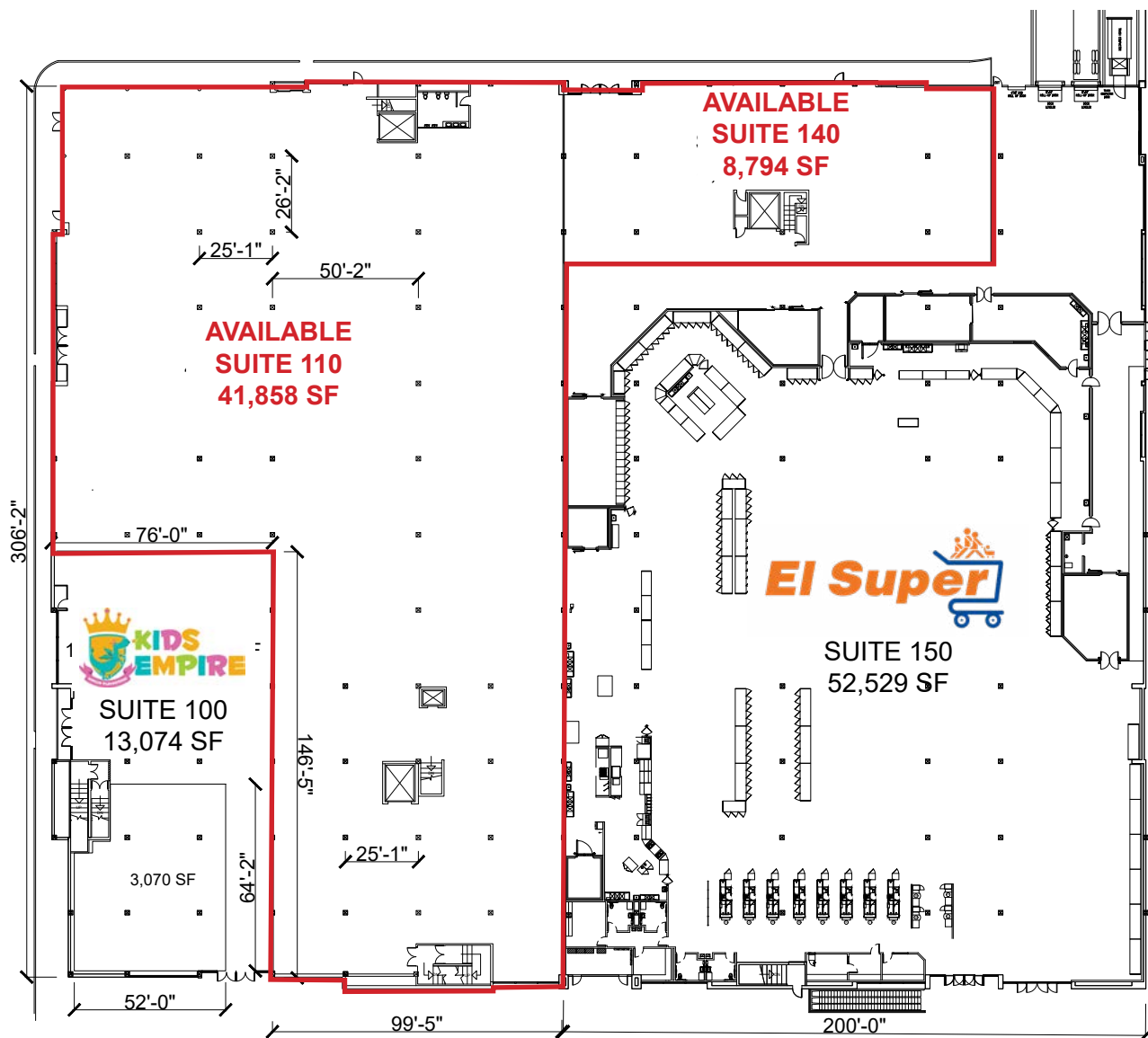
TELE

TELE

Suite	SF	Lease Rate
Lower Level/Warehouse	20,000 - 79,491	\$0.28 - \$0.31 PSF, NNN
NNN costs approximately \$0.09 PSF.		

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FLOOR PLAN
FIRST FLOOR/
RETAIL



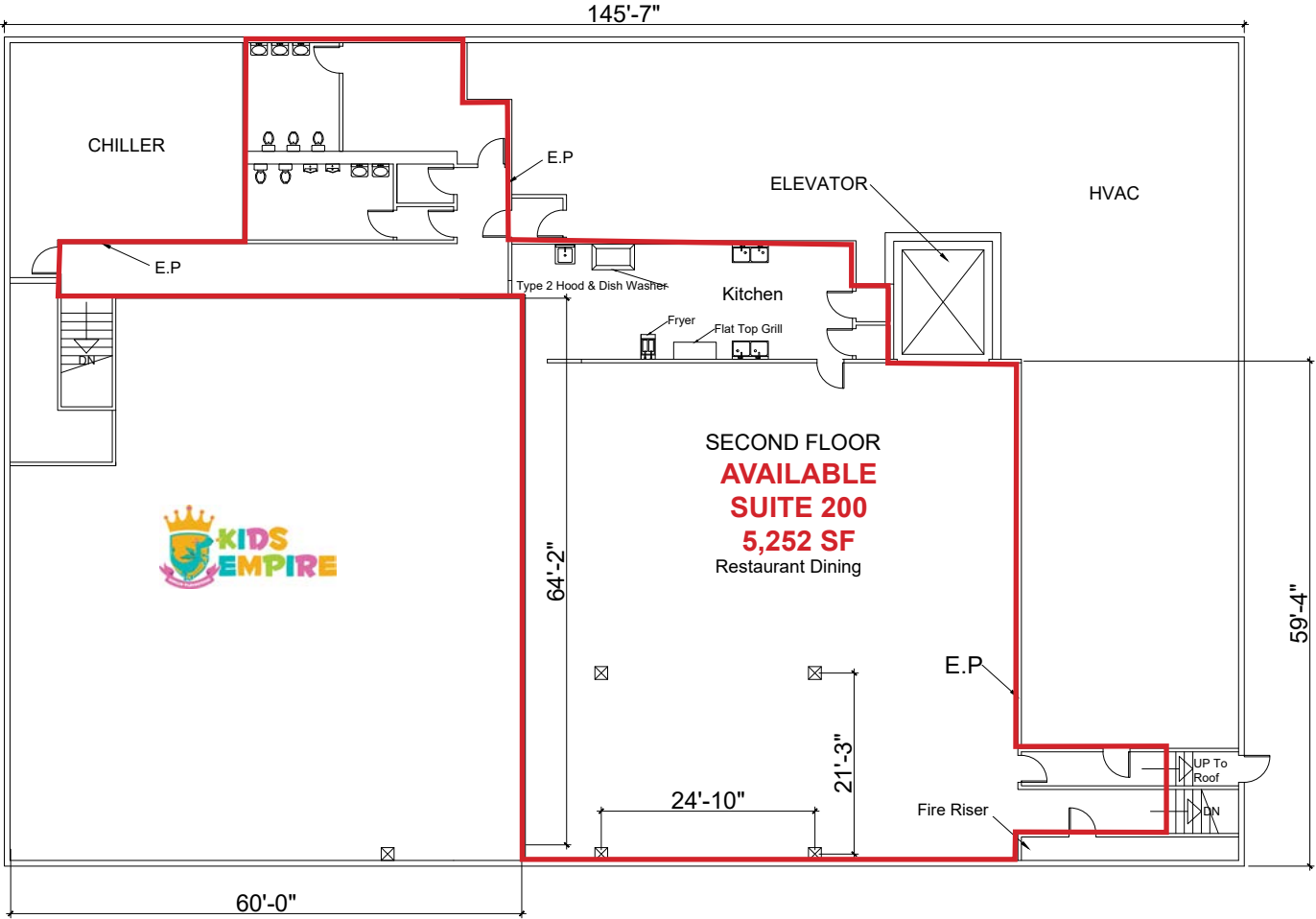
Suite 110/140	SF	Lease Rates
First Floor/Retail	8,794 - 50,652	\$0.79 - \$1.25 PSF, NNN
NNN costs are approximately \$0.18 PSF.		

T-Bar Ceiling Clear Height: 14 ft, 0 inch

Clear height to the bottom of roof deck:
18 ft, 8 inch minimum to 20 ft, 0 inch maximum

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FLOOR PLAN
SECOND FLOOR/
RESTAURANT



Suite 200	SF	Lease Rate
Second Floor/Restaurant	5,252	\$0.75 PSF, NNN
NNN costs are approximately \$0.25 PSF.		

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FOR LEASE

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