

AMHERST PLAZA 1385 FLORIN RD SACRAMENTO, CA

FOR LEASE
1,974 SF FULLY EQUIPPED DRY
CLEANER SUITE

ETHAN CONRAD
PROPERTIES INC.

LEASES SIGNED!

TESLA

SUPERCHARGER



NOW REMODELED

VIEW VIRTUAL TOUR

FOR MORE INFORMATION CONTACT:

Race Merritt

DRE: #01700659

race@ethanconradprop.com

Joey Chiurazzi

DRE: #02123466

joey@ethanconradprop.com

Austin Barron

DRE: #02082721

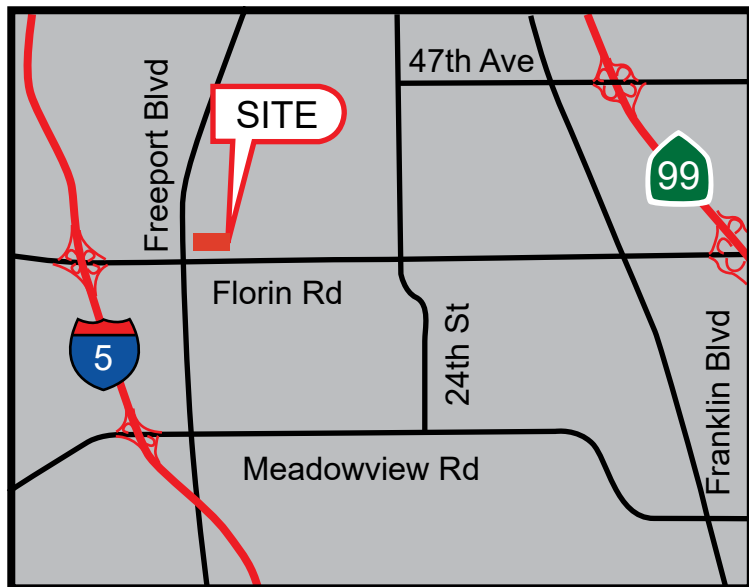
abarron@ethanconradprop.com

916.779.1000

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

FEATURES:

- Neighborhood center very well located near the corner of Florin Rd and Freeport Blvd
- Excellent access to I-5 freeway at Florin Rd
- Monument signage available to all tenants
- Competitive lease rates
- Strong daytime population
- Abundant parking

**PROPERTY DETAILS:**

Well located neighborhood center at Florin Rd and Freeport Blvd. Amherst Plaza is surrounded by dense residential population with excellent access to I-5. Many surrounding national tenants include: Dollar Tree, Raley's, Smart & Final, Starbucks, CVS, and more.

Tesla Superchargers on-site.

Huge opportunity to lease a fully equipped dry cleaner at suite 1385.

LEASE RATE:

1385 1,974 SF \$2,744.00 (\$1.39 PSF, NNN) (Dry Cleaner suite)

NNN costs are approximately \$0.34 PSF.

DEMOGRAPHICS:

	1 Mile	3 Mile	5 Mile
2023 Total Population (est):	15,880	131,142	310,337
2023 Average HH Income:	\$101,060	\$98,904	101,130
Traffic Count @ Florin Rd:	32,359		

ETHAN CONRAD PROPERTIES, INC.

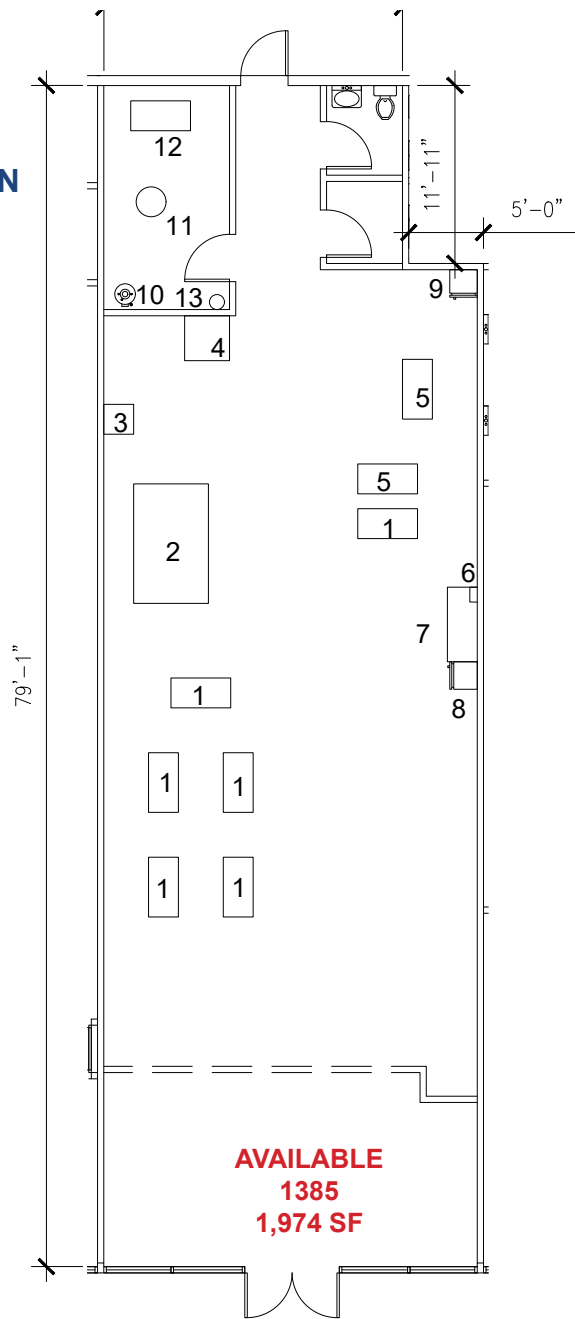
1300 NATIONAL DRIVE, SUITE 100 | SACRAMENTO CA, 95834 | 916.779.1000

www.ethanconradprop.com

FOR LEASE

AMHERST PLAZA
1385 FLORIN RD | DRY CLEANER
SACRAMENTO, CA

FLOOR PLAN



FF&E	
Item Number	Item Name
1	Ironing Board
2	Bio Clean 37
3	Dryer
4	Washing Machine
5	Shirt Press
6	Microwave
7	Table
8	Mini Fridge
9	Refridgerator
10	Water Heater
11	Boiler
12	Air Compressor
13	House Vacuum System

VIEW VIRTUAL TOUR

AVAILABLE
1385
1,974 SF

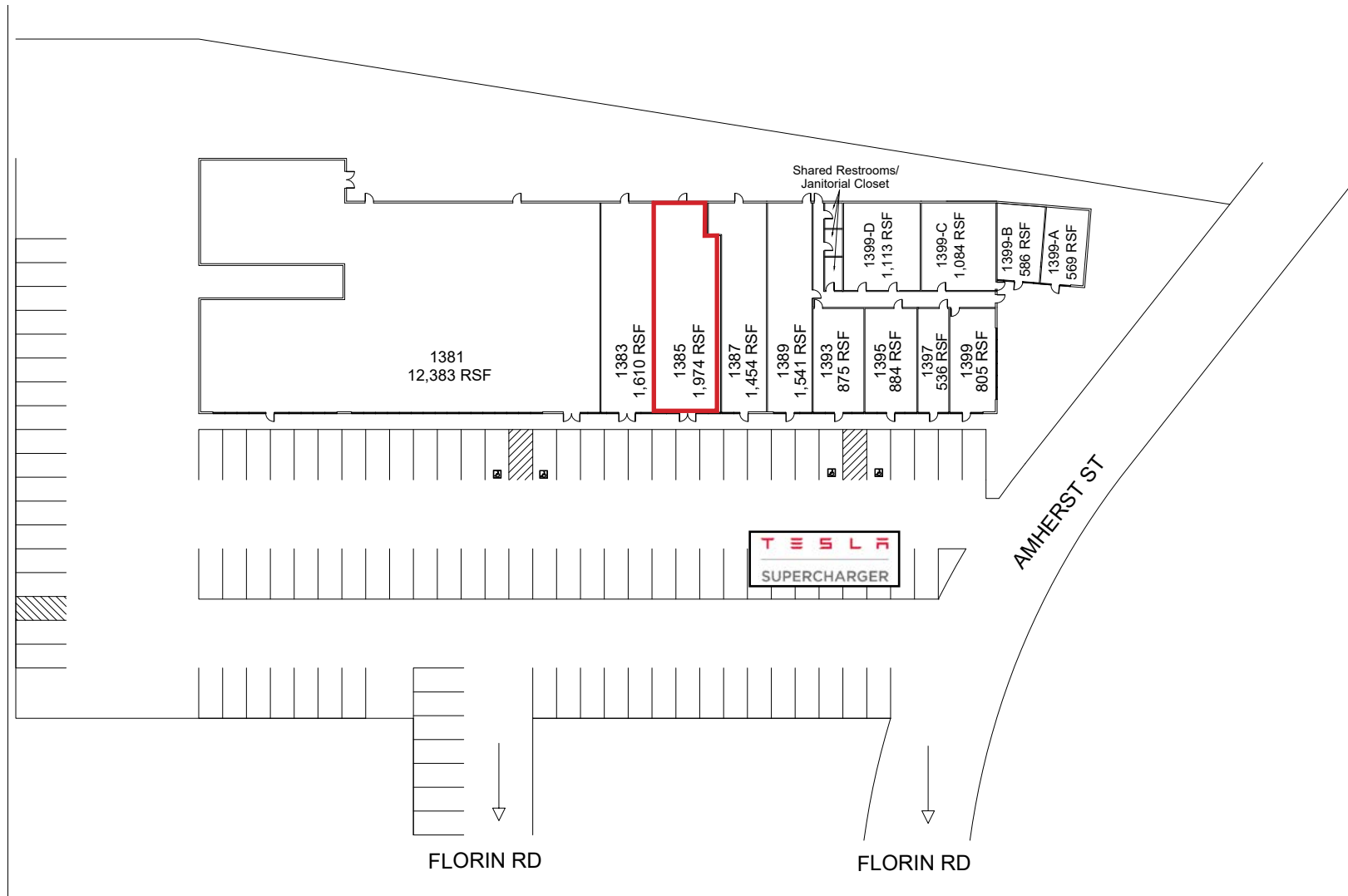
ETHAN CONRAD PROPERTIES, INC.
1300 NATIONAL DRIVE, SUITE 100 | SACRAMENTO CA, 95834 | 916.779.1000
www.ethanconradprop.com

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.

FOR LEASE

AMHERST PLAZA
1385 FLORIN RD | DRY CLEANER
SACRAMENTO, CA

SITE PLAN



ETHAN CONRAD PROPERTIES, INC.

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

www.ethanconradprop.com

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.

FOR LEASE

AMHERST PLAZA
1385 FLORIN RD | DRY CLEANER
SACRAMENTO, CA



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

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.

FOR LEASE

AMHERST PLAZA
1385 FLORIN RD | DRY CLEANER
SACRAMENTO, CA



ETHAN CONRAD PROPERTIES, INC.

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

www.ethanconradprop.com

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.

PAGE

6