

RETAIL 365

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Cal DRE# 02092307

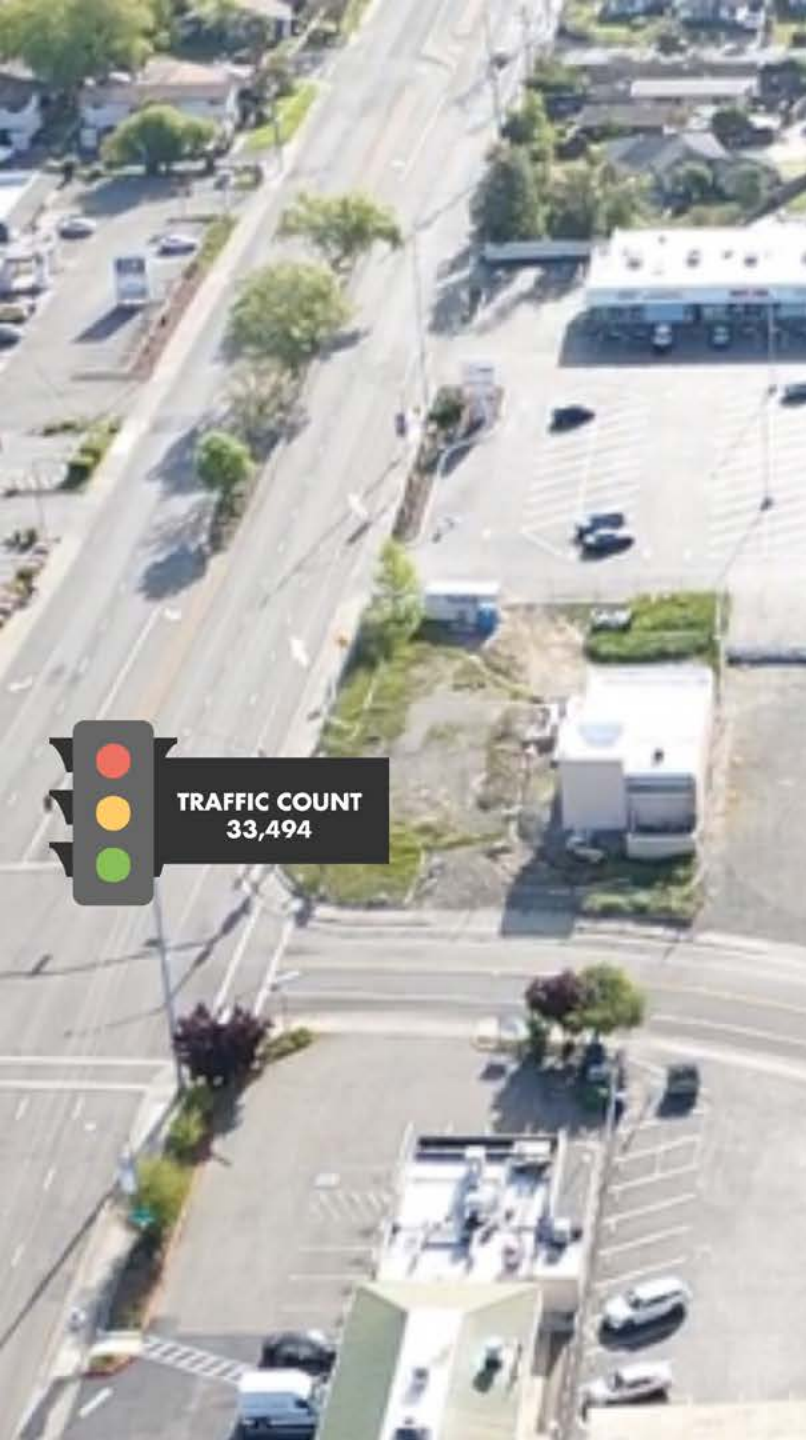
**CENTURY 21**  
Select Real Estate, Inc



**6550**

**FLORIN RD,  
SACRAMENTO  
CA 95828**

AVAILABLE FOR  
**FORLEASE**



**TRAFFIC COUNT**  
33,494

**6550**  
FLORIN RD,  
SACRAMENTO  
CA 95828



1,640 - 2,000 SF

**TOTAL:**  
20,600 sq ft / 0.47 acres



**LC**  
LIGHT COMMERCIAL  
APN: 051-0244-029

**\$ LEASE PRICE**  
**\$2.85 NNN**

**HIGHLIGHTS**

- Remodel Underway
- Modern Elevation with Curb Appeal
- Monument and Building Signage Available
- Close to Stockton / Florin intersection





# THE PROPERTY

Two new retail buildings Coming Available

**Lease Rate**  
**\$2.85 NNN**

- Remodel underway
- Excellent ingress and egress
- Over +/- 30,000 cars per day
- Modern elevation with curb appeal
- Monument and Building Signage available
- Space Available 1,640-2,000 SF
- Site is located on busy Florin Road.
- Within 1 mile of national retailers such as Mc Donald's, Pet Smart, 24 Hour Fitness, Walmart, Sears, Starbucks



# THE PROPERTY

This property is situated in proximity of the Stockton / Florin intersection. Grid-lock traffic is a daily occurrence, which is why this intersection receives over 30,000 cars per day. Utilize the marketing of other national retailers and place your company logo on the monument sign & building, both facing Florin Rd. Walmart, Wingstop, Dollar Tree, & Little Caesars Pizza are among the few national retailers within walking distance. An additional, larger building will be built immediately to the East.



# RENDERING OF EXTERIOR



BUILDING .B.

FRONT ELEVATION

BUILDING .A.



SIDE ELEVATION  
BLDG. .B.



SIDE ELEVATION  
BLDG. .A.



BLDG. .A.

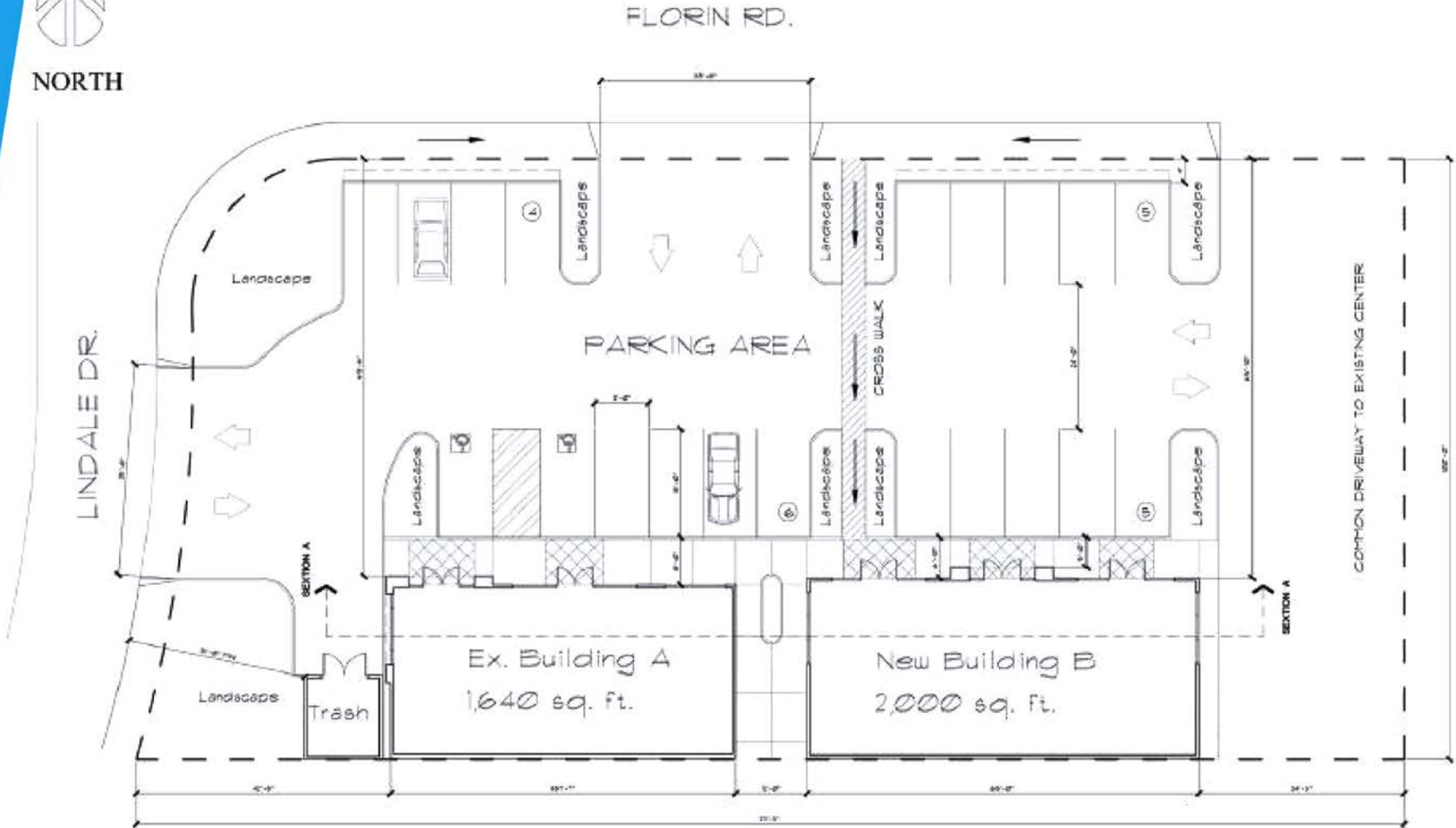
REAR ELEVATION

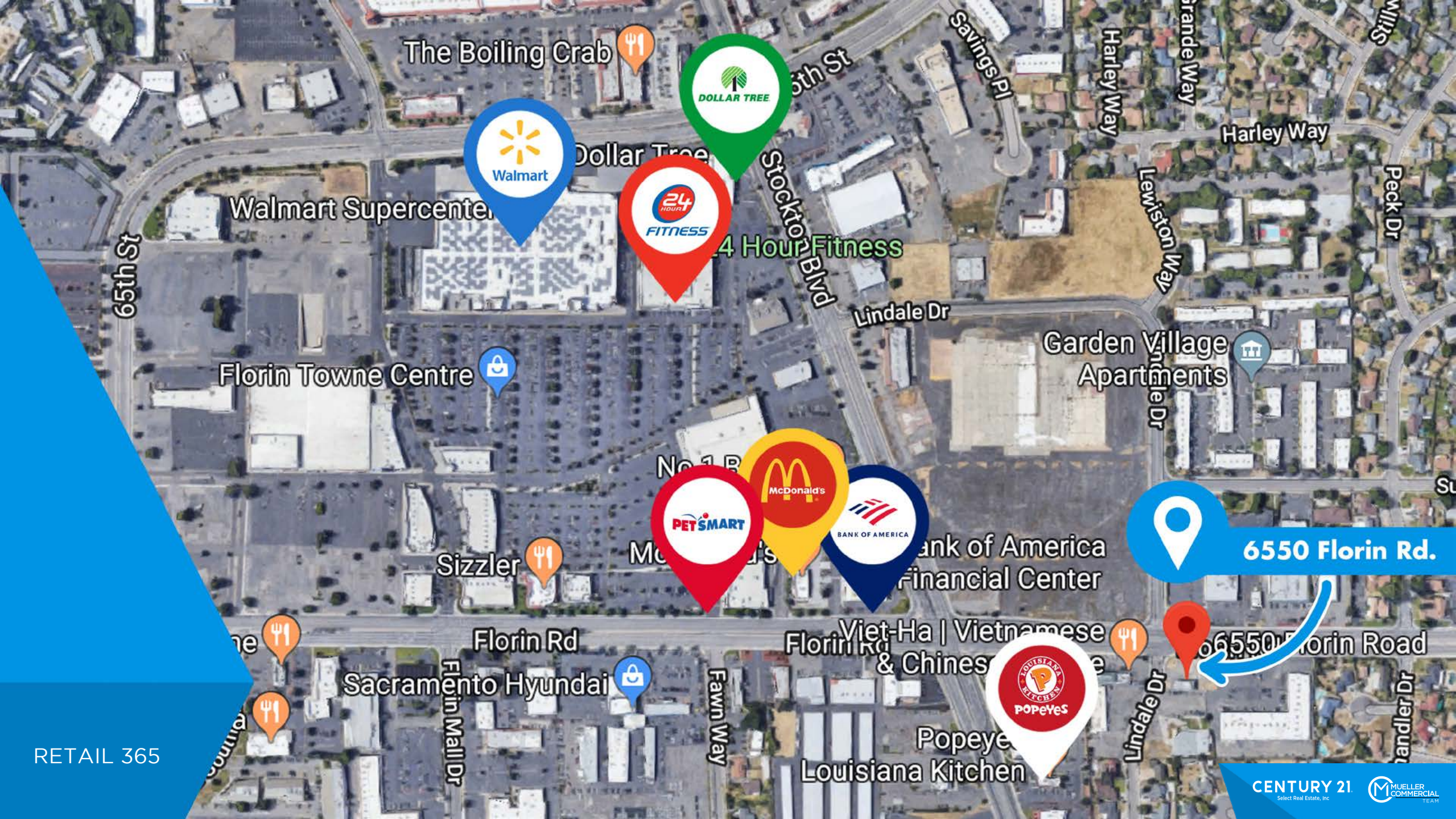
BLDG. .B.

# SITE PLAN



NORTH





The Boiling Crab



Dollar Tree

Walmart Supercenter



24 Hour Fitness

65th St

Stockton Blvd

Savings Pl

Harley Way

Arande Way

Harley Way

Mills

Peck Dr

Lewiston Way

Lindale Dr

Florin Towne Centre



Garden Village Apartments



No 1 B



McDonald's



PETSMART



BANK OF AMERICA

Bank of America Financial Center

Sizzler



6550 Florin Rd.

ne



Florin Rd

Viet-Ha | Vietnamese & Chinese



6550 Florin Road

Sacramento Hyundai



Fawn Way



POPEYES

Popeye Louisiana Kitchen

Lindale Dr

andler Dr

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# DEMOGRAPHICS

## POPULATION DEMOGRAPHICS

<b>TOTAL POPULATION</b>	61,490
<b>FEMALE POPULATION</b>	50.3%
<b>MALE POPULATION</b>	49.7%
<b>MEDIAN AGE</b>	32.8
<b>MALE MEDIAN AGE</b>	31.2
<b>FEMALE MEDIAN AGE</b>	34.4

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## HOUSING

<b>FAMILY HOUSEHOLDS</b>	76.0%
<b>HOUSEHOLDS WITH KIDS</b>	45.8%
<b>HOUSING UNITS</b>	18,898
<b>OCCUPIED HOUSING UNITS</b>	17,734
<b>OWNER OCCUPIED UNITS</b>	58.5%
<b>AVERAGE NUMBER OF PEOPLE PER HOUSEHOLD</b>	3.44
<b>MEDIAN YEAR STRUCTURE BUILT</b>	1983
<b>HOUSES WITH MORTGAGES</b>	70.4%

## ECONOMIC / EMPLOYMENT

<b>AVERAGE HOUSEHOLD INCOME</b>	\$58,074
<b>WHITE COLLAR</b>	74.4%
<b>BLUE COLLAR</b>	25.6%

## TRAFFIC

COLLECTION STREET	CROSS STREET	CROSS ST DIST/DIR	TRAFFIC VOLUME	COUNT YEAR	DIST FROM SUBJECT
Stockton Blvd	Florin Rd	0.07 NW	30,724	2015	0.14 mi
Stockton Blvd	Florin Rd	0.09 SE	29,402	2015	0.22 mi
Florin Rd	Fawn Way	0.05 W	33,494	2015	0.24 mi
del Prado Way	Mirador Way	0.02 NE	386	2016	0.24 mi
Requa Way	Fawn Way	0.02 W	431	2016	0.28 mi
65th Stxp	Stockton Blvd	0.05 SW	18,728	2015	0.43 mi
Stockton Blvd	Orange Ave	0.02 NW	30,600	2012	0.5 mi
65th Stxp	53rd Ave	0.08 SW	17,708	2011	0.55 mi
Fleming Ave	Stockton Blvd	0.05 W	2,166	2016	0.57 mi
53rd Ave	Rancho Plaza Dr	0.01 E	933	2016	0.59 mi

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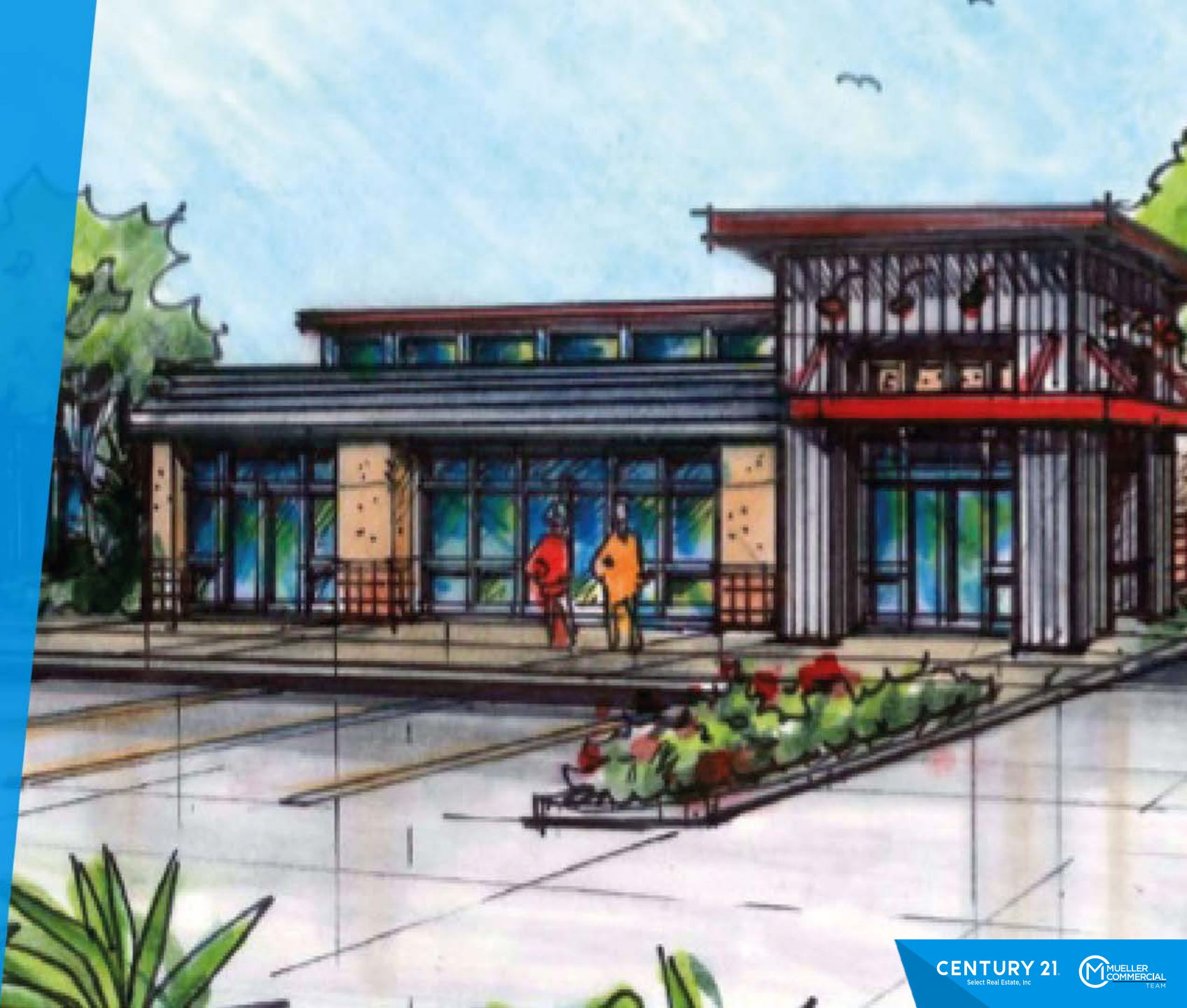
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