

# FLORIN TOWNE CENTRE

NWC Florin Road & Stockton Boulevard - Sacramento, CA

A PROUD MEMBER OF  
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## PROPERTY HIGHLIGHTS & DEMOGRAPHICS

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**location:** NWC Florin Road and Stockton Boulevard  
Sacramento, CA

**anchor tenants:** Wal-Mart Super-Center, Auto Zone Mega Hub,  
PetSmart, Smart Foodservice Warehouse  
Stores

**shopping center GLA:** ±480,455 Square Feet (GLA)

**availability:** ±913 - ±4,843 SF Shops & Pad Space  
±11,049 SF Warehouse/Storage Space



### 2022 total population

1-mile	24,948
3-mile	178,655
5-mile	392,626



### 2022 daytime population

1-mile	23,206
3-mile	168,560
5-mile	371,889



### 2022 total employees

1-mile	6,513
3-mile	54,960
5-mile	136,554



### 2022 total households

1-mile	7,499
3-mile	54,547
5-mile	128,163



### 2022 average HH income

1-mile	\$58,758
3-mile	\$66,124
5-mile	\$86,113



### traffic counts

Florin Rd (at Stockton Blvd)	33,494
Stockton Blvd (at Florin Rd)	30,724
65th Street (at Florin Rd)	15,039



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# FLORIN TOWNE CENTRE

## PROPERTY OVERVIEW

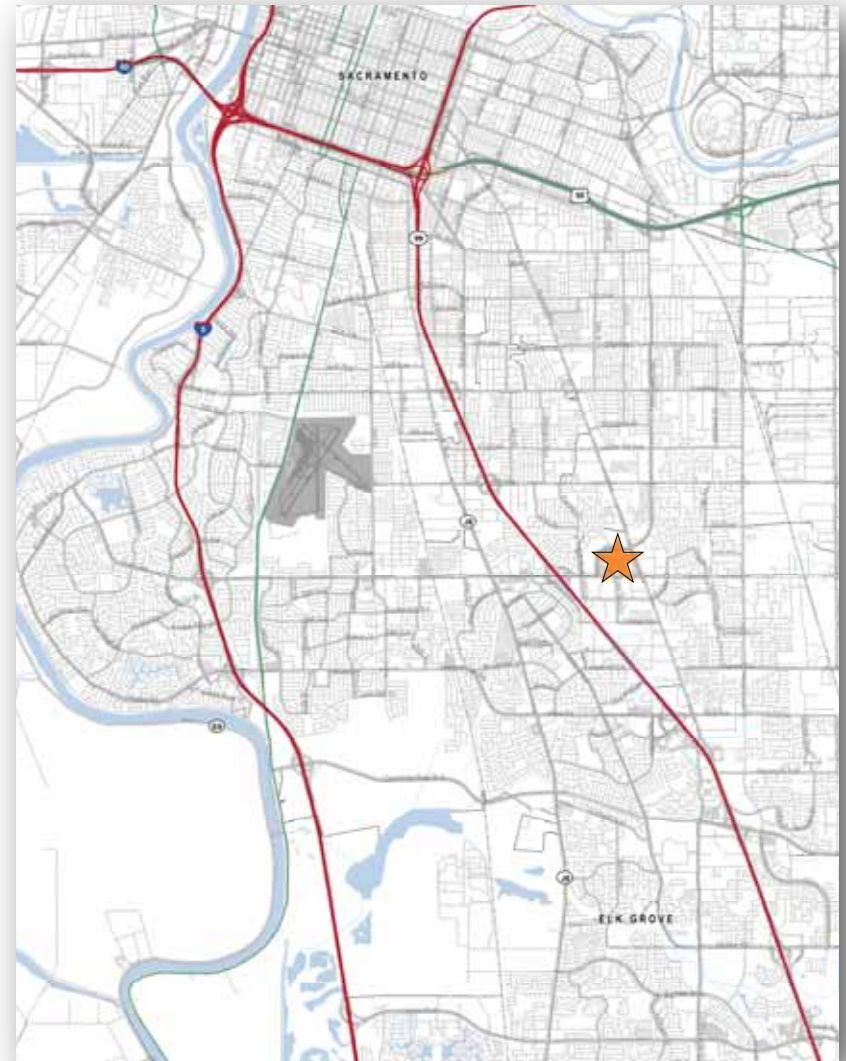
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**Florin Towne Centre** is located minutes from the Highway 99 interchange at the northwest corner of Florin Road and Stockton Boulevard in Sacramento, California.

This ±480,455 power center was built on the site of the original Florin Mall and is within the main retail hub of one of South Sacramento's busiest trade areas. Since its completion in 2006, this center has been one of the main keys to the revitalization of the Florin Road retail corridor in this established and dense retail market.

Situated on Florin Road, the main east-west traffic artery in the South Sacramento sub-trade area, **Florin Towne Centre** is part of over two million square feet of retail space within a 1-mile radius.

Notable retail anchors include Walmart Supercenter, AutoZone Mega Hub, Chuze Fitness, Smart Foodservice Warehouse Stores and PetSmart. The center also benefits from high traffic tenants such as Turner's Outdoorsman, Starbucks, Verizon Wireless, Eyeglass World, Gamestop and GNC.



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SITE PLAN



SUITE	TENANT	SQ. FT.
6009	KPOT Korean BBQ & Hot Pot <b>(New Tenant)</b>	8,000
6013-P1	Starbucks	1,789
6013-P2	Fire Wings	2,475
6013-P3	Panda Express	1,716
6019-F1/ 2	Turner's Outdoorsman	7,277
6019-F3	Star Electronics	2,970
6019-F4	AVAILABLE	2,470
6019-F5	Eyeglass World	5,030
6023-C1	Carranza Dental	2,057
6023-C2	Gold USA	1,748
6023-C3	AJ's Nail Spa	1,314
6023-C4	Beauty by Thread	1,349
6023-C5	Subway	1,243
6023-C6	Bilal Market	6,916
6029-G1/2	Quest Diagnostics	2,575
6029-G3	AVAILABLE	1,707
6029-G4	Hip Hop Jeans	1,568
6029-G5	GNC	1,219
6029-G6	Gamestop	1,791
6035-B1-A	Metro PCS	1,650
6035-B1-B	AVAILABLE	1,646
6035-B3	Affordable Dentures	3,588
6035-B4	AVAILABLE	4,843
6035-B5/6	Star Beauty	4,255
6041-A1	Fred Loya Insurance	1,203
6041-A2	AVAILABLE	1,399
6051	Walmart Supercenter	213,445
6061	Chuze Fitness <b>(New Tenant)</b>	34,070
6071-A	AutoZone Mega Hub	41,961
6071-B1	BioLife	15,000
6071-B2	Falling Prices	13,014
6071-B3	AVAILABLE (Warehouse/Storage)	11,049
6075-L1	AVAILABLE	1,050
6075-L2	Molina Healthcare <b>(New Tenant)</b>	4,327
6081	Petsmart	17,900
6985	Smart Foodservice Warehouse Stores	22,000
7090	No #1 Buffet	12,021

SUITE	TENANT	SQ. FT.
6001-D1	Mattress Firm <b>(New Tenant)</b>	5,511
6001-D2	Wayback Burger	2,288
6005-E1	Verizon Wireless	2,813
6005-E2	Shoe Palace	7,058
6005-E3	AVAILABLE	913
6005-E5	US Bank	3,236

For leasing information,  
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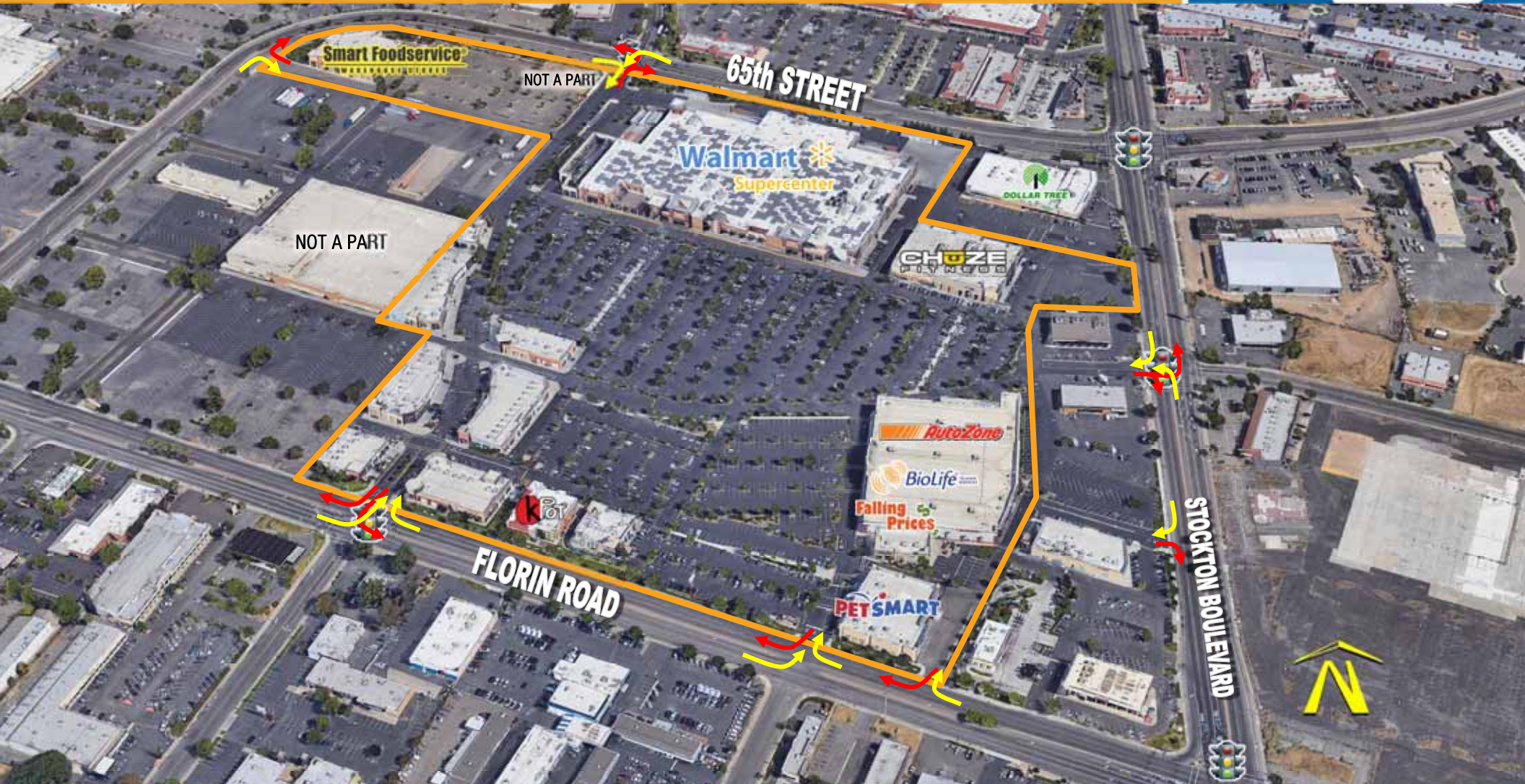




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## INTERSECTION AERIAL

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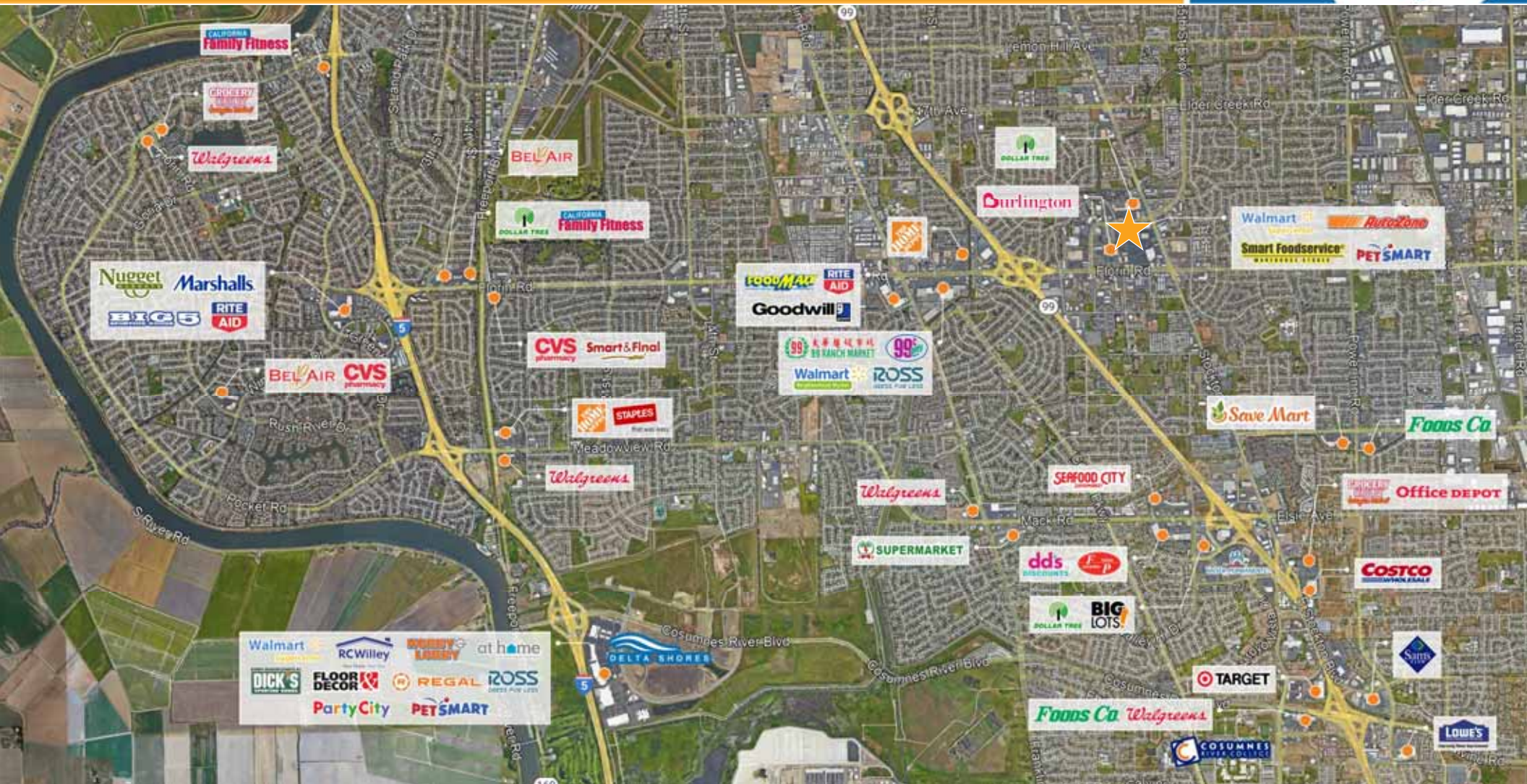
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# FLORIN TOWNE CENTRE

## RETAIL TRADE AREA AERIAL

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