

FLORIN RD & FRANKLIN BLVD

3815 FLORIN RD

SACRAMENTO, CA

FOR SALE OR LEASE

1.0 - ±10.0 ACRES OF RETAIL AND
MIXED USE LAND

ETHAN CONRAD

PROPERTIES INC.

LEASE SIGNED!



±10.0 ACRES



FLORIN RD

FOR MORE INFORMATION CONTACT:

Ethan Conrad

DRE: #01298662

ethan@ethanconradprop.com

916.779.1000

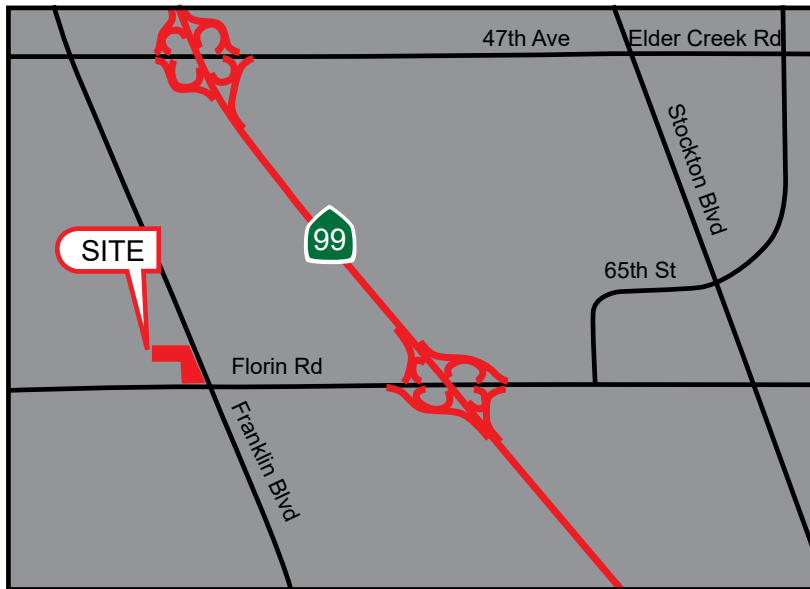
ETHAN CONRAD PROPERTIES, INC

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

www.ethanconradprop.com

FEATURES:

- Land can be divided to as small as 1.0 acre
- Parcel already has curbs, gutters, sidewalks, driveway entrances, etc. constructed
- Corner of Florin Rd and Franklin Blvd
- One of the busiest intersections in Sacramento
- Dense residential population
- Approximately 1/2 mile from Hwy 99



PROPERTY DETAILS:

Retail and Mix-Use land parcels situated at the well-traveled intersection of Florin Rd and Franklin Blvd.

Dense mix of residential and business demographics. Strong daytime population and daily automotive traffic.

Quick Quack carwash lease signed!

GROUND LEASE RATES:

Parcel A	2 - 10.0 Acres	Upon request
Parcel 1	61,036 SF	\$194,000.00/yr
Parcel 3	42,186 SF	\$120,000.00/yr
Parcel 4	46,771 SF	\$118,000.00/yr

SALE PRICING:

Parcel A	2 - 10.0 Acres	\$10.00 - \$29.00 PSF
Parcel 1	61,036 SF	\$2,869,000.00 (\$47.00 PSF)
Parcel 3	42,168 SF	\$1,771,000.00 (\$42.00 PSF)
Parcel 4	46,771 SF	\$1,731,000.00 (\$37.00 PSF)

DEMOGRAPHICS:

	1 Mile	3 Mile	5 Mile
2023 Total Population (est):	22,736	194,054	394,389
2023 Average HH Income:	\$58,914	\$67,004	\$86,127
Traffic Count @ Florin Rd:	32,930	Franklin Blvd:	28,040

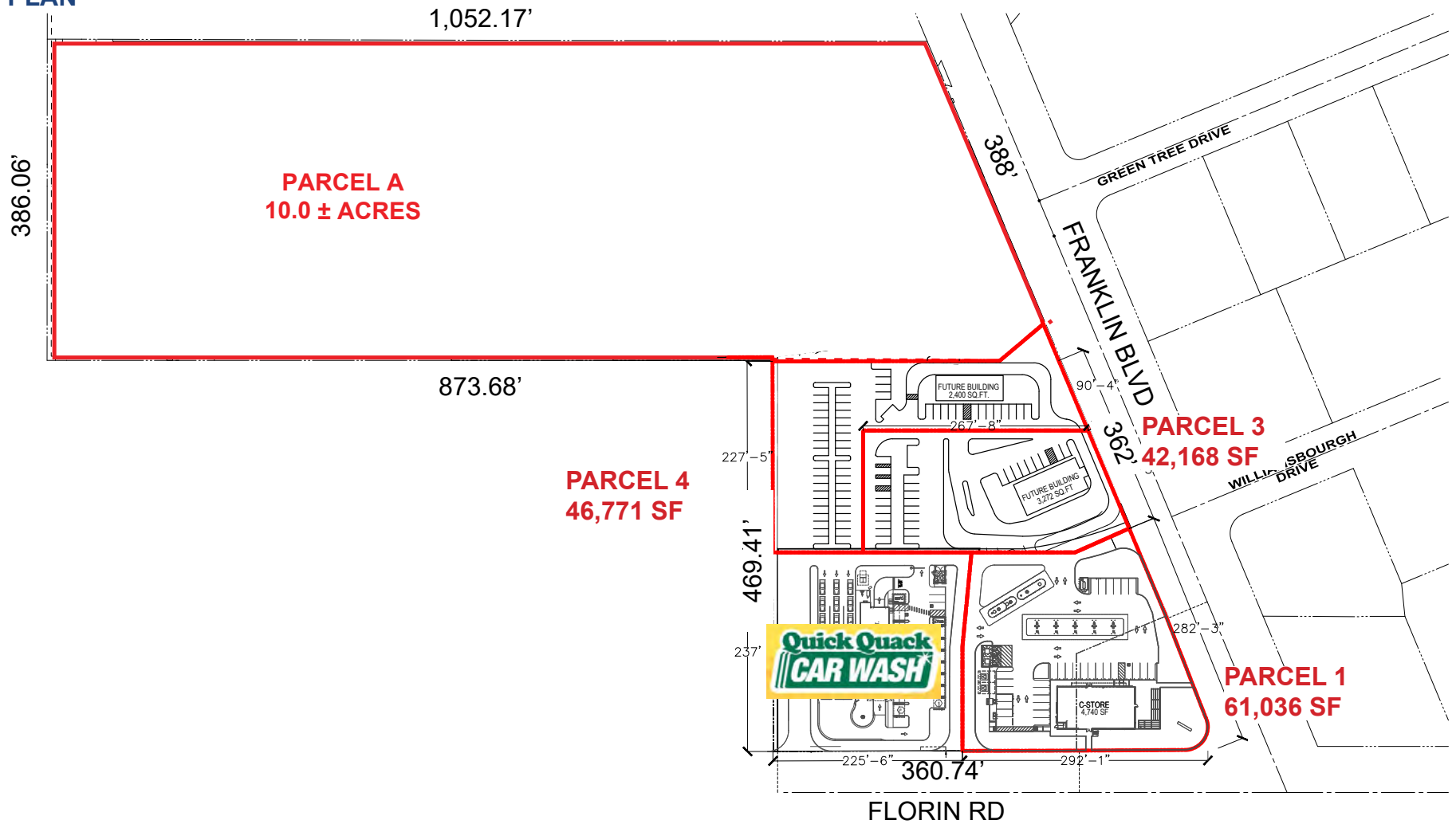
ETHAN CONRAD PROPERTIES, INC.

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.

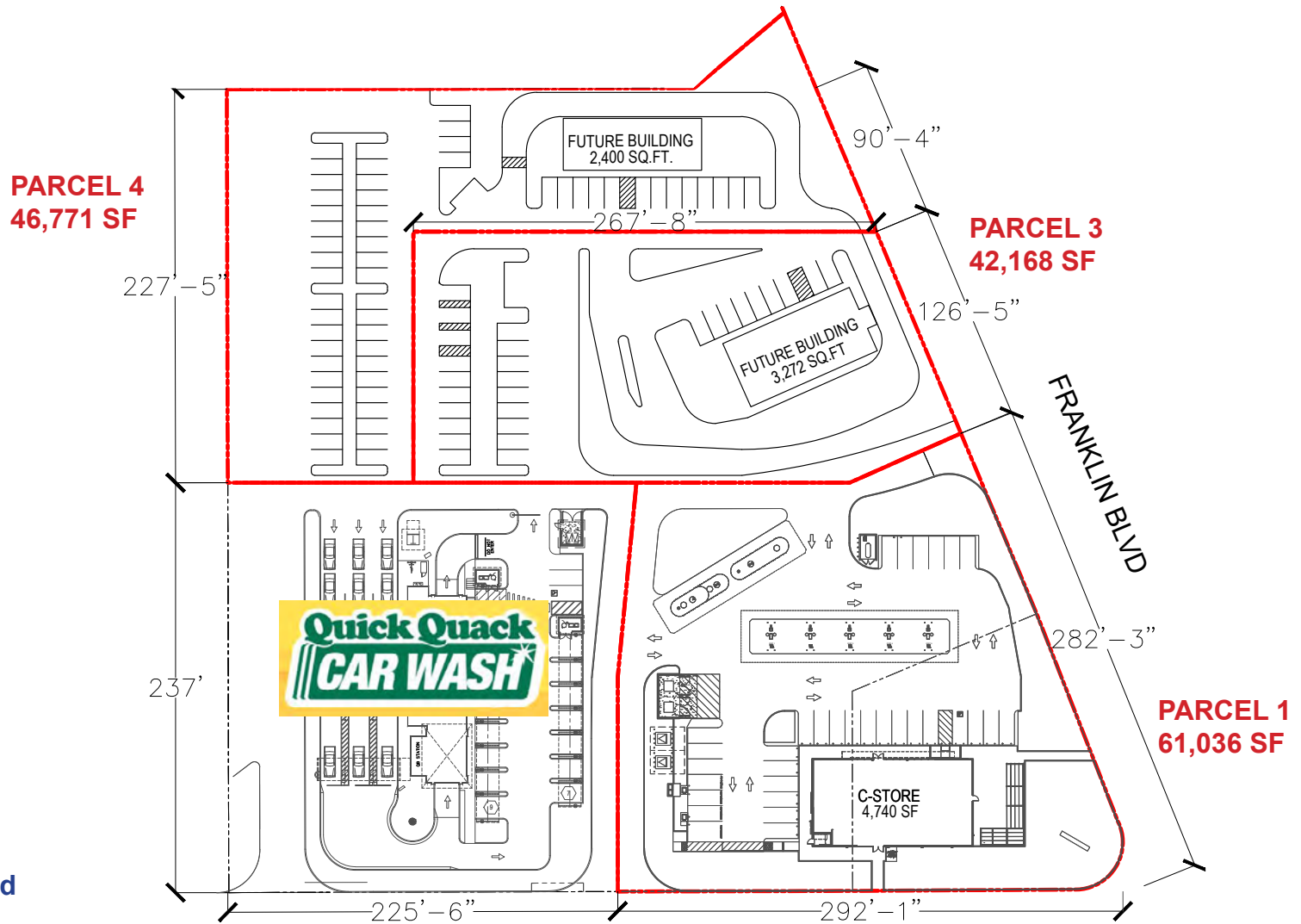
SITE PLAN



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.

RETAIL PARCELS



Potential Parcel Map and 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 SALE
OR LEASE

FLORIN RD & FRANKLIN BLVD
3815 FLORIN RD
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.