

**FOR
SALE**

**4705 FLORIN RD,
SACRAMENTO, CA**

**NNN LEASED INVESTMENT
+/- 1,804 SF GAS STATION/C-STORE
ON A +/- 30,836 SF PARCEL**



Florin Rd - 59,015 ADT

**BUILDING IS OCCUPIED.
PLEASE DO NOT DISTURB TENANTS.
CONTACT BROKER FOR ACCESS**

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ROME
REAL ESTATE GROUP

NNN LEASED INVESTMENT OPPORTUNITY 76 GAS STATION AND CONVENIENCE STORE

SALES PRICE

\$1,030,000.00

6.0% CAP RATE

Monthly Rent: \$5,150, NNN



Offering: For Sale - 76 Gas Station/Convenience Store. Business not for sale; property only

Lease Details: 20-Year Absolute NNN Lease - expires 7/31/42. Tenant has three (3) 5-year Options to extend. Current Rent does have scheduled increases - inquire with Broker.

Great Location: on Florin Road, shadow-anchored by Home Depot, with easy access to/from HWY 99

High Traffic Counts: Florin Rd: 51,418 ADT and HWY 99: 201,137 ADT

Parcel Size: Over a 1/2 acre parcel

Tenant Profile: Operated by United Pacific - 76, a leading gas station operator. Tenant entity is Apro, LLC (Delaware)

Population Reach: Over 500,000 people within a 5-mile range

PROPERTY ZONING

LIGHT
COMMERCIAL
SACRAMENTO COUNTY

COMMERCIAL SERVICE STATION

042-0143-001-0000

+/- 1,804 SQ.FT

BUILDING SIZE

+/- 24,394 SQ.FT

LOT SIZE

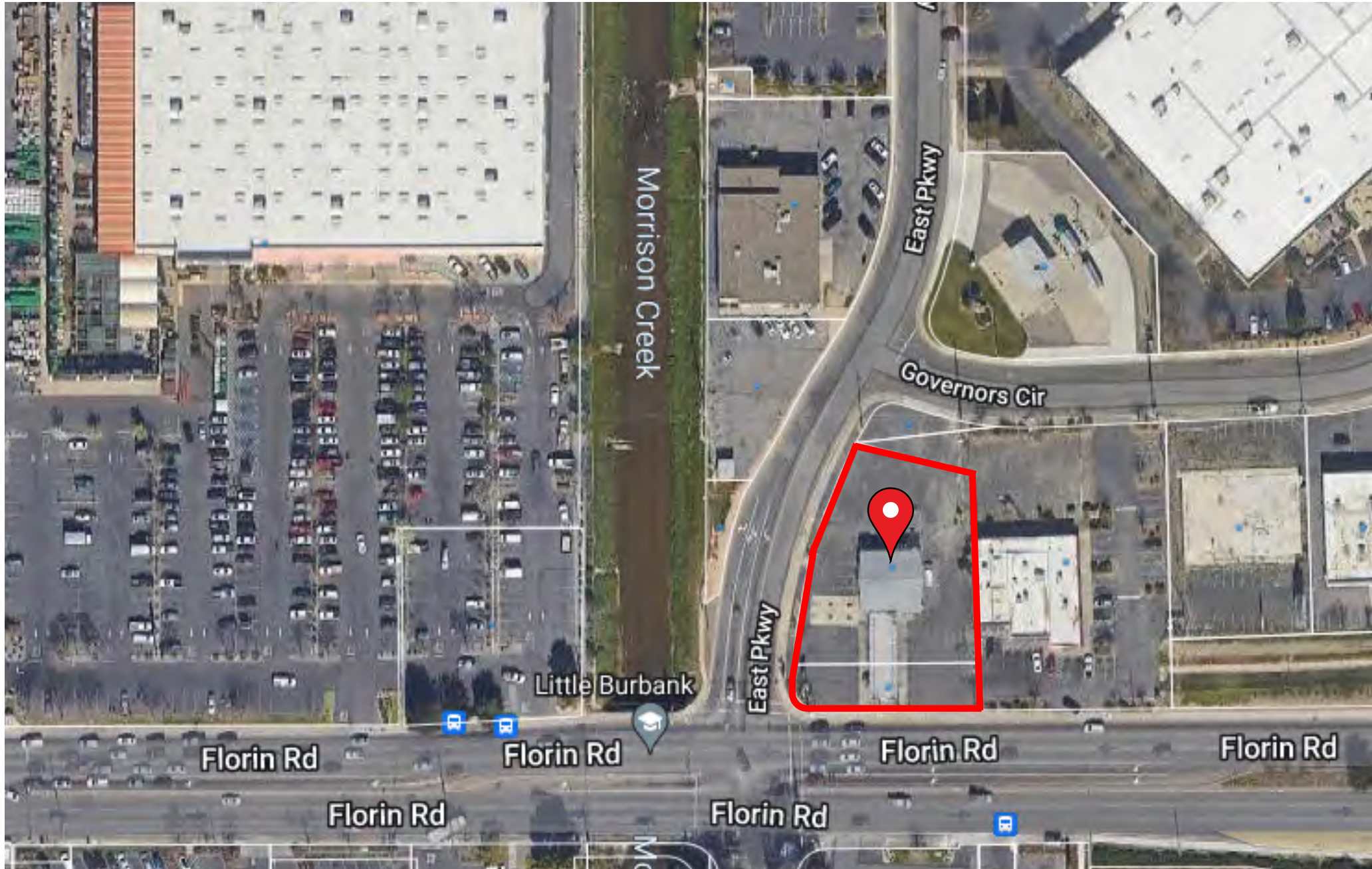


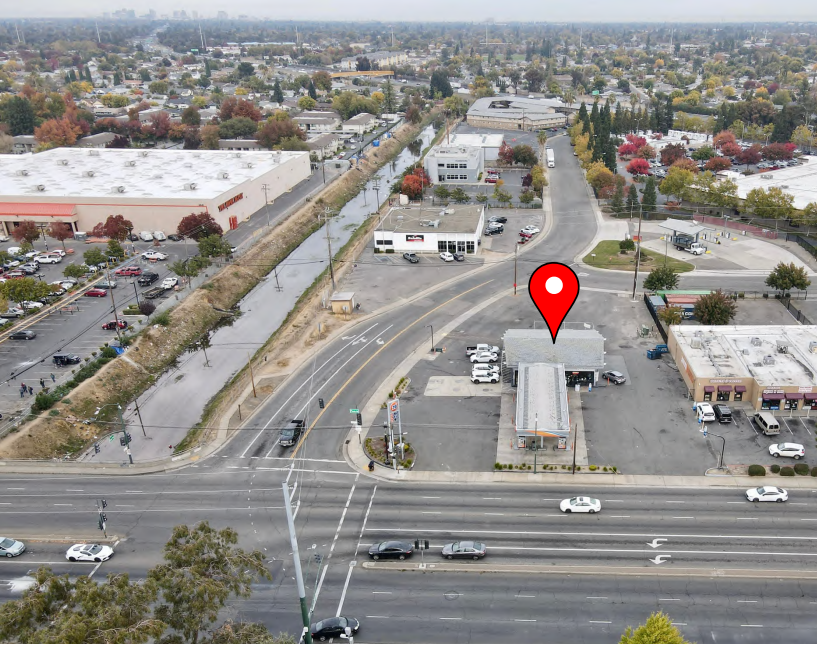
PARCEL LINE

APN #042-0143-012-0000

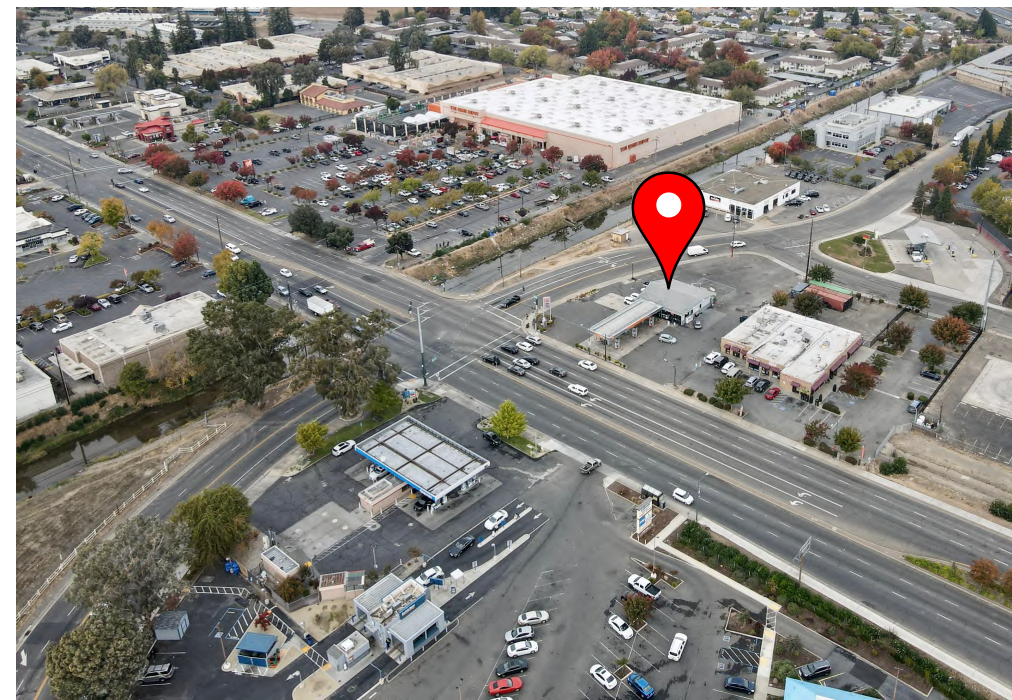
+/- 24,394 SF PARCEL

ZONING: LC - LIGHT COMMERCIAL





EXTERIOR PICTURES





ihop ARCO

76 Home Depot Jack in the box

Walmart Wells Fargo Auto Zone Bank of America Panda Express Chinese Kitchen

PET SMART DOLLAR TREE

CHŪZE FITNESS Burlington Tires LES SCHWAB

Franklin Blvd

Florin Rd



PROPERTY LOCATION

Krispy Kreme Doughnuts Burger King boost mobile Public Storage

LONG JOHN SILVER'S LOUISIANA KITCHEN metro by T-Mobile Little Caesars

Stockton Blvd

Shell goodwill foodmaxx Starbucks TACO BELL

KFC SKECHERS 99c ONLY STORES dd's DISCOUNTS McDonald's

Golden State Hwy

planet fitness CVS pharmacy McDonald's

dd's DISCOUNTS O'Reilly AUTO PARTS PROFESSIONAL PARTS PEOPLE

KFC Starbucks BIG LOTS!

Mark Rd

VICINITY AERIAL

DEMOGRAPHIC SUMMARY REPORT

4705 FLORIN RD, SACRAMENTO, CA 95823



POPULATION 2023 ESTIMATE

1-MILE RADIUS	24,851
3-MILE RADIUS	198,874
5-MILE RADIUS	397,472

HOUSEHOLD INCOME 2023 AVERAGE

1-MILE RADIUS	\$59,820.00
3-MILE RADIUS	\$64,683.00
5-MILE RADIUS	\$85,403.00



POPULATION 2028 PROJECTION

1-MILE RADIUS	25,469
3-MILE RADIUS	203,594
5-MILE RADIUS	407,413

HOUSEHOLD INCOME 2023 MEDIAN

1-MILE RADIUS	\$44,355.00
3-MILE RADIUS	\$50,174.00
5-MILE RADIUS	\$64,417.00



POPULATION 2023 BY ORIGIN

	1-MILE RADIUS	3-MILE RADIUS	5-MILE RADIUS
WHITE	11,239	90,156	189,595
BLACK	4,914	34,616	60,975
HISPANIC ORIGIN	10,133	79,368	126,447
AM.INDIAN & ALASKAN	581	4,589	7,745
ASIAN	5,682	50,765	102,263
HAWAIIAN/PACIFIC ISLAND	707	5,480	8,564
OTHER	1,729	13,268	28,331

CONTACT US!

FOR MORE INFORMATION ABOUT
THIS OPPORTUNITY



Chase Burke

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