

RETAIL 365

**6550**

**FLORIN RD,  
SACRAMENTO  
CA 95828**

**DANIEL MUELLER**

Executive Director

**916 704 9341**

**dmueller@muellercommercial.com**

Cal DRE# 01829919

**CAMERON FREELOVE**

Director

**916 613 3899**

**cfreelove@muellercommercial.com**

Cal DRE# 02092307

**CENTURY 21**

Select Real Estate, Inc.



AVAILABLE FOR  
**LEASE**

**2 BUILDINGS - CONSTRUCTION UNDERWAY - NEAR STOCKTON / FLORIN INTERSECTION**





## 2 BUILDINGS

**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

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 LEASE PRICE

**\$2.85 NNN**

 HIGHLIGHTS

- Remodel Underway
- Modern Elevation with Curb Appeal
- Monument and Building Signage Available
- Close to Stockton / Florin intersection
- Anticipated Delivery - 2022 Q2









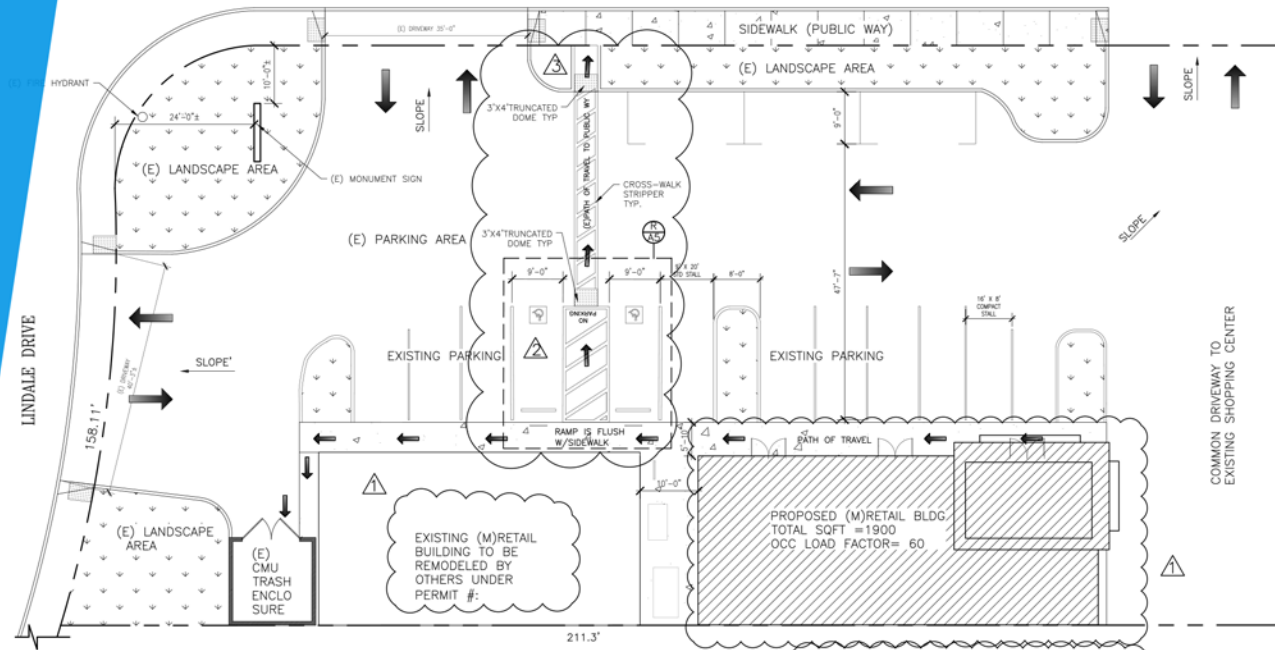
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FLORIN RD

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SITE PLAN  
SCALE: 1"=10'

LEGEND

INDICATES ACCESSIBLE & EXIT PATH OF TRAVEL TO PUBLIC WAY (2016 CBC SECT. 1007.6 & 11B-2007)

ALLOWABLE AREA TABULATION FORM M (RETAIL)  
TABULAR AREA PER TABLE 504 = 9000 SF/1 STORY/40 FT.  
ALLOWED GROUP M (9000+9000) 47 ACRES = 13230 > (E) 1640 SQFT  
+1900 SQFT (PROPOSED) = 3540 SQFT

505.1 ADDRESS IDENTIFICATION, NEW AND EXISTING BUILDINGS SHALL BE PROVIDED WITH APPROVED ADDRESS IDENTIFICATION. THE ADDRESS IDENTIFICATION SHALL BE LEGIBLE AND PLACED IN POSITION THAT IS VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. ADDRESS IDENTIFICATION CHARACTERS SHALL CONTRAST WITH THEIR BACKGROUND. ADDRESS NUMBERS SHALL BE ARABIC NUMBERS OR ALPHABETICAL LETTERS. NUMBERS SHALL NOT BE SPILLED OUT. EACH CHARACTER SHALL BE NOT LESS THAN 4 INCHES HIGH WITH A MINIMUM STROKE WIDTH OF 1/2 INCH. WHERE REQUIRED BY THE FIRE CODE OFFICIAL, ADDRESS IDENTIFICATION SHALL BE PROVIDED IN ADDITIONAL APPROVED LOCATIONS TO FACILITATE EMERGENCY RESPONSE. (2016 CFC)

OCCUPANT LOAD (2016 CFC TABLE 1004.1.2)  
OCCUPANCY GROUP: MERCANTILE = 1/60 FT<sup>2</sup>  
TOTAL BLDG SQFT: 1900 FT<sup>2</sup>/60=32 OCC.  
OCCUPANT LOAD (2016 CFC TABLE 422.1)  
OCCUPANCY GROUP: MERCANTILE  
MINIMUM PUMPING FACILITIES REQUIRED:

OCCUPANT LOAD PER 2016 CFC		
	MALE	FEMALE
WC	150	1/100
LAVATORY	150	150
URINAL	150	N/A



PROJECT DATA

PROJECT LOCATION: 6550 FLORIN RD, SACRAMENTO CA. 95828  
PROJECT DESCRIPTION: CONSTRUCTION OF A NEW 1 STORY RETAIL BLDG  
JURISDICTION: UNINCORPORATED AREA OF SACRAMENTO COUNTY  
ASSESSOR'S PARCEL NUMBER: 051 0244 029  
ZONING: LC (LIGHT COMMERCIAL)  
OCCUPANCY GROUP(S): M (RETAIL)  
TYPE OF CONSTRUCTION: V-B  
OCCUPANT LOAD: 1900 SQFT / 60 = 32  
AREA: GROSS (N) BUILDING AREA = 1900 SQFT  
EXISTING BUILDING AREA = 1640 SQFT  
LOT AREA: 20600 SQFT  
FIRE SPRINKLER: NO  
NUMBER OF STORIES: ONE  
APPLICABLE CODES: I. CALIFORNIA CODE OF REGULATION (CCR), TITLE 24:  
PART 2, 2016 CALIFORNIA BUILDING CODE  
PART 3, 2016 CALIFORNIA ELECTRICAL CODE  
PART 4, 2016 CALIFORNIA MECHANICAL CODE  
PART 5, 2016 CALIFORNIA PLUMBING CODE  
PART 6, 2016 CALIFORNIA ENERGY CODE  
PART 9, 2016 CALIFORNIA FIRE CODE  
PART 11, 2016 CALIFORNIA GREEN BUILDING STANDARDS  
PART 12, 2016 CALIFORNIA REFERENCE STANDARDS

WEST ELEVATION  
SCALE: 3/16"=1'-0"

DESIGN CRITERIA:

WIND SPEED: 110 MPH  
WIND EXPOSURE CATEGORY: C  
SEISMIC CATEGORY: D  
ALLOWABLE DESIGN SOIL: 1500 PSF  
CLIMATE ZONE: 12

SHEET INDEX

- A-1 PROJECT DATA/SITE, VICINITY MAP & ELEVATION PLAN
- A-2 FLOOR PLAN AND SECTION
- A-3 FOUNDATION AND DETAIL PLAN
- A-4 ROOF PLAN AND DETAIL
- A-5 IBC COMPLIANCE & GENERAL NOTES
- M-1 SHEAR WALL PLAN
- M-2 DETAIL & GENERAL NOTES
- M-3 MECHANICAL FLOOR PLAN
- CF-1 CERTIFICATE OF COMPLIANCE 1
- CF-2 CERTIFICATE OF COMPLIANCE 2
- E-1 POWER PLAN
- E-2 T-24
- E-3 T-24
- E-4 T-24
- E-5 T-24

SCOPE OF WORK

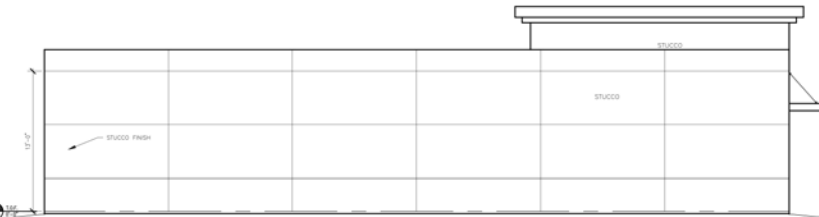
NEW RETAIL BUILDING (1900 SQFT) COMPLETE WITH UNISEX RESTROOM. NEW BUILDING TO BE SIMILAR IN DESIGN TO EXISTING BUILDING ON PROPERTY. ONE STORY WITH STUCCO, BRICK AND MTL. PANELING EXTERIOR.



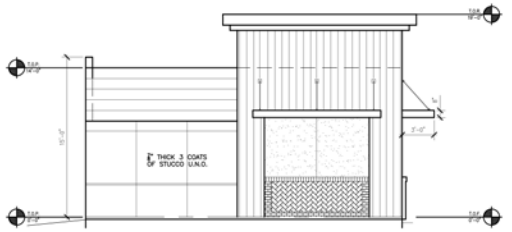
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PROJECT NAME AND ADDRESS:  
CONSTRUCTION OF A NEW 1 STORY RETAIL BLDG FOR ABUL KHAN  
6550 FLORIN RD.  
SACRAMENTO CA. 95828

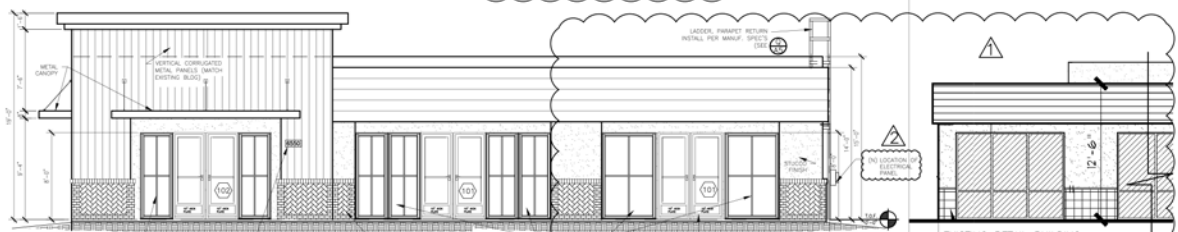
REVIEWED BY: D.MIRAFLORES  
DRAWN BY: T.PASCUAL  
DATE: 5/10/2019  
SHEET # A1



SOUTH ELEVATION  
SCALE: 3/16"=1'-0"



EAST ELEVATION  
SCALE: 3/16"=1'-0"



FRONT/NORTH ELEVATION  
SCALE: 3/16"=1'-0"





ADT 33,000

FLORIN RD.

LINDALE DR.

HWY 99



INDIA HOUSE OF GROCERY

SAMOSA GARDEN



# 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.



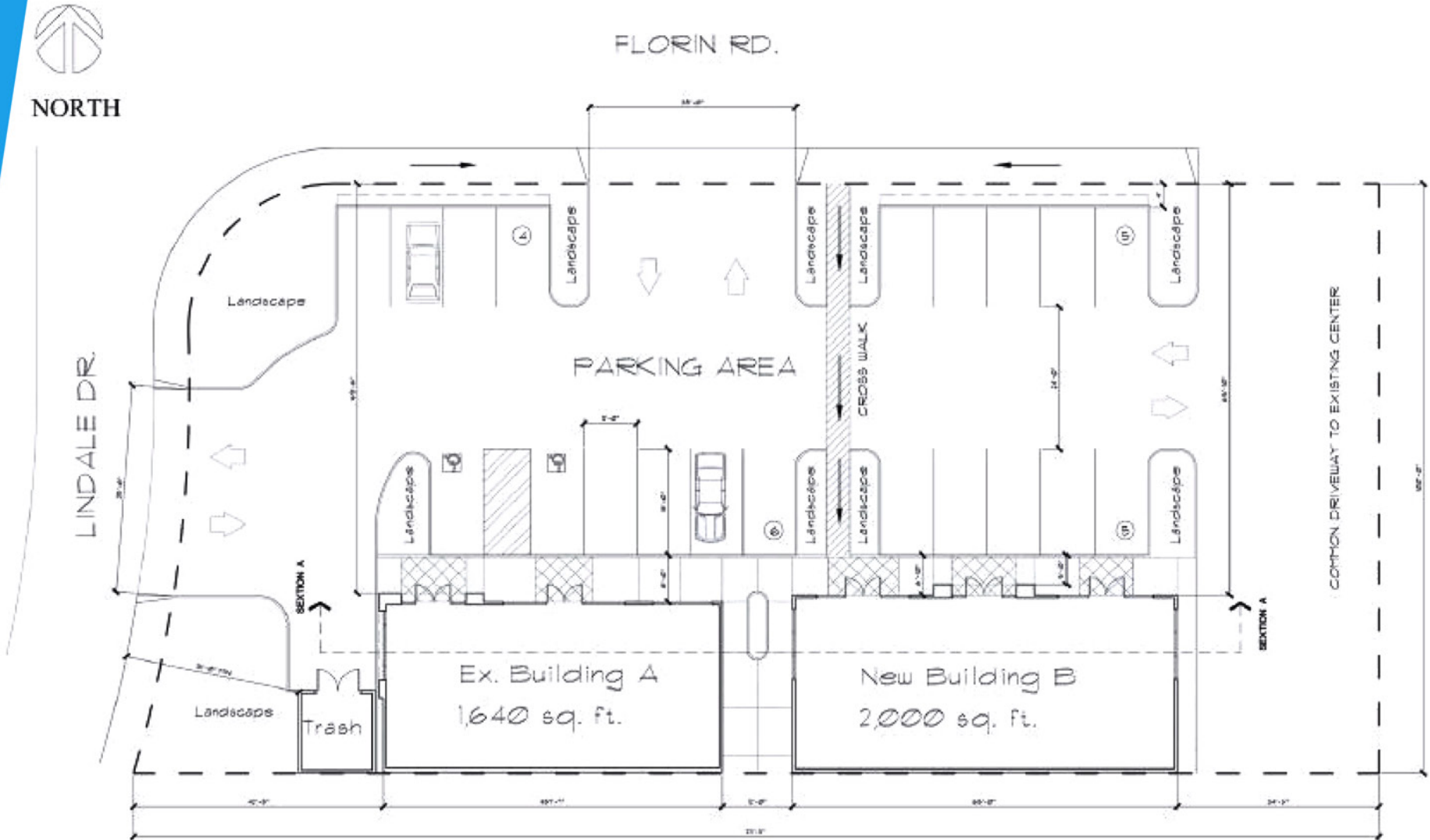


RENDERING  
OF EXTERIOR

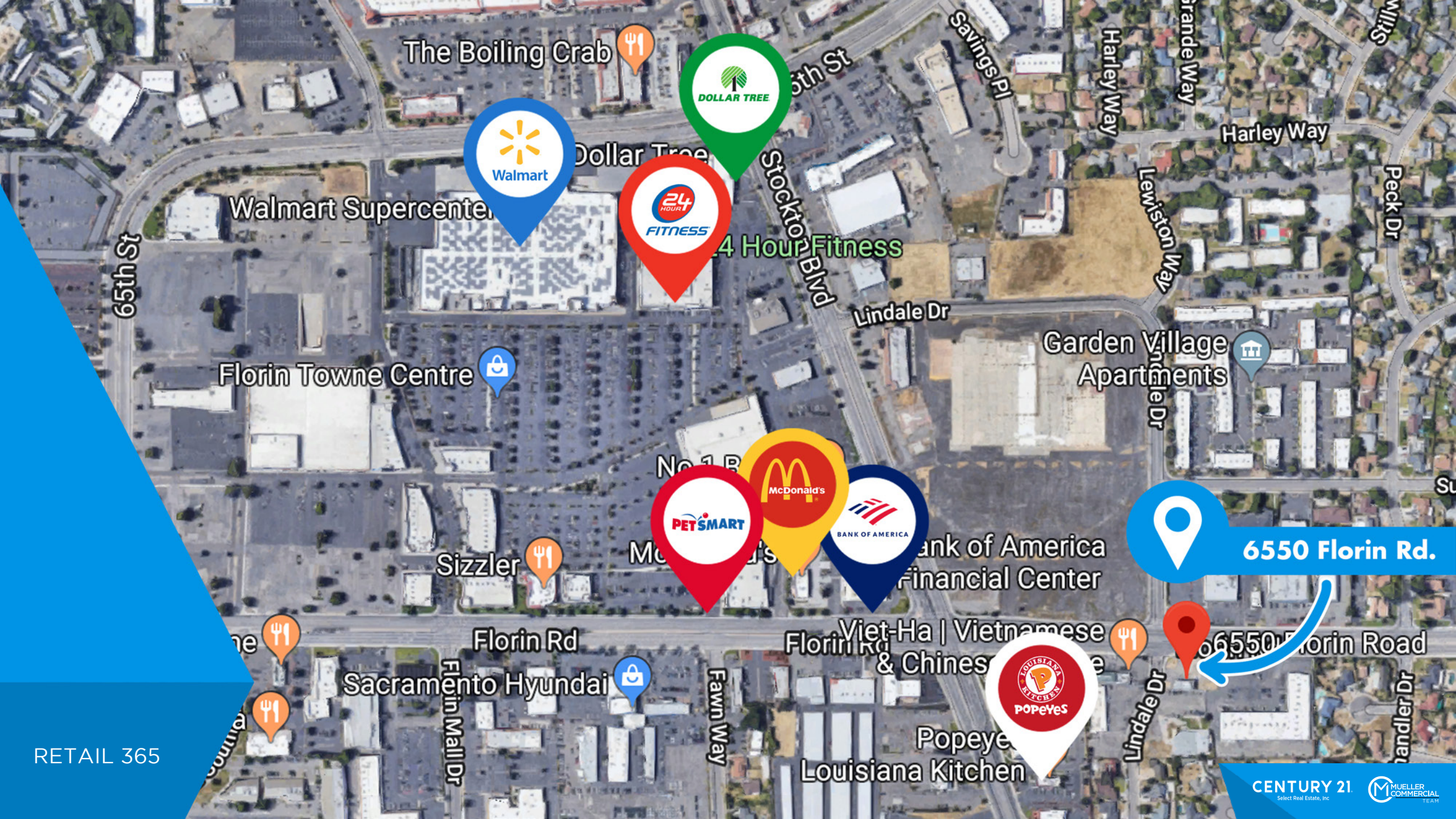




# SITE PLAN







The Boiling Crab



Walmart Supercenter



24 Hour Fitness

65th St

Stockton Blvd

Savings Pl

Harley Way

Harley Way

Harley Way

Peck Dr

Lewiston Way

Lindale Dr

Florin Towne Centre



Garden Village Apartments



No 1 B



Bank of America Financial Center

Sizzler

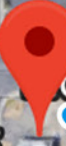


McDonald's



Florin Rd

Viet-Ha | Vietnamese & Chinese



6550 Florin Rd.

6550 Florin Road

Sacramento Hyundai



Fawn Way



Popeyes Louisiana Kitchen

Lindale Dr

Handler Dr

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## DEMOGRAPHICS

## POPULATION DEMOGRAPHICS

TOTAL POPULATION	61,490
FEMALE POPULATION	50.3%
MALE POPULATION	49.7%
MEDIAN AGE	32.8
MALE MEDIAN AGE	31.2
FEMALE MEDIAN AGE	34.4

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## HOUSING

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

## ECONOMIC / EMPLOYMENT

AVERAGE HOUSEHOLD INCOME	\$58,074
WHITE COLLAR	74.4%
BLUE COLLAR	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



## DANIEL MUELLER

Executive Director

**916 704 9341**

915 Howe Ave Sacramento, Ca 95825

**[dmueller@muellercommercial.com](mailto:dmueller@muellercommercial.com)**

Cal DRE# 01829919

## CAMERON FREELOVE

Director

**916 613 3899**

915 Howe Ave Sacramento, Ca 95825

**[cfreelove@muellercommercial.com](mailto:cfreelove@muellercommercial.com)**

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# LEASE

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