

**5601 FLORIN RD
SACRAMENTO, CA**

FOR SALE OR LEASE

**±1.39 ACRE RETAIL PAD AVAILABLE
POTENTIAL DRIVE-THRU**

ETHAN CONRAD
PROPERTIES INC.

LEASE SIGNED!

**Go One
Adventure Park**

65TH ST

Burlington

**EVgo
FAST CHARGING**

**DUNKIN'
DONUTS**

**am
pm**

ARCO

**Watermill
EXPRESS**

FLORIN RD

FOR MORE INFORMATION CONTACT:

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

www.ethanconradprop.com

FEATURES:

- Prominent exposure on 65th Street
- Excellent access to Hwy 99 at Florin Rd
- Anchored by Burlington
- Located along a major thoroughfare with easy access to Hwy 99
- Dense population with over 192,000 residents within 3 miles
- Along busy Florin Rd, adjacent to Florin Town Centre
- EVgo charging stations onsite
- Watermill Express pure water kiosk lease signed



PROPERTY DETAILS:

Center is situated directly off Hwy 99 at Florin Rd and is anchored by Burlington with Dunkin' Donuts and Les Schwab within the property.

Many neighboring national tenants including: Walmart Supercenter, Starbucks, Krispy Kreme, Home Depot and many more.

Florin Towne Centre signed leases for Pollo Campero, Quick Quack Car Wash, Raising Cane's, Kids Empire, and a hotel.

LEASE RATE:

Pad: 60,469 SF (±1.39 acres) \$10,232.00 (\$0.17 PSF, NNN)

PURCHASE PRICE:

\$1,754,000.00 (\$29.00 PSF)

DEMOGRAPHICS:

	1 Mile	3 Mile	5 Mile
2023 Total Population (est):	23,490	188,935	395,798
2023 Average HH Income:	\$66,460	\$75,950	\$94,583
Traffic Count @ Florin Rd/65th Street:		15,127	

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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



Potential Pad
60,469 SF

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