

**FOR  
LEASE**

**6160 FLORIN RD,  
SACRAMENTO, CA**

**+/- 3,800 RSF AVAILABLE**



**3-D Tour  
Click Here** 

**CHASE BURKE**  
916.705.8132  
CHASE@ROMECPRE.COM  
DRE: 01879336

**ANDY JONSSON**  
916.813.8409  
ANDY@ROMECPRE.COM  
DRE: 02076108

**ELLIS THOMAS**  
707.712.6916  
ELLIS@ROMECPRE.COM  
DRE: 02207868

**ROME**  
REAL ESTATE GROUP



**6160 FLORIN ROAD**  
**@ FLORIN RD & STOCKTON BLVD.**  
**FOR LEASE: +/- 3,800 SF**

**NOW OFFERING:**

**PROMOTIONAL RENT OF \$0.75 PSF, NNN**  
**FOR YEAR 1**

- High Visibility Location Fronting Florin Road across from Florin Towne Centre
- Busy Location with Excellent Traffic Counts:
  - 33,942 ADT: Florin Rd & Fawn Way
  - 29,669 ADT: Stockton Blvd & Florin Rd
- Easy Access to and from Hwy 99
- Large Pylon Signage Available
- Located in a Major Retail Corridor with notable surrounding co-tenants, including:
  - Walmart, Burlington, PetSmart, Dollar Tree, McDonald's, AutoZone, Wells Fargo, Bank of America, Turner's Outdoorsman, Shoe Palace, Panda Express, and more!

\*Promotional rent is contingent upon approval of the tenant's financials.



# DOLLHOUSE VIEW OF VACANT SUITE

**3-D Tour**  
**Click Here**



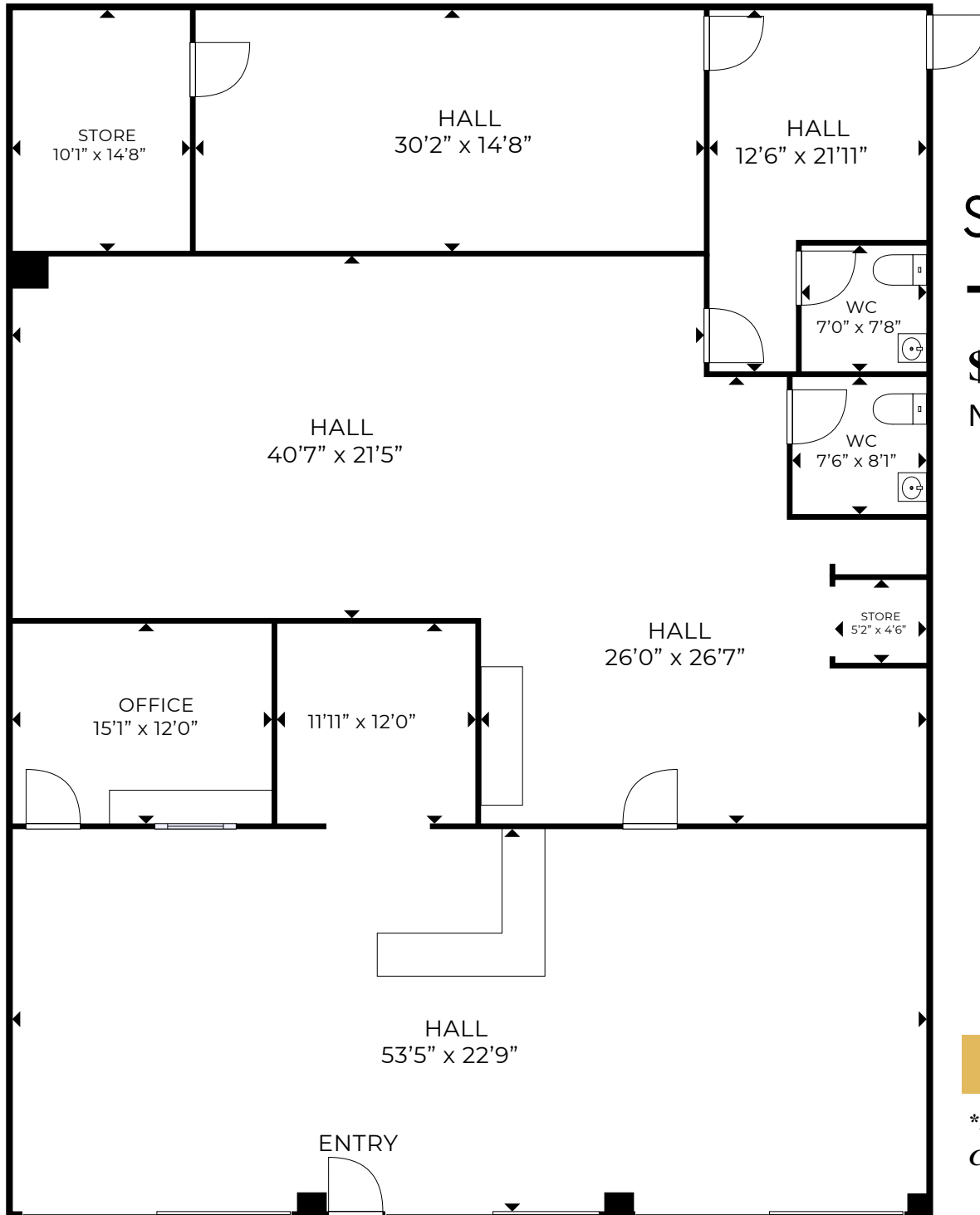




# INTERIOR PICTURES



# FLOORPLAN OF VACANT SUITE



**3-D Tour**  
**Click Here** 

**SUITE DETAILS:**  
**+/- 3,800 SQ. FT**

**\$0.75 PSF, NNN PER MONTH**  
NNN COSTS = \$0.50 PSF

**NOW OFFERING \$0.75 PSF, NNN\***

*\*PROMOTIONAL RENT IS FOR THE FIRST YEAR ONLY AND  
CONTINGENT UPON APPROVAL OF TENANT'S FINANCIALS.*



# EXTERIOR PICTURES





An aerial photograph of a commercial district. A red-outlined rectangle is superimposed on a white building, containing the address '6160 FLORIN ROAD' in red text. The surrounding area includes several large parking lots filled with cars, various commercial buildings, and a multi-lane road with traffic. The background shows a residential neighborhood with houses and trees.

**6160  
FLORIN  
ROAD**

**FLORIN ROAD +/- 34,000 cars per day**



# IMMEDIATE VICINITY AERIAL

SACRAMENTO  
EXECUTIVE  
AIRPORT



**planet fitness**  
**HARBOR FREIGHT**  
QUALITY TOOLS LOWEST PRICES  
**Dutch Bros Coffee**  
**Foods Co**  
**ROSS**  
DRESS FOR LESS®



**MI RANCHO**  
Supermercado  
**SUBWAY**  
**Walgreens**

FLORIN RD.

PROPERTY  
LOCATION

**Walmart**  
**Auto Zone**  
**PET SMART**  
**Burlington**  
**DOLLAR TREE**  
**ARCO**  
**Tires LES SCHWAB**  
**WELLS FARGO**  
**Auto Zone**  
**BANK OF AMERICA**  
**McDonald's**  
**PANDA EXPRESS CHINESE KITCHEN**

**Shell**  
**goodwill**  
**food maxx**  
**THE HOME DEPOT**  
**99¢ only STORES**  
**ARCO**  
**KFC**  
**SKECHERS**  
**dd's DISCOUNTS**  
**Jack in the box**



**Krispy Kreme DOUGHNUTS**  
**BURGER KING**  
**metro by T-Mobile**  
**Public Storage**  
**boost mobile**  
**LONG JOHN SILVER'S**  
**LOUISIANA KITCHEN**  
**POPEYES**  
**Little Caesars**



# DEMOGRAPHIC SUMMARY REPORT

6160 FLORIN RD, SACRAMENTO, CA 95823



## POPULATION

2023 ESTIMATE

1-MILE RADIUS	23,430
3-MILE RADIUS	190,868
5-MILE RADIUS	400,417

## HOUSEHOLD INCOME

2023 AVERAGE

1-MILE RADIUS	\$60,515.00
3-MILE RADIUS	\$65,172.00
5-MILE RADIUS	\$82,423.00



## POPULATION

2028 PROJECTION

1-MILE RADIUS	24,025
3-MILE RADIUS	195,462
5-MILE RADIUS	411,022

## HOUSEHOLD INCOME

2023 MEDIAN

1-MILE RADIUS	\$43,692.00
3-MILE RADIUS	\$50,275.00
5-MILE RADIUS	\$63,296.00



## POPULATION

2023 BY ORIGIN

	1-MILE RADIUS	3-MILE RADIUS	5-MILE RADIUS
WHITE	10,741	87,001	188,880
BLACK	4,121	31,418	61,455
HISPANIC ORIGIN	8,973	74,258	128,572
AM. INDIAN & ALASKAN	485	4,275	7,761
ASIAN	6,139	50,566	104,826
HAWAIIAN & PACIFIC ISLAND	414	5,035	8,858
OTHER	1,531	12,573	28,637



# CONTACT US!

## TO LEARN MORE ABOUT THESE RETAIL SUITE



*Chase Burke*

**PARTNER | RETAIL BROKERAGE  
AND INVESTMENT SALES**  
916.705.8132  
chase@romecre.com  
DRE: 01879336



(916) 932-2199



@romeregroup



2901 K Street, Suite 306, Sacramento, CA 95816  
101 Parkshore Drive, Suite 100, Folsom, CA 95630



*Andy Jonsson*

**PARTNER | RETAIL BROKERAGE  
AND INVESTMENT SALES**  
916.813.8409  
andy@romecre.com  
DRE: 02076108



*Ellis Thomas*

**BROKER ASSOCIATE**  
707.712.6916  
ellis@romecre.com  
DRE: 02207868



chase@romecre.com  
andy@romecre.com  
ellis@romecre.com

