

**FLORIN RD & FRANKLIN BLVD**

**3815 FLORIN RD  
SACRAMENTO, CA**

**FOR SALE OR LEASE**

**0.95 - ±10.0 ACRES OF RETAIL AND  
MIXED USE LAND**

**ETHAN CONRAD**  
PROPERTIES INC

**LEASE SIGNED!**



**FOR MORE INFORMATION CONTACT:**

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ETHAN CONRAD PROPERTIES, INC

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

www.ethanconradprop.com

# FOR SALE OR LEASE

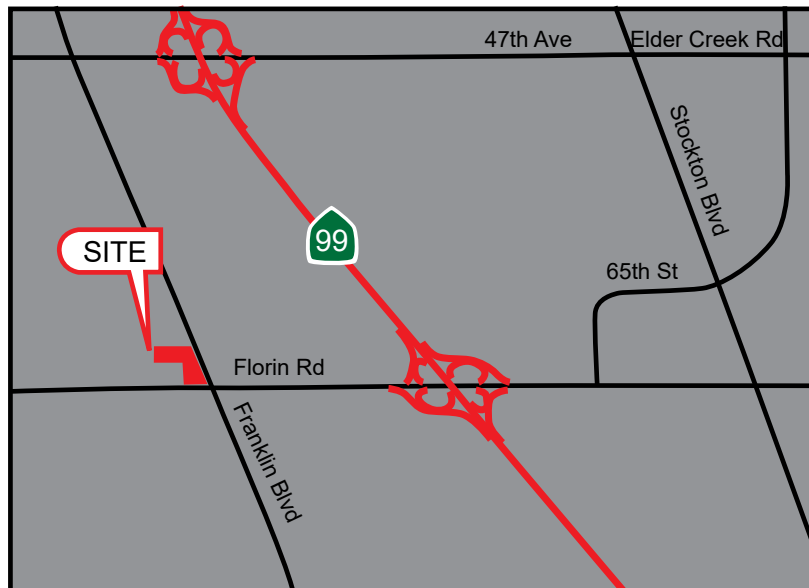
# FLORIN RD & FRANKLIN BLVD

## 3815 FLORIN RD

### SACRAMENTO, CA

### 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	61,774 SF/1.42 Acres	\$194,000.00/yr
Parcel 3	41,535 SF/0.95 Acres	\$120,000.00/yr
Parcel 4	42,065 SF/0.97 Acres	\$118,000.00/yr

### SALE PRICING:

Parcel A	2 - 10.0 Acres	\$10.00 - \$29.00 PSF
Parcel 1	61,774 SF	\$2,903,000.00 (\$47.00 PSF)
Parcel 3	41,535 SF	\$1,744,000.00 (\$42.00 PSF)
Parcel 4	42,065 SF	\$1,556,000.00 (\$37.00 PSF)

### DEMOGRAPHICS:

	1 Mile	3 Mile	5 Mile
2025 Total Population (est):	24,046	189,925	385,559
2025 Average HH Income:	\$81,533	\$93,645	\$116,117
Traffic Count @ Florin Rd:	32,930	Franklin Blvd:	28,040

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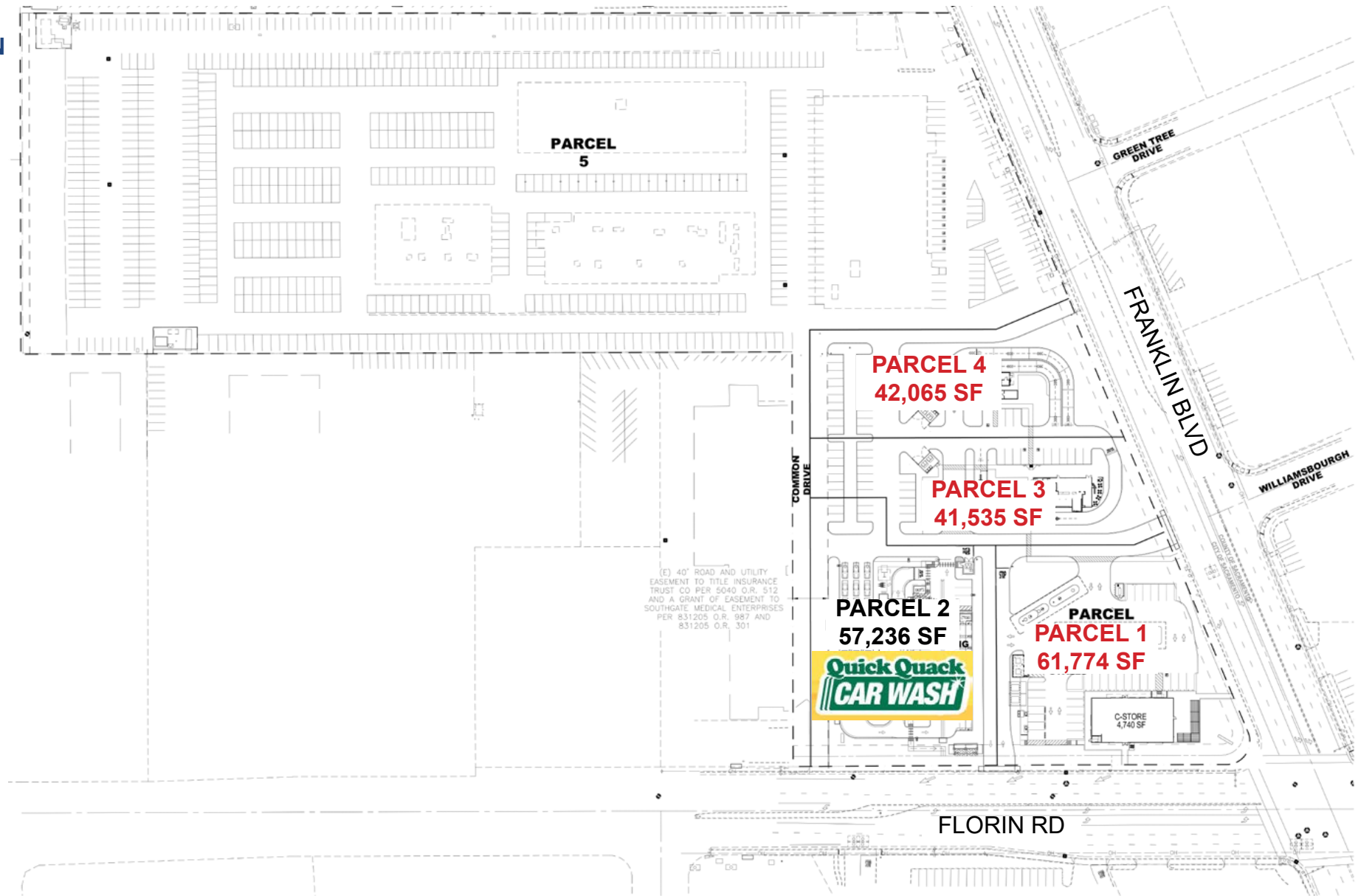
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The information contained herein has been obtained from sources we believe to be reliable. However, we cannot guarantee, warrant or represent its accuracy and all information is subject to error, change or withdrawal. An interested party and their advisors should conduct an independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

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SITE PLAN

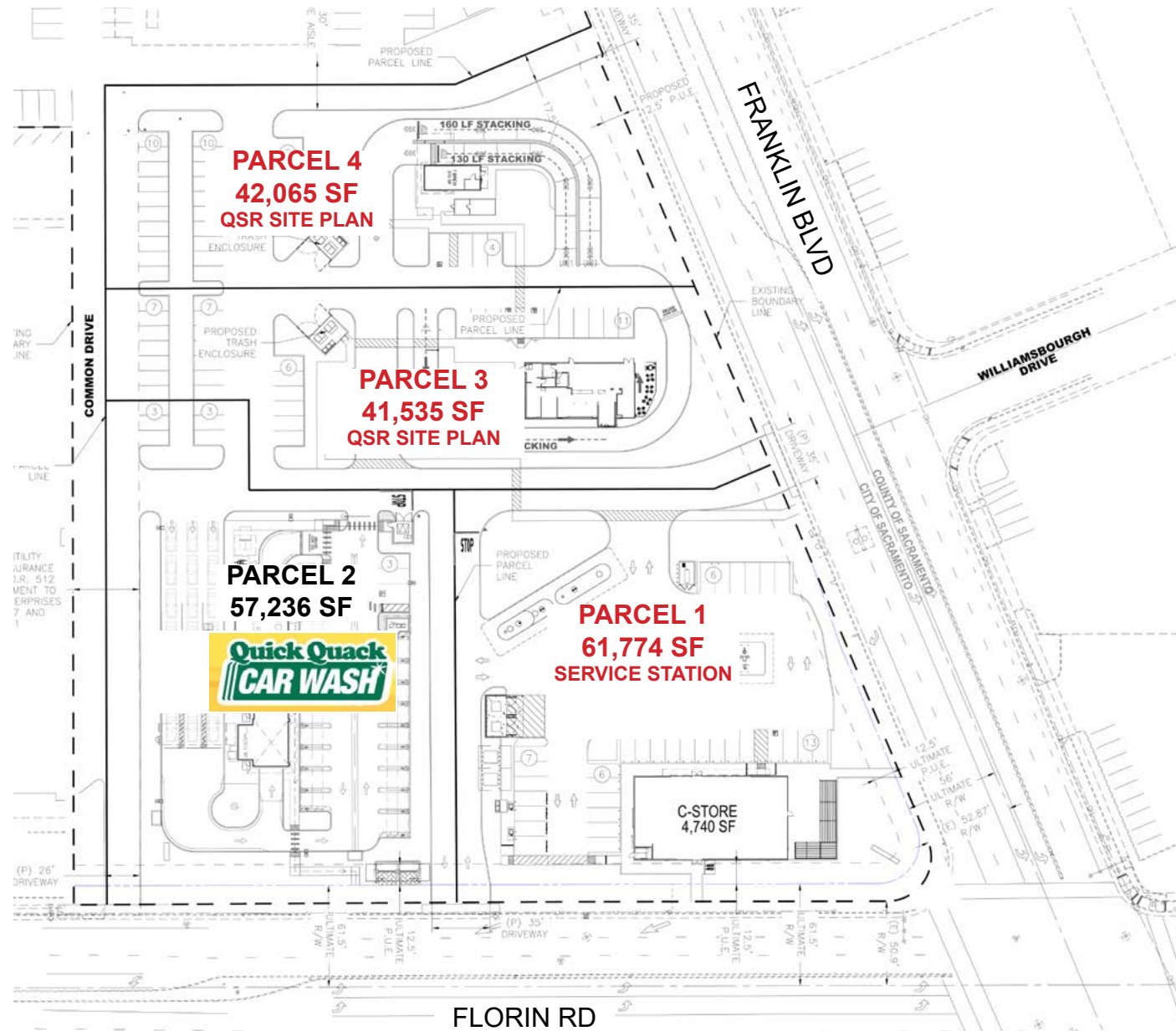


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**RETAIL PARCELS**



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