

WELL-LOCATED MEDICAL/DENTAL/OFFICE SPACE FOR LEASE 1355 FLORIN ROAD | SACRAMENTO



PROPERTY INFORMATION

Property Address:	1355 Florin Road
Building Size:	20,000± Square Feet
Office Lease Rate:	\$1.35 MG
Dental Suite Lease Rate:	\$1.75 MG
Parking:	4/1,000

HIGHLIGHTS

- Immediate occupancy
- Surrounded by a multitude of services, eateries and retail
- Easy access to Florin Road, Freeport Boulevard and I-5
- Move-in ready suites

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AVAILABLE SUITES:

Suite 2	820± RSF
Suite 6	940± RSF*
Suite 7	820± RSF
Suite 9	300± RSF
Suite 10	1,600± RSF
Suite 11	700± RSF
Suite 19	600± RSF

*Suite 6 is dental space

1355 Florin Road is centrally located with excellent access and visibility along Florin Road adjacent to its junction with I-5. Situated at a signalized light, the property also features excellent visibility with daily traffic counts on Florin Road and Freeport Boulevard reaching $\pm 30K$ cars per day. The location also benefits from a well-established surrounding neighborhood with a highly dense and diverse population totaling over $\pm 16K$ residents in a 1-mile radius and approximately $\pm 135K$ residents in a 3-mile radius. Located in the heart of the South Sacramento submarket, the site is conveniently located near I-5 and Hwy-99 and is just minutes from Sacramento City College, Sacramento Executive Airport, and the Sacramento Zoo. Major retail centers neighboring the property include Lake Crest Village, anchored by Nugget Markets and Big 5; Southgate Plaza, with major tenants including 99 Ranch, Walmart Neighborhood market, and more; Florin Square Shopping Center, anchored by Seesawan Supermarket; Florin Plaza, anchored by Mi Rancho Supermarket; and more. Other major retail tenants neighboring the site include Smart & Final Extra!, CVS, Walgreens, The Home Depot, Raley's, Rite Aid, and South Land Park retail center, a recently-redeveloped shopping center anchored by Bel Air with additional tenants including Starbucks, Chase Bank, O'Reilly Auto Parts, and more.

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