



Elk Grove Florin Retail

9230 Elk Grove Florin Road
Elk Grove, CA 95624



For Additional information, contact Exclusive Agent:

408.331.2308

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The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.

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Property Description

Introducing an exceptional leasing opportunity at 9230 Elk Grove Florin Road in Elk Grove, CA, 95624. This premier property features a Walgreens, AutoZone, Wells Fargo, and Starbucks Anchored Center, offering high visibility at a signalized intersection with substantial traffic counts. Tenants will appreciate the opportunity for signage on both the monument and building, alongside the presence of major national retailers nearby. With convenient storefront parking and a fire sprinklered building, this location presents an ideal setting for retail success. Don't miss the chance to secure your place in this thriving commercial hub.

Offering Summary

Lease Rate:	Negotiable
Estimated NNN Charges	\$1.09 SF/month - 2026
Number Of Units:	2
Available SF:	1,145 SF
Lot Size:	0.566 Acres
Building Size:	4,115 SF



Property Highlights

- Walgreens, AutoZone, Wells Fargo, Starbucks Anchored Center
- Highly visibility fronting Elk Grove Florin Road
- Signalized intersection with huge traffic counts
- Monument plus Building Signage
- Major National Retailers Nearby
- Convenient Storefront Parking
- Fire Sprinklered Building



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Lease Information

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	1,145 SF	Lease Rate:	Negotiable

Available Spaces

Suite	Tenant	Size (SF)	Lease Type	Lease Rate	Description
■ 9230-#100 Elk Grove Florin Road	Available	1,145 SF	NNN	Negotiable	±19' W x 60'. Former Beauty Salon. Full height glass with glass entrance doors, newly remodeled interiors with new paint, high drop t-bar ceiling at 11' AFF (Above Finished Floor), 2' x 4' fluorescent lights with new light bulbs, upgraded tile flooring throughout, plumbing stub outs for 6 shampoo bowls, electrical outlets for 11 styling stations, private room with sink for facials, dispensary room with sink, electric hot water heater 50 gallons, washer hookups with dryer 220V outlet, 1 ADA restroom, separate HVAC, separate electrical panel rated 250 amps; 3-phase; 4-wire; 120/208V; 42 circuits, rear entrance door for deliveries. Available Now.



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Interior - Plumbing Stub Outs for 6 Shampoo Bowls



Interior - Upgraded Tile Flooring Throughout



Interior - Private Room for Facials



Dispensary Rm 50-Gal Hot Water Heater / Washer Hookups



Interior - ADA Restroom



Interior - Rear Entrance Door for Deliveries



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Population

	1 Mile	3 Miles	5 Miles
Total Population	13,661	120,797	265,034
Average Age	38.9	38.8	38.3
Average Age (Male)	36.2	36.0	36.2
Average Age (Female)	41.9	40.7	39.9

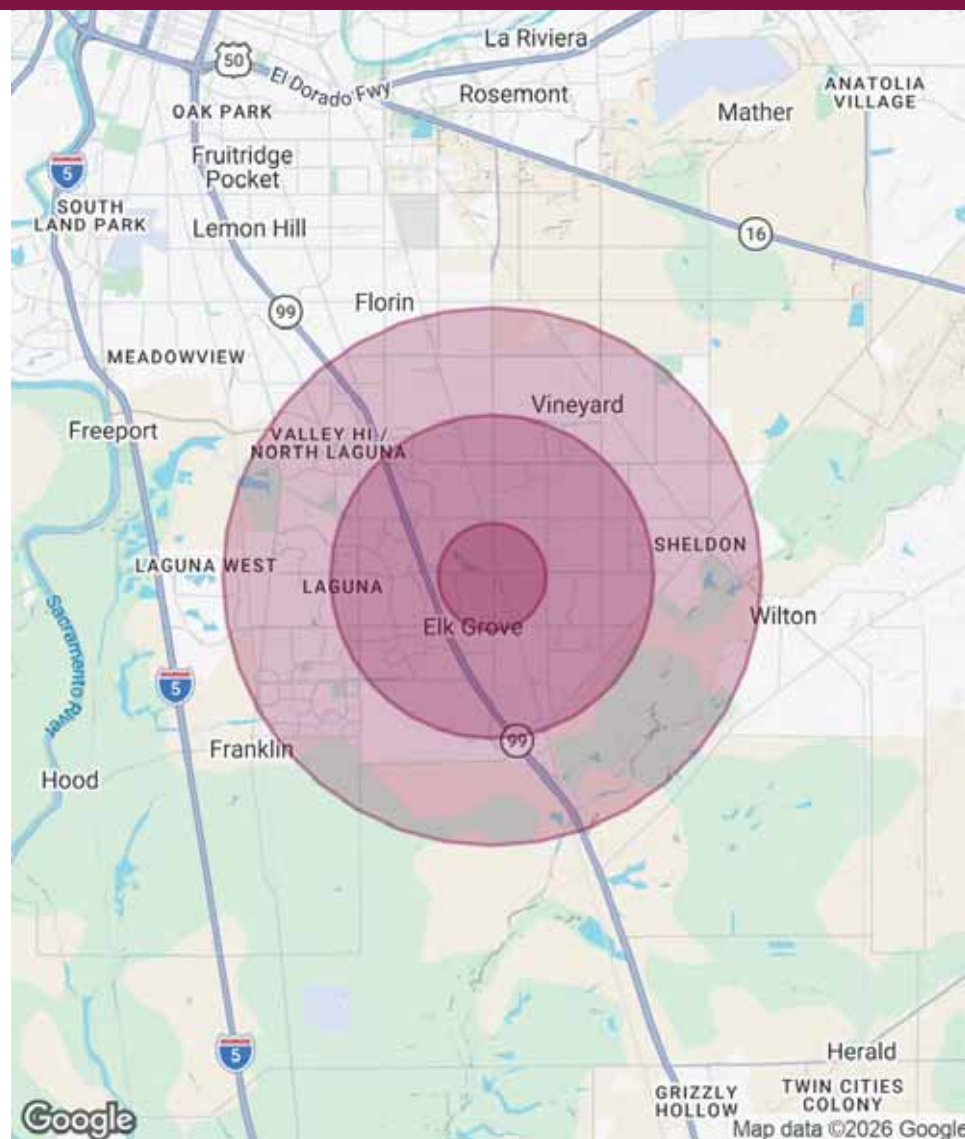
Households & Income

	1 Mile	3 Miles	5 Miles
Total Households	4,430	37,239	80,735
# of Persons per HH	3.1	3.2	3.3
Average HH Income	\$133,026	\$130,090	\$126,182
Average House Value	\$605,393	\$580,747	\$564,100

2023 American Community Survey (ACS)

Traffic Counts ADT - 2023

Elk Grove Florin Road at Bond Road	10,700
Bond Road at William Fife Drive	18,789
Elk Grove Florin Road at Lamp Rey Drive	20,896
Bond Road at Qual Cove Drive	24,600
Bond Road at Elk Grove Florin Road	34,800
Bond Road at Egret Drive	34,800



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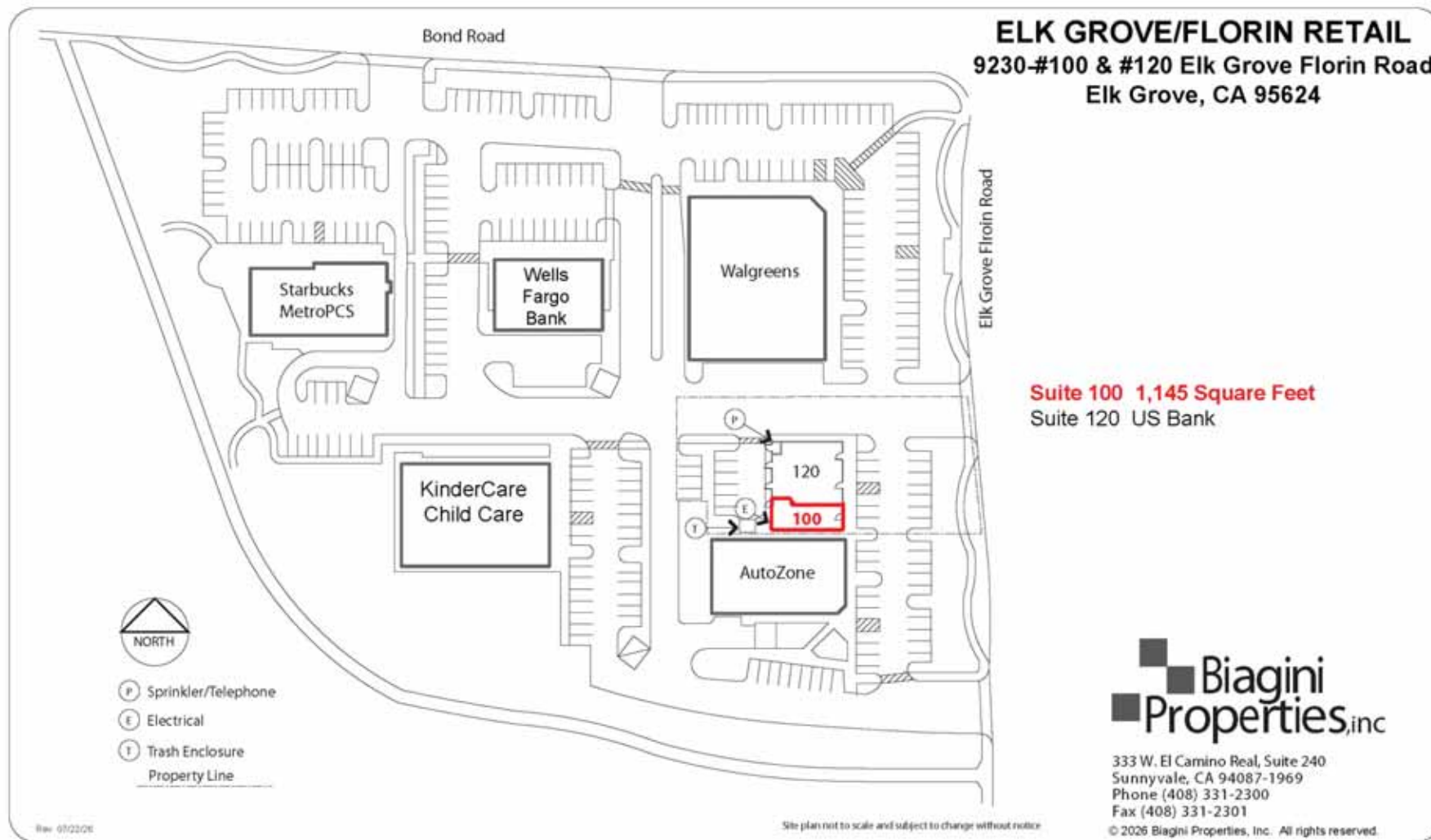
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