

**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**

Burlington

EVgo
FAST CHARGING

DUNKIN'
DONUTS

**am
pm**

ARCO

FLORIN RD

FOR MORE INFORMATION CONTACT:

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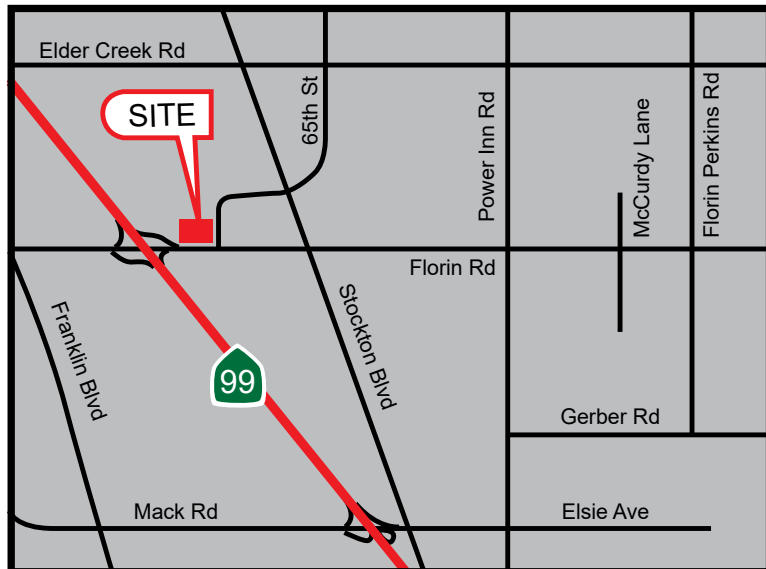
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ETHAN CONRAD PROPERTIES, INC
1300 NATIONAL DRIVE, SUITE 100 | SACRAMENTO CA, 95834 | 916.779.1000
www.ethanconradprop.com

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



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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SITE PLAN



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