

**2326 FLORIN RD  
SACRAMENTO, CA**

**FOR SALE OR LEASE  
42,452 SF CHURCH, RETAIL, OR  
FITNESS BUILDING  
WITH LARGE FREE SPAN AREA**

**ETHAN CONRAD**  
PROPERTIES INC.



**MAJOR REMODEL COMPLETE**

FOR MORE INFORMATION CONTACT:

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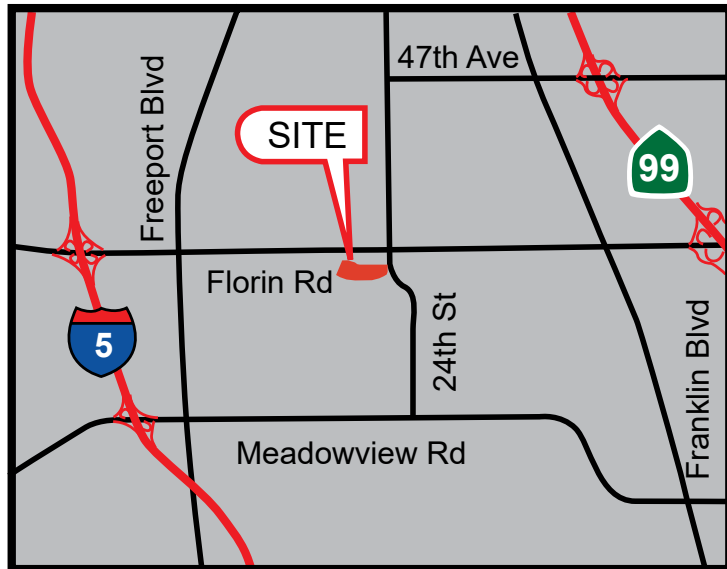
**VIEW VIRTUAL TOUR**

**916.779.1000**

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

**FEATURES:**

- Located in Florin Square Shopping Center
- ±3.79 acre parcel
- Large monument signage on Florin Rd along with good building signage, both facing Florin Rd and 24th St
- 103' x 230' depth clear span area ideal for indoor sports use
- Ample parking (206 spaces)
- 1,200 amps of 277/480 volt, 3-phase power
- Zoning: C-2 Zoning, which allows for commercial and retail uses



**PROPERTY DETAILS:**

Established shopping center in close proximity to many retail and food services. Located at the intersection of Florin Rd and 24th St with strong daily traffic. Formally a bowling alley and a gym. Approximately 60% of the building is free span construction.

The following is a brief list of logical uses per the zoning:

- General Retail
- Athletic/Fitness Club
- General Office
- Entertainment/Amusement Center (Indoor)
- Assembly - Cultural, Religious, Social
- Theater/Cinema/Museum
- School - Dance, Music, Art, Martial Arts, Vocational

**LEASE RATE:**

\$37,358.00 (\$0.88 PSF, NNN)

NNN costs are approximately \$0.21 PSF.

**PURCHASE PRICE:**

\$4,882,000 (\$115.00 PSF)

**DEMOGRAPHICS:**

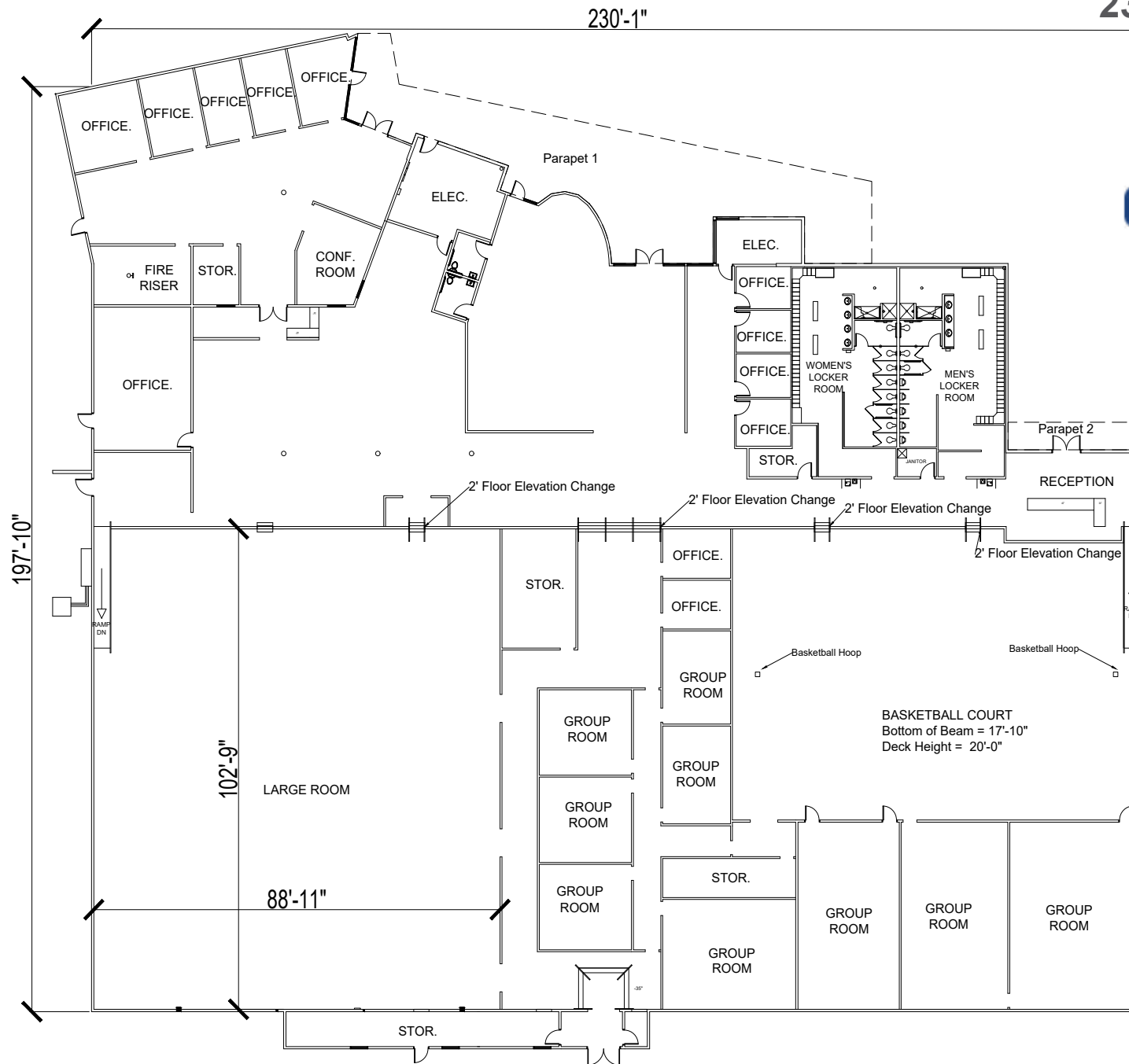
	1 Mile	3 Mile	5 Mile
2025 Total Population (est):	23,559	158,333	347,670
2025 Average HH Income:	\$93,231	\$106,341	\$115,903
Traffic Count @ [Florin Rd]:	13,114		

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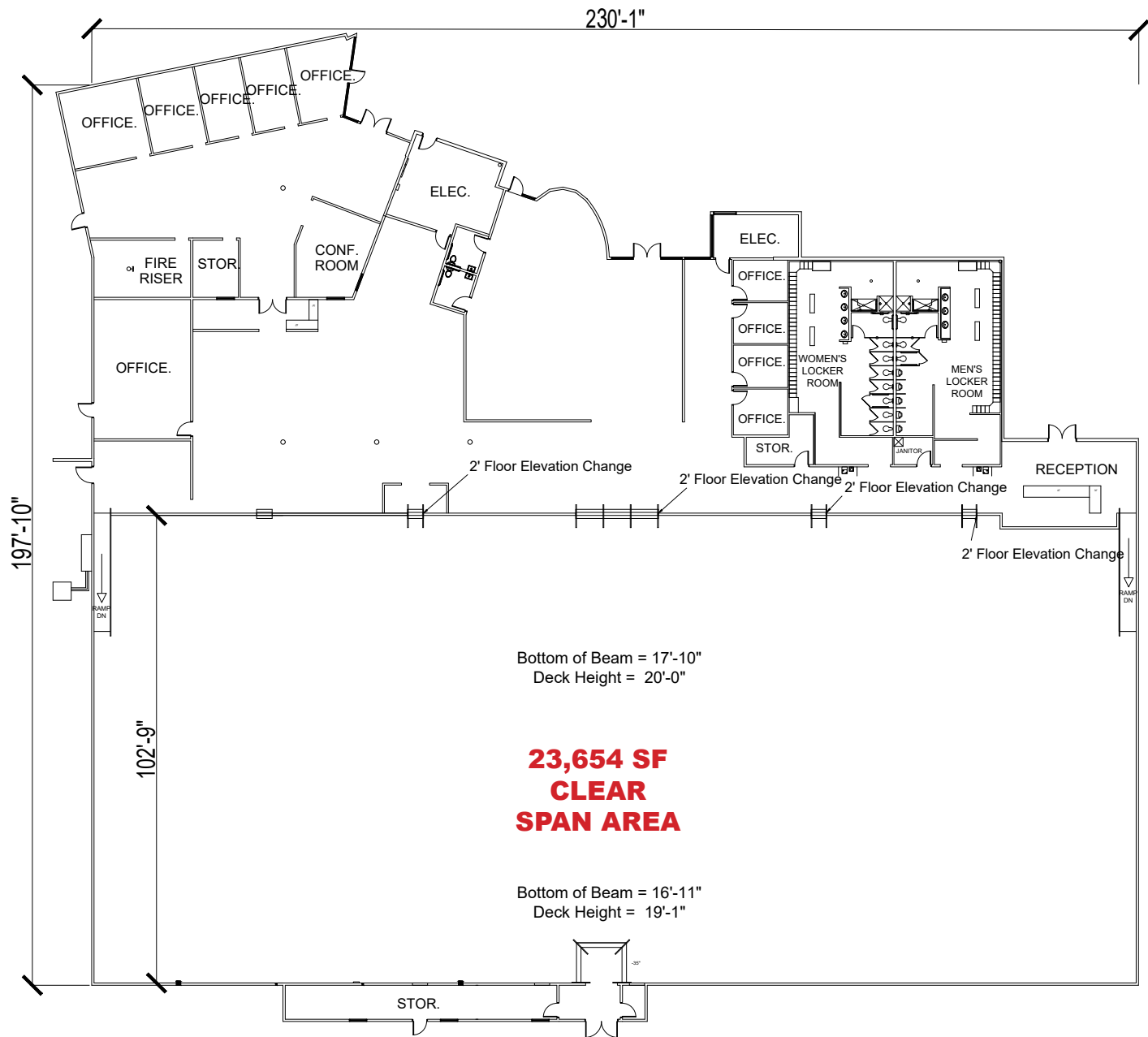
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## FLOOR PLAN

[VIEW VIRTUAL TOUR](#)

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FREE SPAN AREA FLOORPLAN

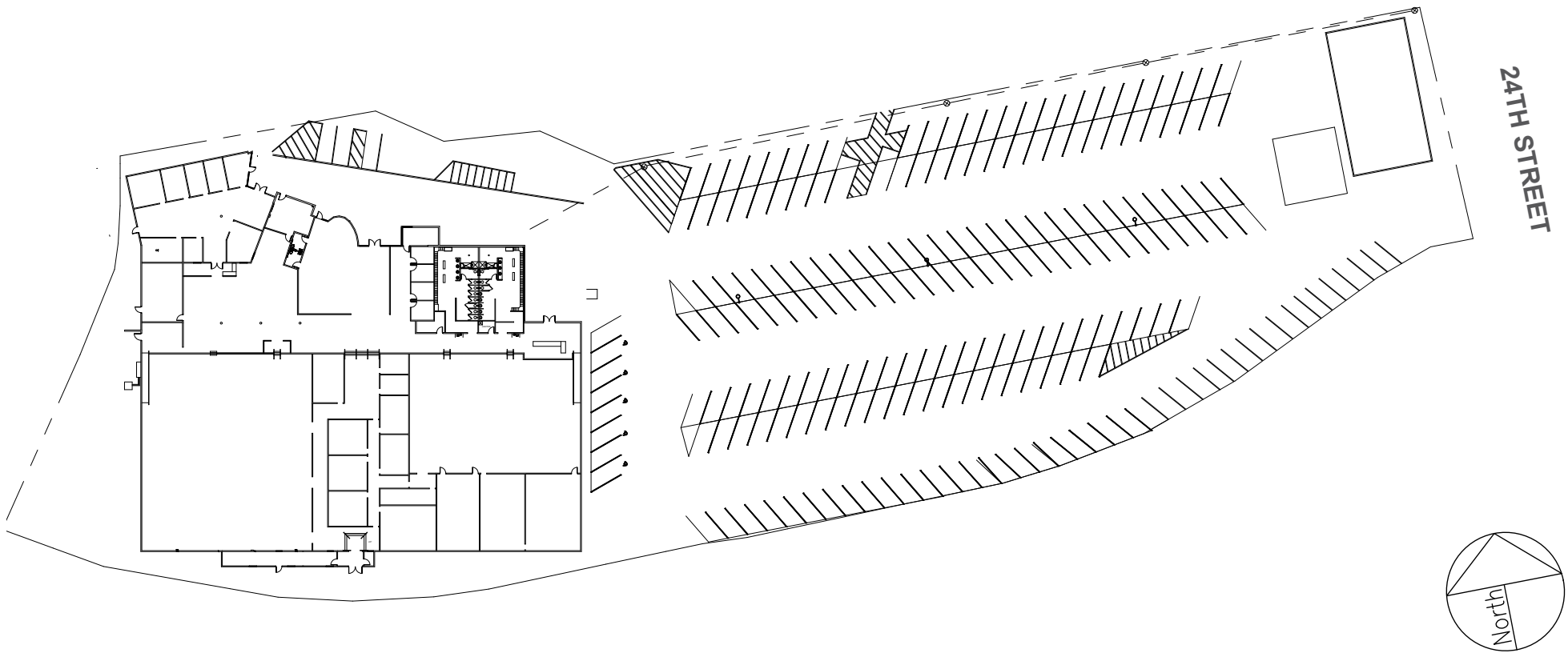


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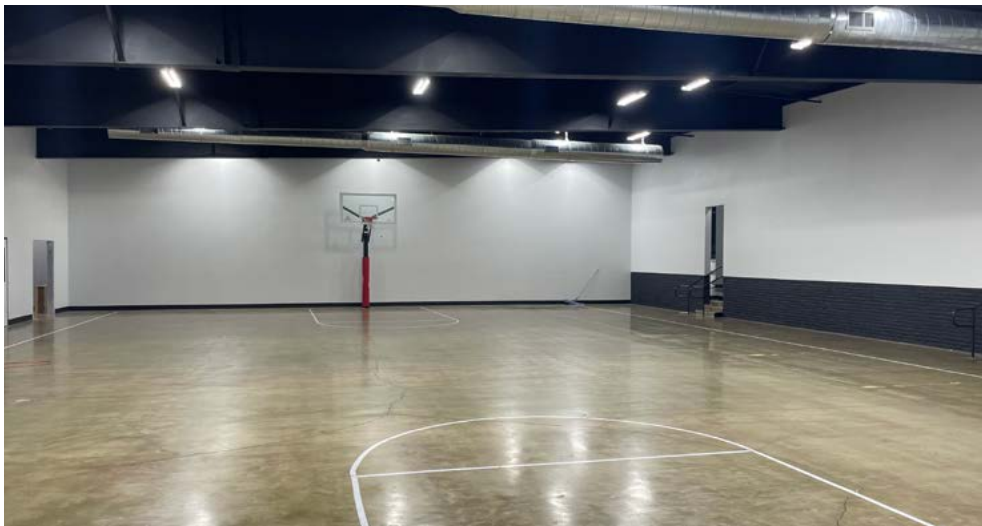
**SITE PLAN**

**FLORIN RD**



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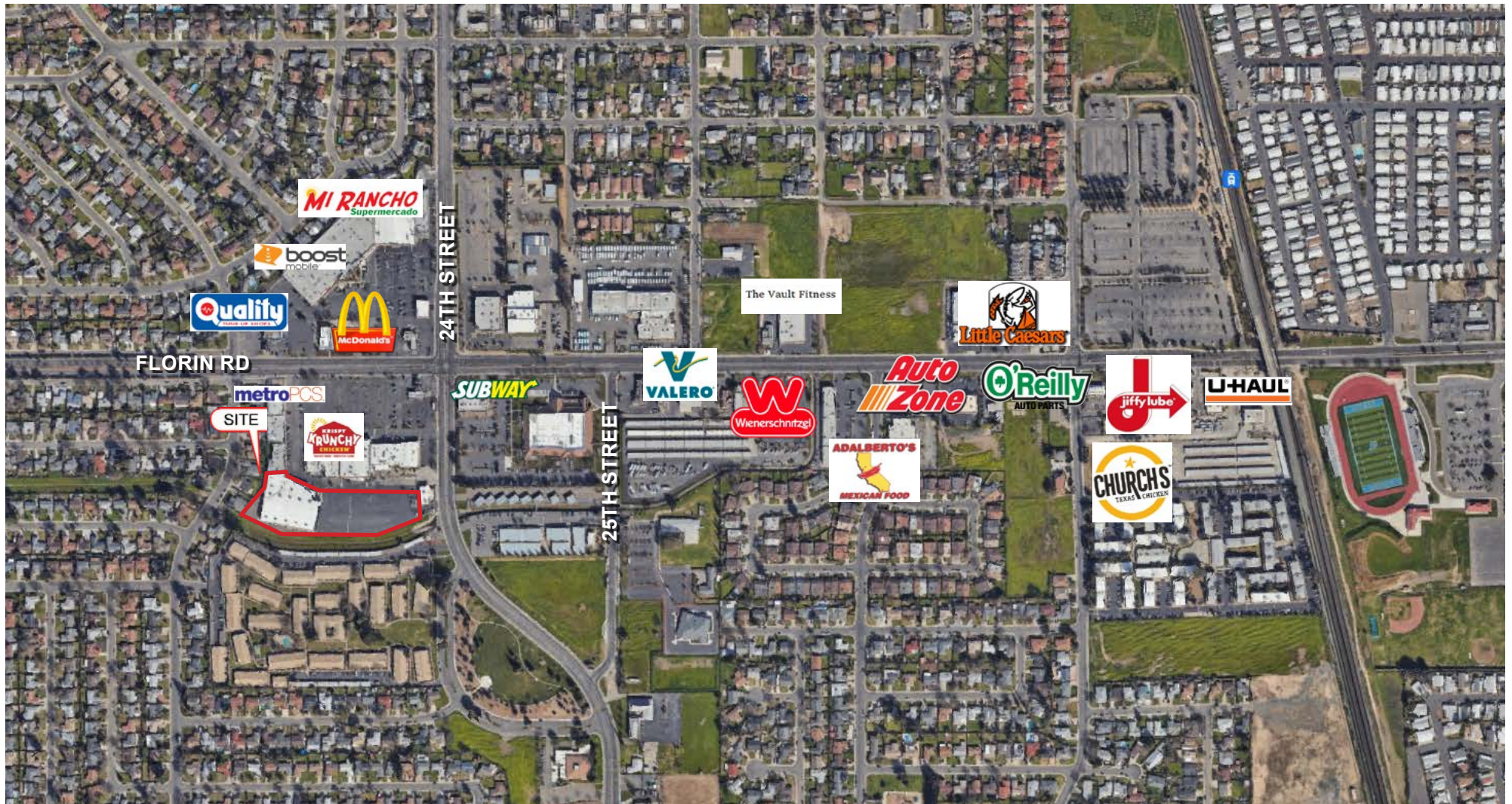
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