

4020 FLORIN ROAD

SACRAMENTO, CA

FOR SALE
39,026± SF RETAIL SPACE
SALE PRICE: \$4,200,000



*This image has been digitally altered to enhance the appearance of the subject. The building may appear different in person.

David Scarpinato, Principal
E \\ dscarpinato@lee-associates.com
P \\ 510.907.3022 | LIC# 01812743



Jon Ahern, Principal
E \\ ahern.jon@gmail.com
P \\ 925.838.9999 | LIC# 01169357

Lee & Associates Oakland Commercial Real Estate \ 555 12th Street, Suite 1725, Oakland, CA 94607 \ www.lee-associates.com

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

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PROPERTY DETAILS

4020 Florin Road
Sacramento, CA

39,026± SF

3.72± Acres

APN #: 049-0380-016-0000

Year Built: 1978

2 Dock Positions

1 Grade Level Door

Ample Parking

Close to 99 Freeway

Sacramento County

Zoning: C-2

Traffic Counts: 34,000

15' Under Grid

Sprinklered

800 Amps @ 480 Volts

No Gas

New TPO Roof in 2022

Floor Drains

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COMMERCIAL REAL ESTATE SERVICES



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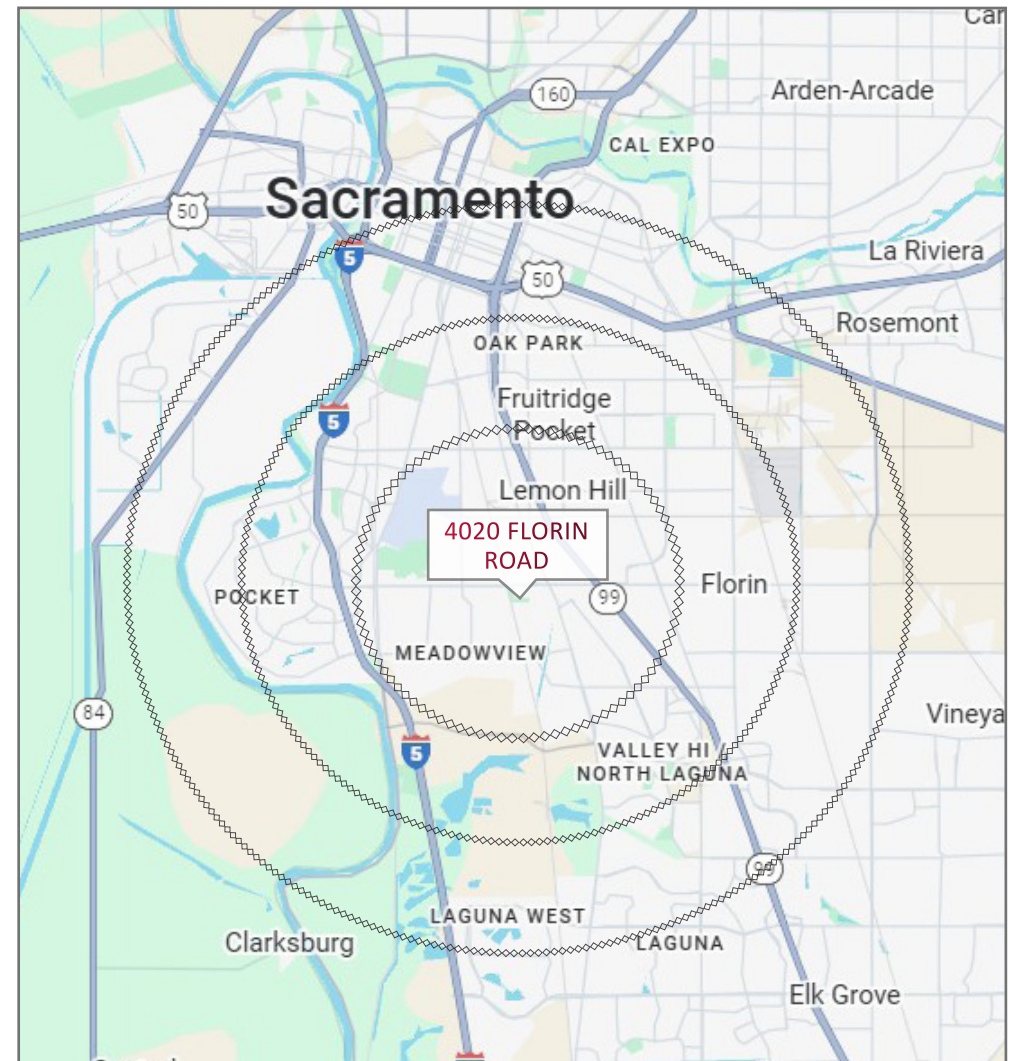
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DEMOGRAPHICS SNAPSHOT

| | 1 MILE | 3 MILES | 5 MILES |
|-----------------------|-----------|-----------|-----------|
| 2024 Total Population | 24,373 | 184,235 | 382,534 |
| 2029 Population | 24,550 | 185,325 | 384,766 |
| Pop Growth 2024-2029 | + 0.73% | + 0.59% | + 0.58% |
| Average Age | 35 | 36 | 38 |
| 2024 Total Households | 7,105 | 55,876 | 130,364 |
| HH Growth 2024-2029 | + 0.75% | + 0.55% | + 0.58% |
| Median Household Inc | \$50,856 | \$56,927 | \$71,068 |
| Avg Household Size | 3.20 | 3.10 | 2.80 |
| 2024 Avg HH Vehicles | 2.00 | 2.00 | 2.00 |
| Median Home Value | \$309,968 | \$337,810 | \$431,024 |
| Median Year Built | 1974 | 1972 | 1975 |

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COMMERCIAL REAL ESTATE SERVICES

NEARBY AMENITIES

FOOD & BEVERAGE

1. Tacos y Mariano's
2. A&W
3. Falafel & Shwarma Planet
4. Flame Cafe
5. Ono Hawaiian
6. Taco Bell
7. Yum Buffet & Grill
8. Cris El Marisquero
9. Subway
10. Stagecoach Restaurant
11. Jack in the Box
12. La Sinaloance
13. Panda Wok
14. MLB Ball Park Bites
15. La Soga Taqueria
16. La Birriera Spot
17. Super Taco
18. Score Bar & Lounge
19. Holy Chick N' Waffles

BANKS

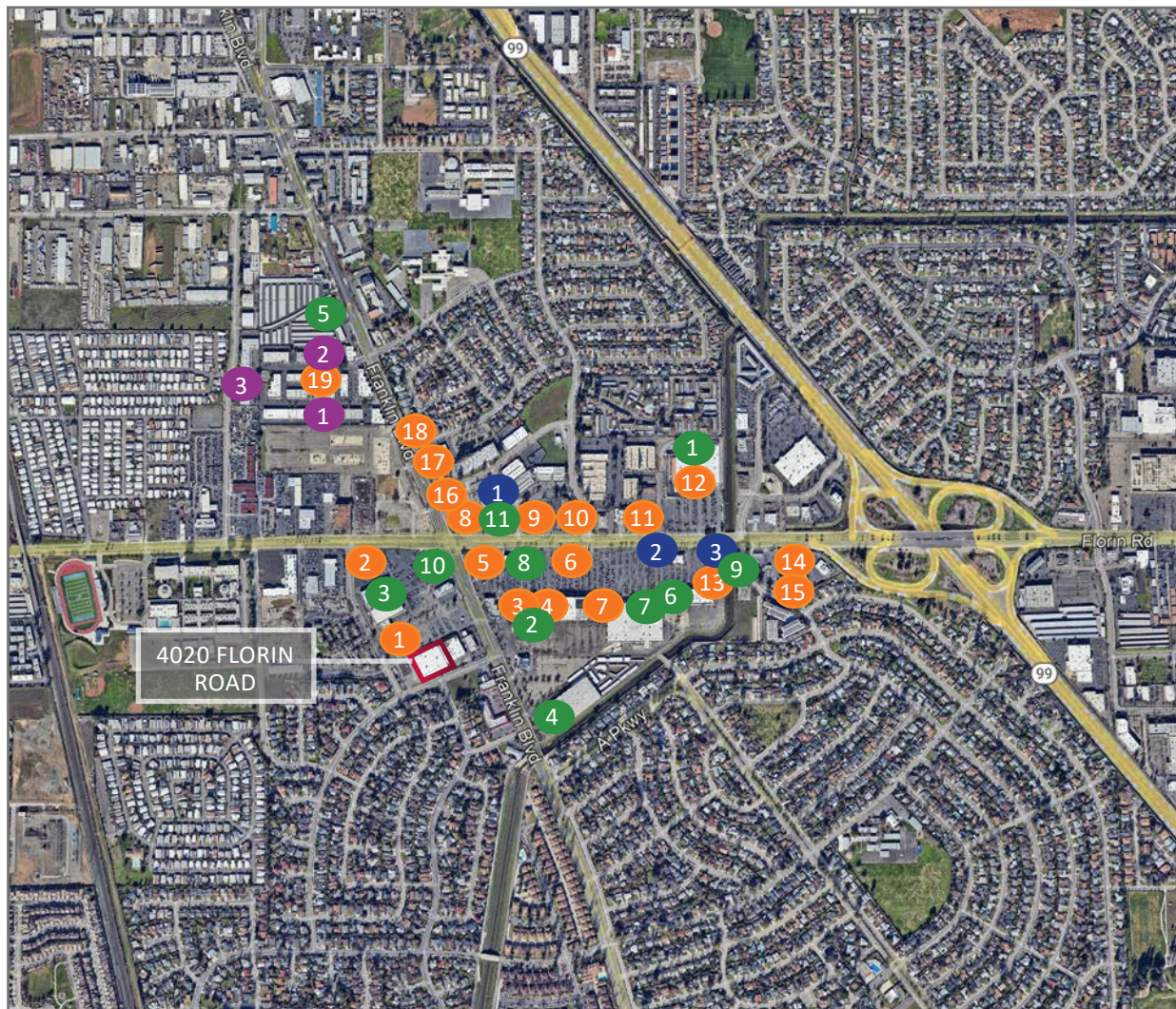
1. Wells Fargo
2. Golden 1 Credit Union
3. Chase Bank

MISCELLANEOUS

1. Home Depot
2. 99 Ranch Market
3. Food Max
4. Security Public Storage
5. Public Storage
6. WSS
7. UEL College-Sacramento
8. Southgate Plaza
9. The UPS Store
10. Shell
11. AM PM

FITNESS

1. Franklin Boxing Academy
2. Nightmare Muscle Gym
3. Caballero's Boxing Gym



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