

# 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](mailto:dscarpinato@lee-associates.com)  
P \| 510.907.3022 | LIC# 01812743



Jon Ahern, Principal  
E \| [ahern.jon@gmail.com](mailto: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](http://www.lee-associates.com)

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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  
Sale Price: \$4,200,000

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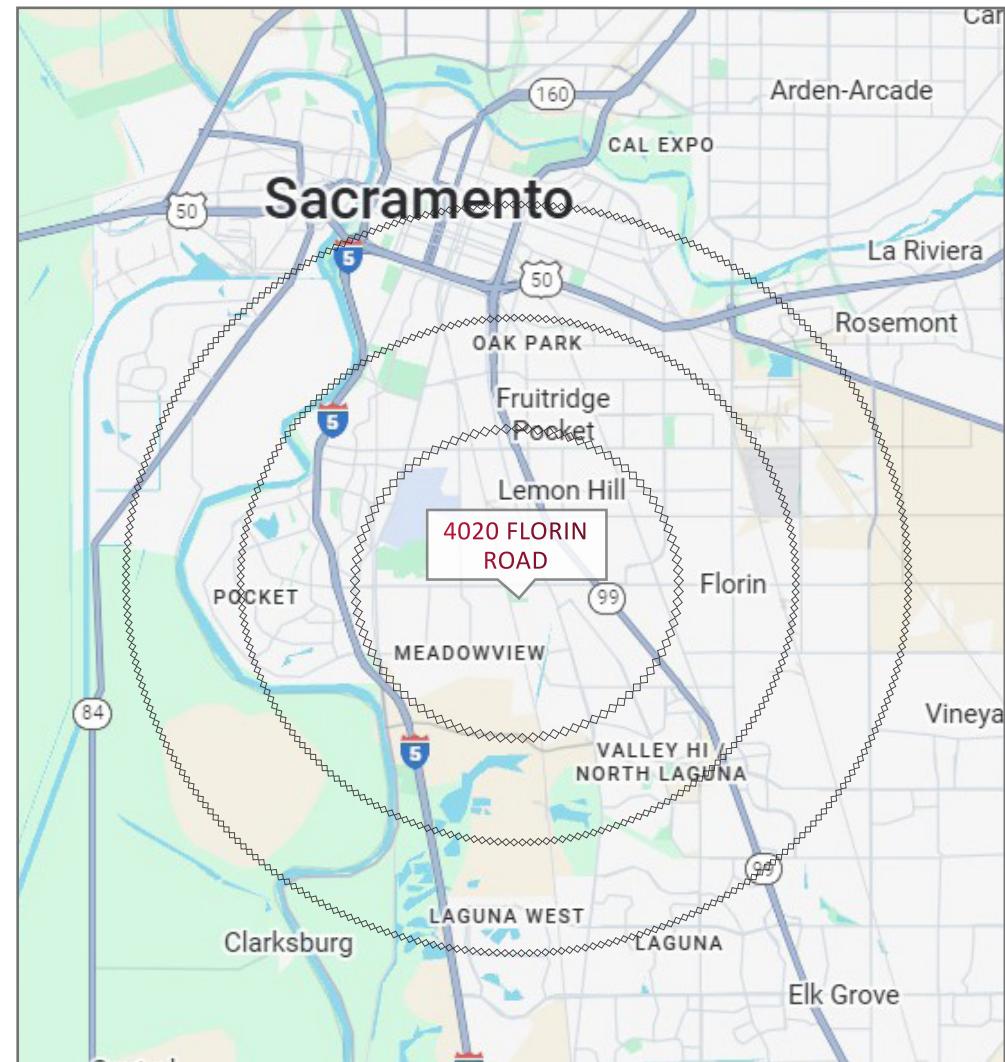
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## DEMOGRAPHICS SNAPSHOT

	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

**A**  
AHERN  
REAL ESTATE GROUP

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## 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. Scrore Bar & Lounge
19. Holy Chick N' Waffles

### BANKS

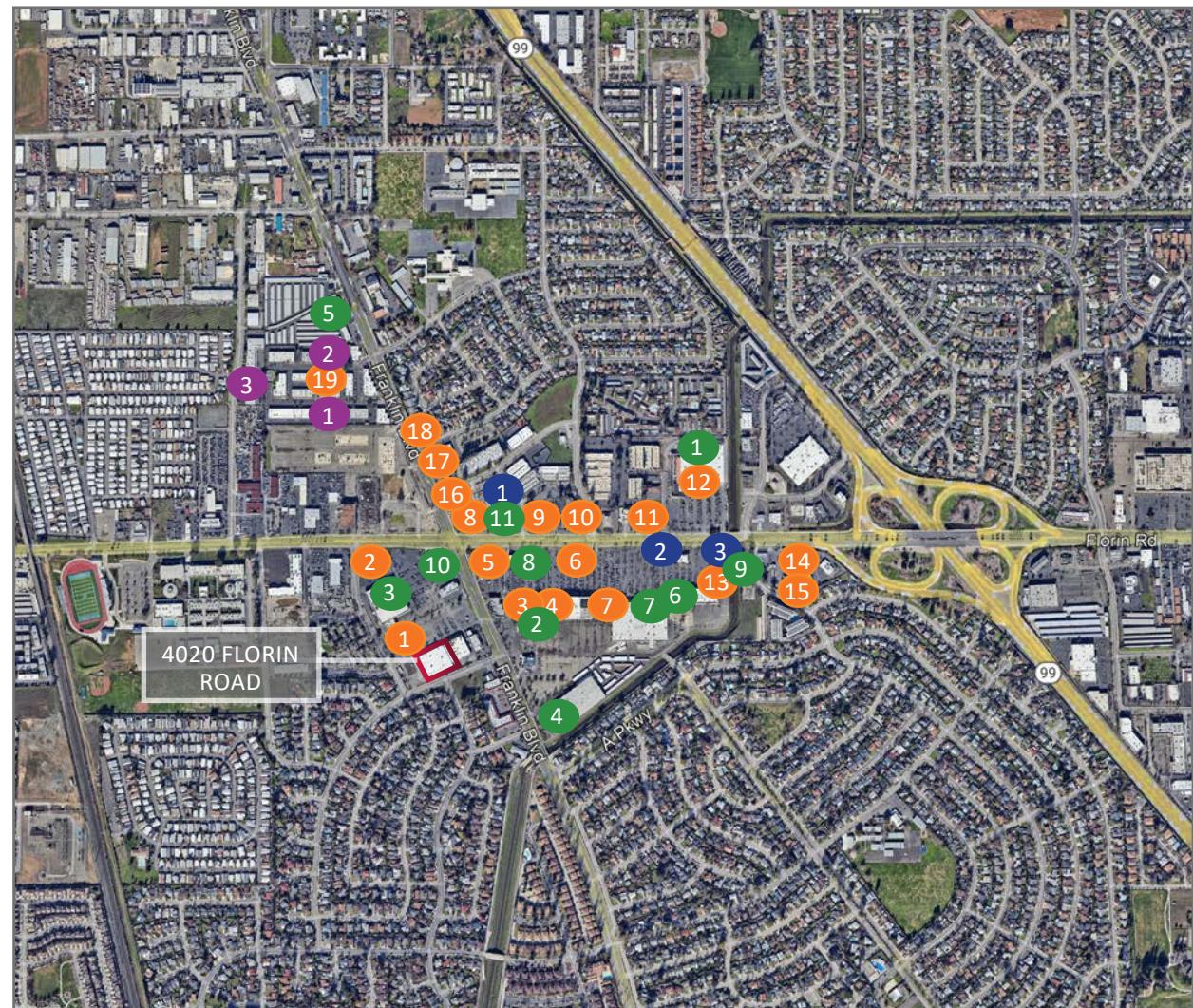
1. Wells Fargo
2. Golden 1 Credit Union
3. Chase Bank

### MISCELLANEOUS

1. Home Depot
2. 99 Ranch Market
3. Food Max
4. Security Public Storage
5. Public Storage
6. WSS
7. UEI 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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