

FLORIN RD & FRANKLIN BLVD

**3815 FLORIN RD
SACRAMENTO, CA**
FOR SALE OR LEASE
41,535 SF - 61,774 SF OF
RETAIL PADS AVAILABLE

ETHAN CONRAD
PROPERTIES INC

LEASE SIGNED!



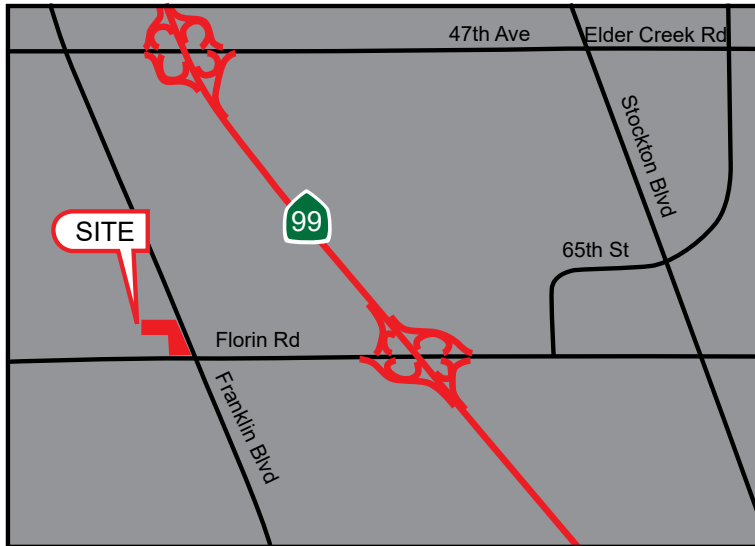
FOR MORE INFORMATION CONTACT

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FEATURES:

- Land can be divided to 42,168 SF
- Parcels have typical parking lot improvements on them including paving, curbs, gutters, sidewalks, driveway entrances, fencing, as well as former building concrete slabs, etc.
- Corner of Florin Rd and Franklin Blvd
- One of the busiest intersections in Sacramento
- Dense residential population
- Approximately 1/2 mile from Hwy 99



PROPERTY DETAILS:

Retail land parcels with existing parking lot improvements situated at the well-traveled intersection of Florin Rd and Franklin Blvd.

Dense mix of residential and business demographics. Strong daytime population and daily automotive traffic.

Quick Quack carwash lease signed!

GROUND LEASE RATES:

Parcel 1	61,774 SF/1.42 Acres	\$194,000.00/yr
Parcel 3	41,535 SF/0.95 Acres	\$120,000.00/yr
Parcel 4	42,065 SF/0.97 Acres	\$118,000.00/yr

SALE PRICING:

Parcel 1	61,774 SF	\$2,903,000.00	(\$47.00 PSF)
Parcel 3	41,535 SF	\$1,744,000.00	(\$42.00 PSF)
Parcel 4	42,065 SF	\$1,556,000.00	(\$37.00 PSF)

DEMOGRAPHICS:

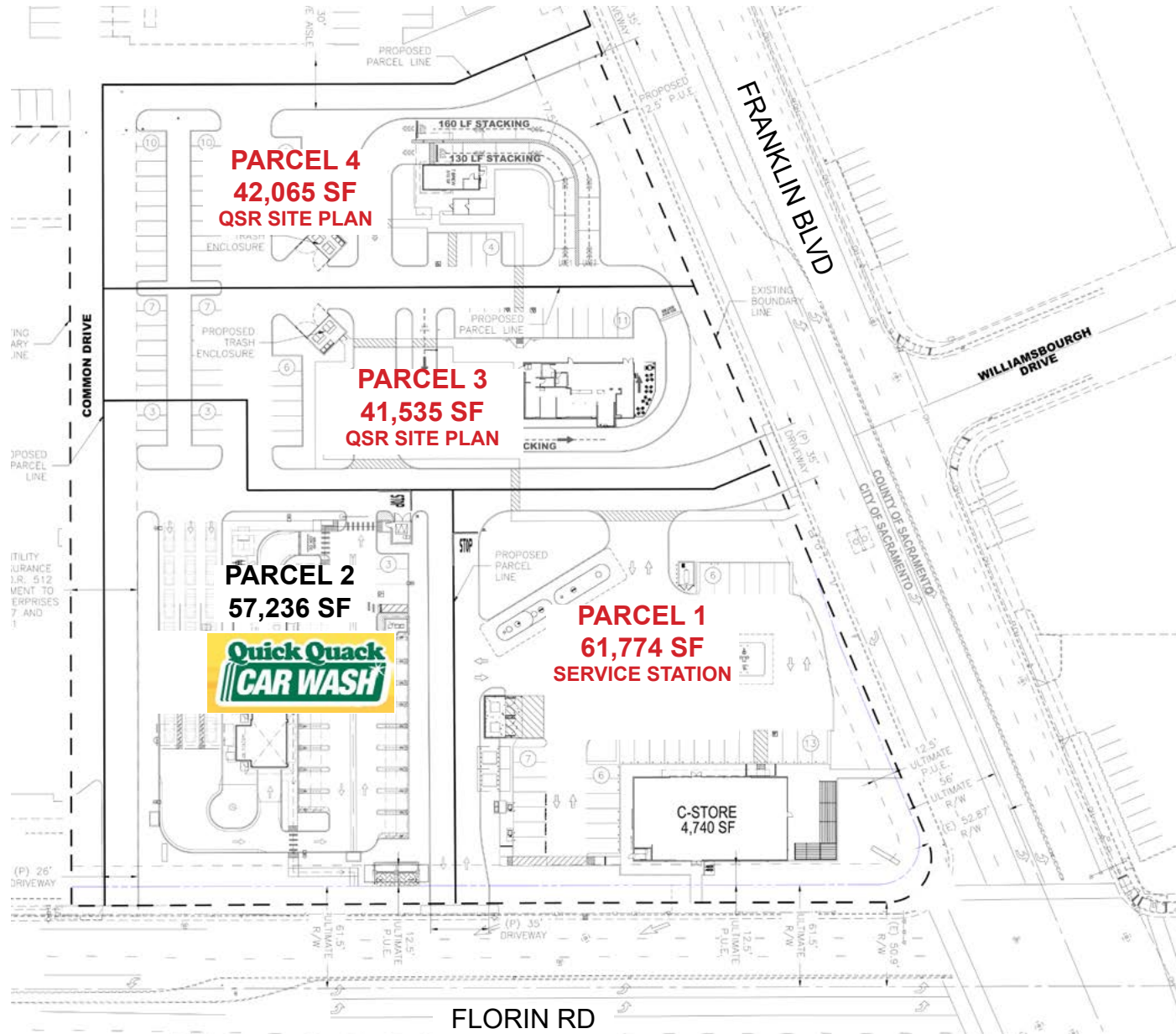
	1 Mile	3 Mile	5 Mile
2025 Total Population (est):	24,046	189,925	385,559
2025 Average HH Income:	\$81,533	\$93,645	\$116,117
Traffic Count @ Florin Rd:	32,930, Franklin Blvd: 28,040		

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SITE PLAN



The information contained herein has been obtained from sources we believe to be reliable. However, we cannot guarantee, warrant or represent its accuracy and all information is subject to error, change or withdrawal. An interested party and their advisors should conduct an independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

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