

**2326 FLORIN RD  
SACRAMENTO, CA**

**FOR SALE OR LEASE  
40,260 SF CHURCH, RETAIL,  
OR FITNESS BUILDING**

**ETHAN CONRAD**  
PROPERTIES INC.



**MAJOR REMODEL COMPLETE**

FOR MORE INFORMATION CONTACT:

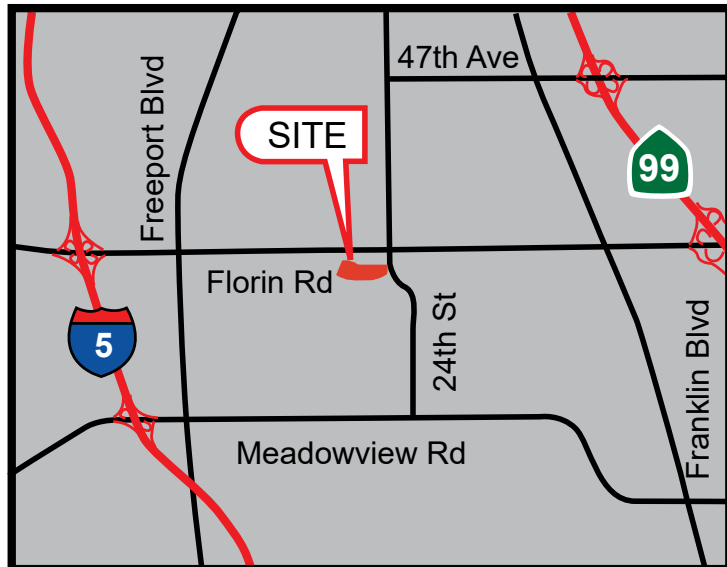
**Race Merritt**  
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**916.779.1000**

ETHAN CONRAD PROPERTIES, INC  
1300 NATIONAL DRIVE, SUITE 100 | SACRAMENTO CA, 95834 | 916.779.1000  
[www.ethanconradprop.com](http://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
- Ample parking (206 spaces)
- Close to public transit and light rail station
- Strong daytime population
- 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:**

\$35,429.00 (\$0.88 PSF, NNN)

NNN costs are approximately \$0.21 PSF.

**PURCHASE PRICE:**

\$4,630,000 (\$115.00 PSF)

**DEMOGRAPHICS:**

	1 Mile	3 Mile	5 Mile
2023 Total Population (est):	24,687	162,283	354,656
2023 Average HH Income:	\$69,339	\$79,633	\$86,116
2023 Traffic Count @ [Florin Rd]:		29,861	

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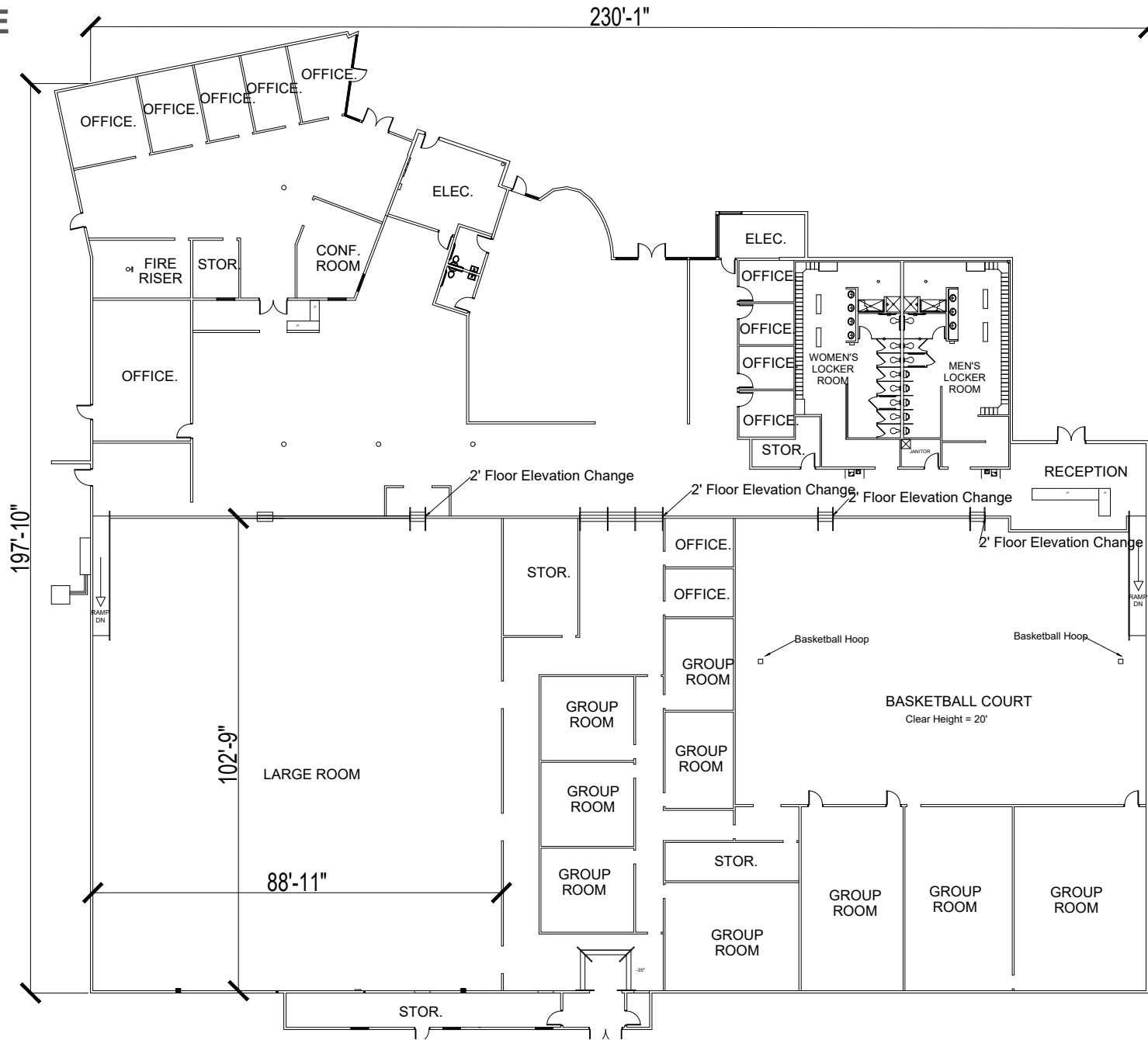
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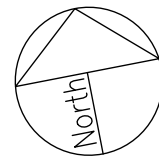
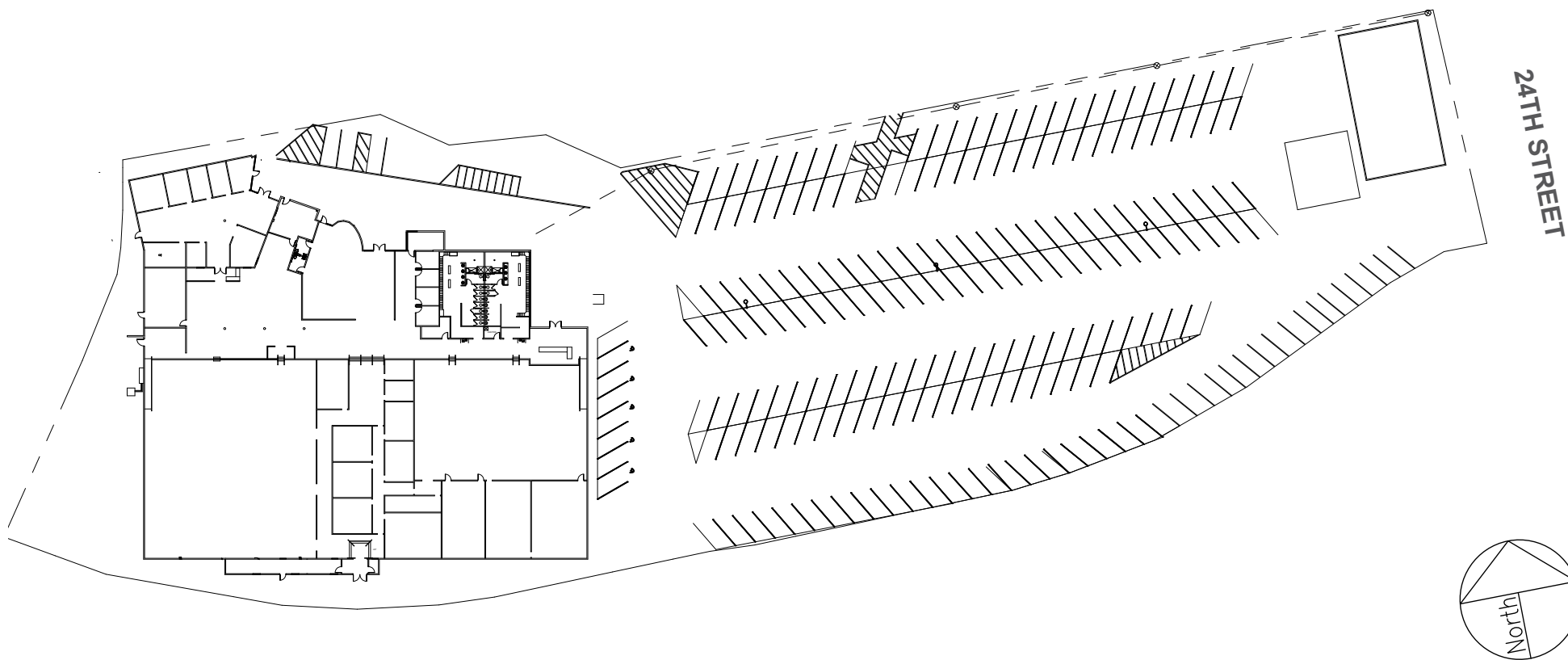
FLOOR PLAN



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**SITE PLAN**

**FLORIN RD**



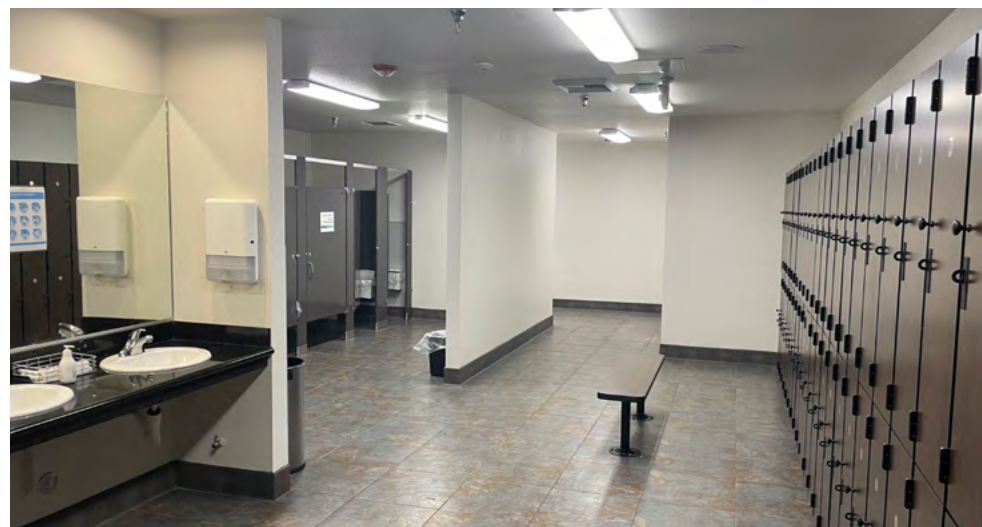
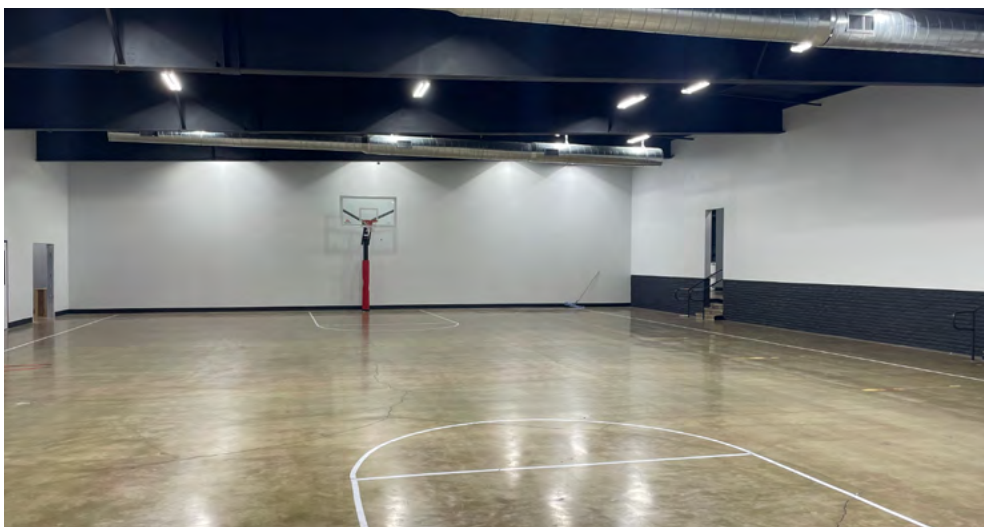
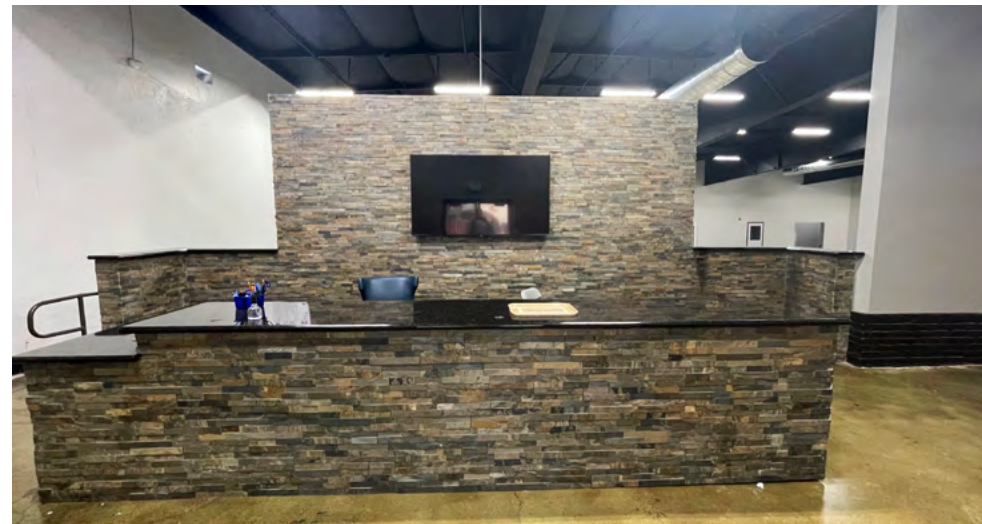
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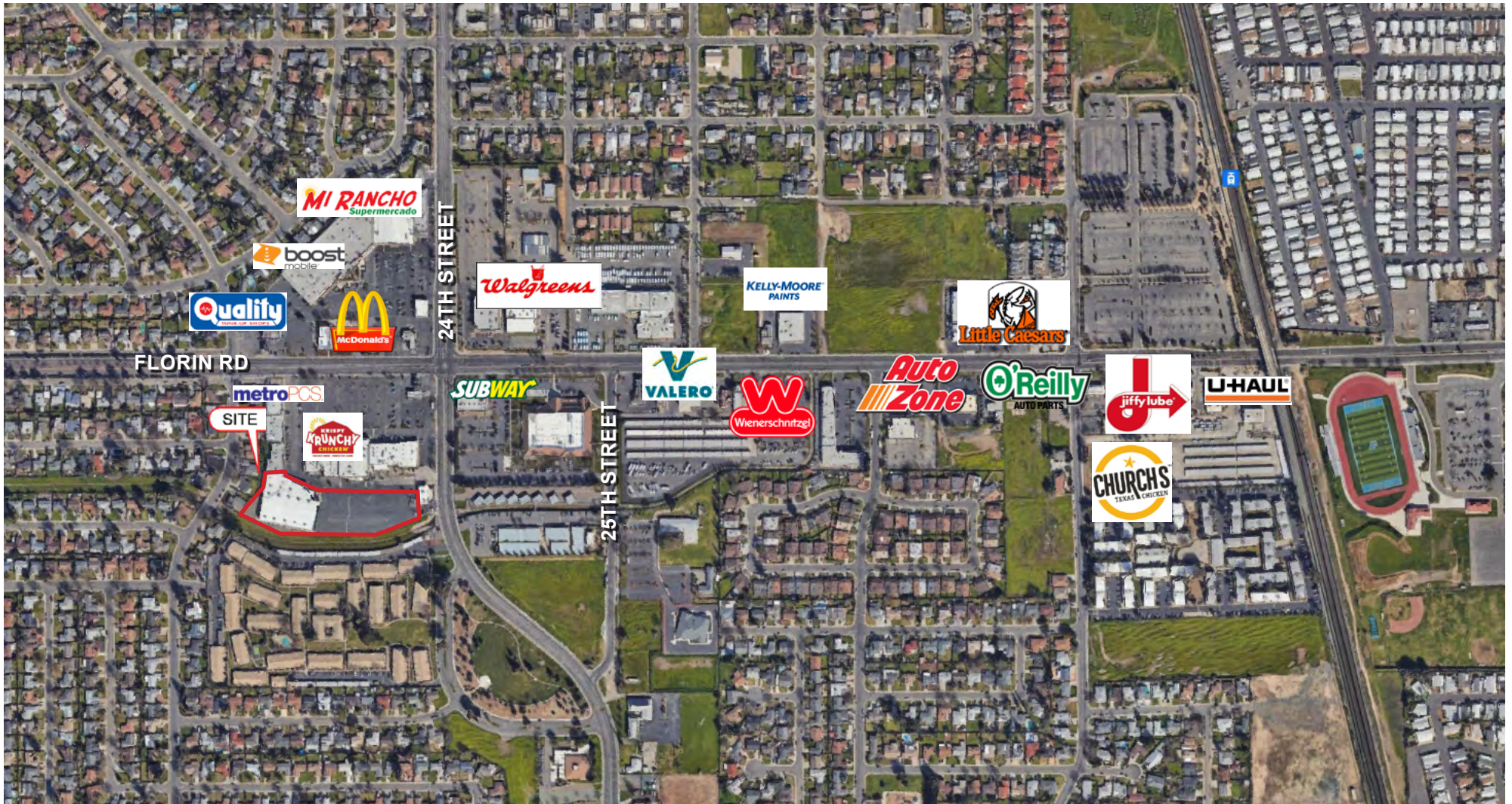
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