

# FLORIN RD & FRANKLIN BLVD

ETHAN CONRAD

PROPERTIES INC

3815 FLORIN RD  
SACRAMENTO, CA

FOR SALE OR LEASE

0.95 - ±13.34 ACRES OF RETAIL PARCELS WITH  
EXISTING PARKING LOT IMPROVEMENTS

LEASE SIGNED!



FOR MORE INFORMATION CONTACT:

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1300 NATIONAL DRIVE, SUITE 100 | SACRAMENTO, CA, 95834 | 916.779.1000

www.ethanconradprop.com

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## 3815 FLORIN RD

### SACRAMENTO, CA

### FEATURES:

- Multiple parcels from 0.95 acres to 10.0 acres
- 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, NNN
Parcel 3	41,535 SF/0.95 Acres	\$120,000.00/yr, NNN
Parcel 4	42,065 SF/0.97 Acres	\$118,000.00/yr, NNN
Parcel 5	10.0 Acres (divisible)	\$366,000.00/yr, NNN

### 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)
Parcel 5	10.0 Acres (Divisible)	\$5,445,000.00	(\$12.50 PSF)

Existing improvements for the parking lot and other improvements have a value of at least \$6.00 PSF.

Retail Pad brochure [available](#).

### 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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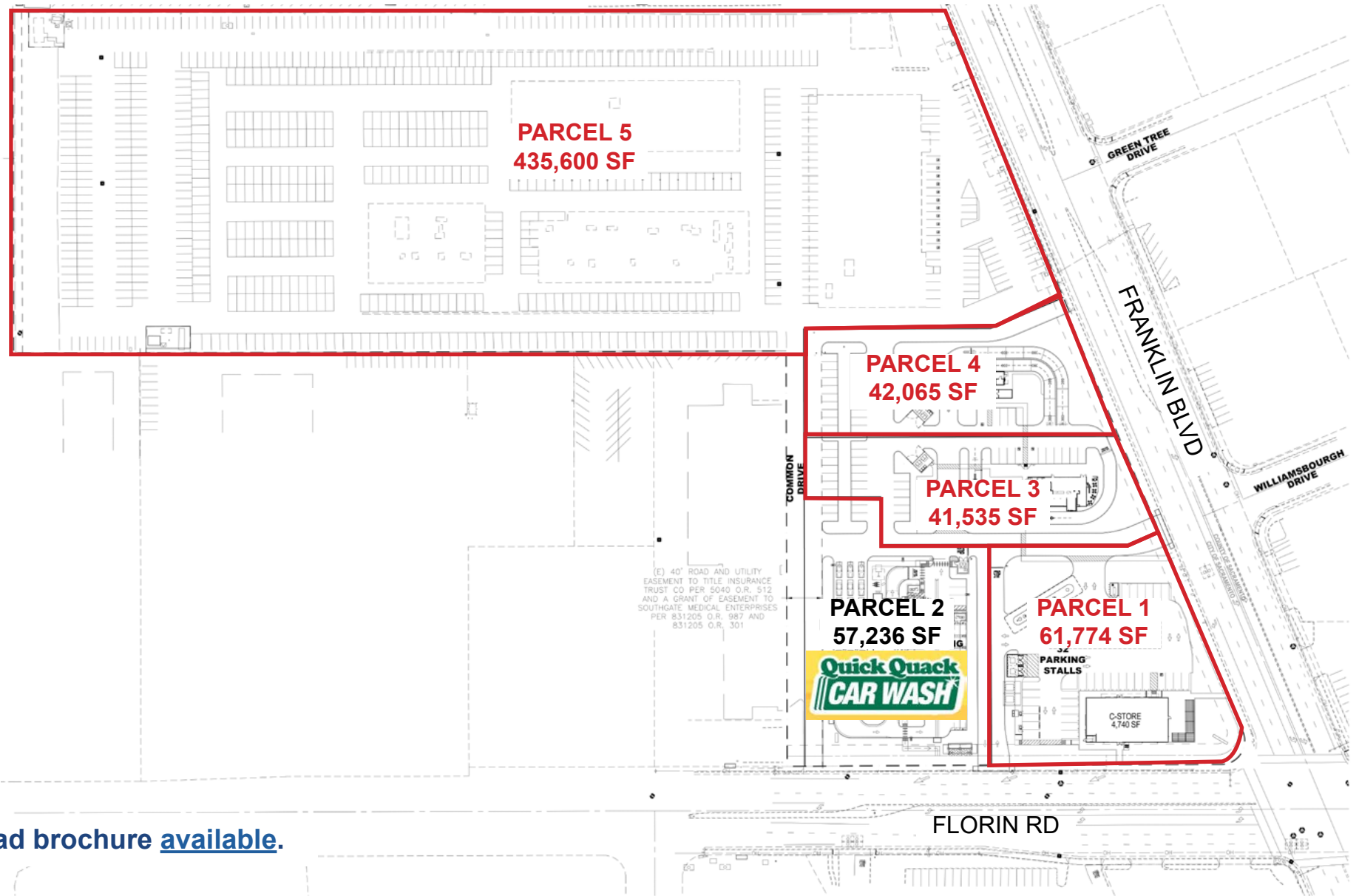
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**SITE PLAN**



**Retail Pad brochure [available.](#)**

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