

**FOR
LEASE**

**900 FLORIN RD,
SACRAMENTO, CA**

±1,051 SF OFFICE SPACE AVAILABLE



**3D Tour
Click Here** 

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ROME
REAL ESTATE GROUP

LAKECREST COMPLEX

| SUITE | SIZE | LEASE RATE | SPACE NOTES |
|-------|-----------|-----------------|---------------------|
| A | ±1,051 SF | \$2.25 PSF, NNN | Single story office |

PROPERTY HIGHLIGHTS:

- Heart of Pocket-Greenhaven:** Ideally positioned in one of Sacramento's most desirable suburban communities — an established, family-oriented neighborhood just 6 miles from Downtown Sacramento, known for its quiet streets, strong local identity, and affluent resident base.
- Immediate I-5 Freeway Access:** Located directly off the Florin Road interchange on Interstate 5, providing seamless connectivity to Downtown Sacramento, Sacramento International Airport, and the greater region — making it effortless for clients and employees to reach you.
- Adjacent to Nugget Market-Anchored Retail:** Steps away from Lake Crest Village, a ± 192,000 SF dominant shopping center anchored by Nugget Markets, Marshalls, Starbucks, Rite Aid, and 30+ additional retailers — generating steady daily foot traffic and built-in convenience.
- Affluent & Highly Educated Trade Area:** The Pocket-Greenhaven community boasts an average household income of \$121,933 within 1 mile and \$106,994 within 3 miles — an ideal demographic for medical, dental, financial, legal, and professional service tenants.
- Dense, Captive Residential Market:** Serving ±19,400 residents within 1 mile and ±92,900 within 3 miles — the community is geographically "captured" between the Sacramento River and I-5, ensuring residents shop, dine, and access services close to home.
- High-Traffic Florin Road Visibility:** Situated on Florin Road with ±22,700 vehicles per day directly at the subject property and an additional ±16,700 vehicles per day at the Greenhaven Drive intersection, delivering consistent drive-by exposure and strong brand visibility for any business or practice.



STRONG TRAFFIC COUNTS

FLORIN RD @
RIVERPORT CIR —
22,716 ADT



AVERAGE
\$121,933
WITHIN 1 MILE
HOUSEHOLD INCOME



4 PARKING
SPACES



PROPERTY ZONING

OB-R-P
SACRAMENTO COUNTY

FLOOR PLAN

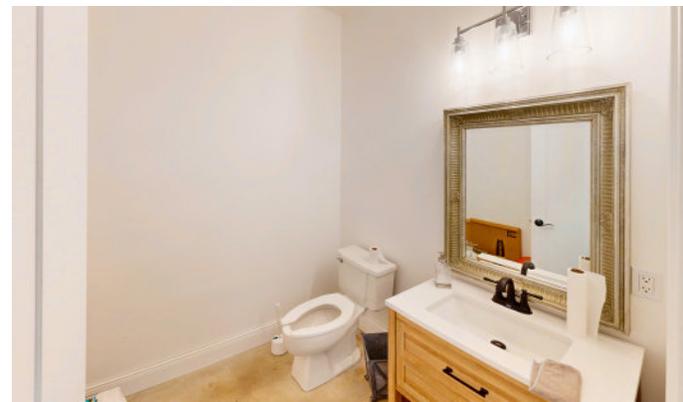
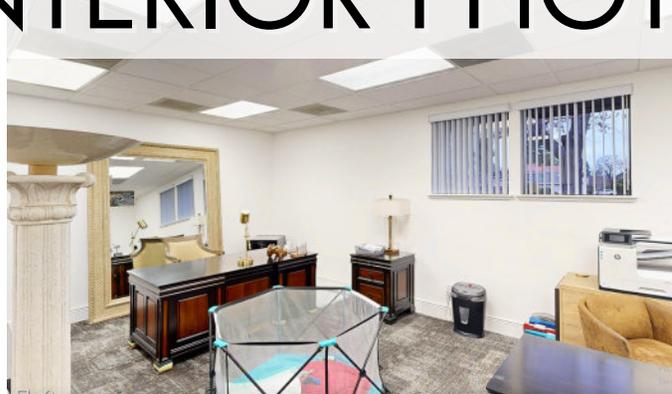
SUITE A

±1,051 SF Office Space

Lease Rate: \$2.25 PSF, NNN

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INTERIOR PHOTOS



EXTERIOR PHOTOS



AERIAL OF NEARBY RETAIL

Sacramento River

AMARPREET S SAINI, DDS INC.
FAMILY AND COSMETIC DENTISTRY

TwoTwenty
PHOTOS

Sacramento Delta
Property Management, Inc.
Someone to count on.

M&P
Family Dentistry

VENTING & GAMES

SACRAMENTO RIVER DENTAL GROUP

greenhaven insurance agency

greenhaven DENTAL CARE

Bing Maloney
GOLF COMPLEX

Chevron

BEL AIR

DOLLAR TREE

O'Reilly AUTO PARTS

Starbucks

CALIFORNIA Family Fitness

John F. Kennedy
High School

PROPERTY
LOCATION

Florin Rd.

Smart & Final

CVS pharmacy

Freeport Blvd.

BEL AIR

CVS pharmacy

Nugget MARKETS

9ROUND 30 MIN. KICKBOX FITNESS

Great Clips

Marshalls

BIG 5 SPORTING GOODS

SUBWAY

RITE AID

THE HOME DEPOT

STAPLES
BASKIN-ROBBINS

Tires **LES SCHWAB**

IHOP

DOLLAR TREE

DEMOGRAPHIC SUMMARY REPORT

900 FLORIN ROAD, SUITE A, SACRAMENTO, CA 95831



POPULATION

2024 ESTIMATE

| | |
|---------------|---------|
| 1-MILE RADIUS | 19,426 |
| 3-MILE RADIUS | 92,906 |
| 5-MILE RADIUS | 229,877 |

POPULATION

2029 PROJECTION

| | |
|---------------|---------|
| 1-MILE RADIUS | 19,499 |
| 3-MILE RADIUS | 93,375 |
| 5-MILE RADIUS | 231,634 |



HOUSEHOLD INCOME

2024 AVERAGE

| | |
|---------------|--------------|
| 1-MILE RADIUS | \$121,933.00 |
| 3-MILE RADIUS | \$106,994.00 |
| 5-MILE RADIUS | \$99,949.00 |

HOUSEHOLD INCOME

2024 MEDIAN

| | |
|---------------|-------------|
| 1-MILE RADIUS | \$95,152.00 |
| 3-MILE RADIUS | \$83,019.00 |
| 5-MILE RADIUS | \$75,141.00 |



POPULATION

2024 BY ORIGIN

| | 1-MILE RADIUS | 3-MILE RADIUS | 5-MILE RADIUS |
|---------------------------|---------------|---------------|---------------|
| WHITE | 6,392 | 27,414 | 68,914 |
| BLACK | 2,451 | 13,012 | 29,831 |
| HISPANIC ORIGIN | 3,708 | 24,844 | 72,626 |
| AM. INDIAN & ALASKAN | 179 | 1,173 | 3,336 |
| ASIAN | 5,739 | 23,111 | 48,649 |
| HAWAIIAN & PACIFIC ISLAND | 134 | 1,677 | 4,352 |
| OTHER | 4,530 | 26,519 | 74,795 |

CONTACT US!

FOR MORE INFORMATION ABOUT
THIS OFFICE SPACE



Chase Burke

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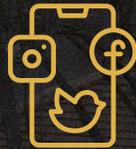


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