



# FLORIN TOWNE CENTRE

6071 - 6075 FLORIN ROAD, SACRAMENTO, CA

±12,000 SF  
WAREHOUSE/STORAGE  
AVAILABLE

OPENING SOON  


±1,050 SF RETAIL  
SPACE AVAILABLE



A PROUD MEMBER OF  
**CHAINLINKS**  
RETAIL ADVISORS

Remaining 2 Availabilities in 6 Tenant Building

# SITE PLAN & LEASING AVAILABILITY



SUITE	TENANT	SQUARE FEET
6071-A	AutoZone Mega Hub	41,961
6071-B1	BioLife	15,000
6071-B2	Falling Prices	13,014
6071-B3	AVAILABLE (warehouse/storage)	12,000
6075-L1	AVAILABLE	1,050
6075-L2	Molina Healthcare	4,327



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## GALLELLI RETAIL TEAM

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## SEE YOURSELF HERE.

Florin Towne Centre is located minutes from the Highway 99 interchange at the northwest corner of Florin Road and Stockton Boulevard in Sacramento, California.

This ± 480,455 power center was built on the site of the original Florin Mall and is within the main retail hub of one of South Sacramento's busiest trade areas. Since its completion in 2006, this center has been one of the main keys to the revitalization of the Florin Road retail corridor in this established and dense retail market.

Situated on Florin Road, the main east-west traffic artery in the South Sacramento sub-trade area, Florin Towne Centre is part of over two million square feet of retail space within a 1-mile radius.

Notable retail anchors include Walmart Supercenter, AutoZone Mega Hub, Chuze Fitness, Smart Foodservice Warehouse Stores and PetSmart. The center also benefits from high traffic tenants such as Turner's Outdoorsman, Starbucks, Verizon Wireless, Eyeglass World, Gamestop and GNC.

SQUARE FEET

±480,455

ANCHOR TENANTS

WALMART SUPERCENTER,  
AUTOZONE MEGA HUB, PETSMART,  
CHUZE FITNESS

GET TO KNOW  
YOUR NEIGHBORS.





±12,000 SF  
WAREHOUSE/STORAGE  
AVAILABLE

MOLINA  
HEALTHCARE

±1,050 SF SPACE  
RETAIL AVAILABLE

Bank of America

DOLLAR TREE

WELLS FARGO

BioLife

Walmart  
Supercenter

CHOZZE  
FITNESS

AutoZone

Falling Prices

PETSMART

GNC

GameStop

TURNER'S  
OUTDOORSMAN

PANDA  
EXPRESS

Starbucks

BEAUTY SUPPLY

EYE GLASS  
WORLD

verizon

SUBWAY

WAYBACK  
BURGERS

MATTRESS FIRM

FLORIN RD

# TRADE AREA & DEMOGRAPHICS



	1-Mile	3-Mile	5-Mile
 2022 Total Population	24,948	178,655	392,626
 2022 Daytime Population	23,206	168,560	371,889
 2022 Total Employees	6,513	54,960	136,554
 2022 Total Households	7,499	54,547	128,163
 2022 Average Household Income	\$58,758	\$66,124	\$86,113
	Florin Rd (at Stockton Blvd)	Stockton Blvd (at Florin Rd)	65th Street (at Florin Rd)
 Traffic Counts	33,494	30,724	15,039



# JOIN OUR COMMUNITY.

## MEET THE GALLELLI RETAIL TEAM

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