

# FLORIN RD & FRANKLIN BLVD

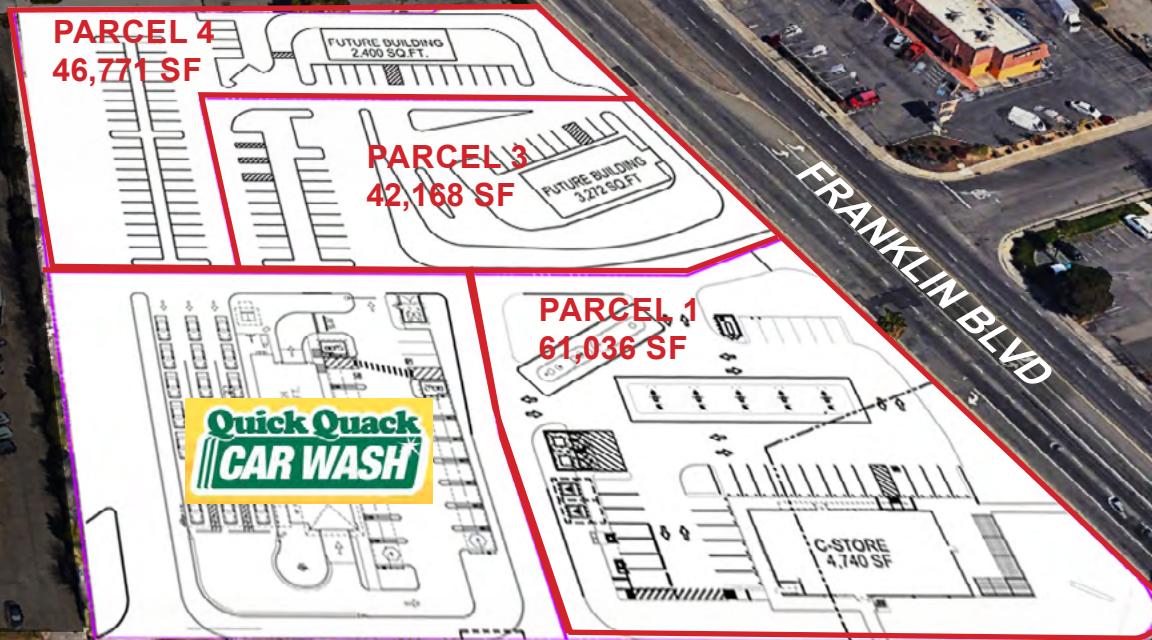
**3815 FLORIN RD  
SACRAMENTO, CA**

FOR SALE OR LEASE  
42,168 SF - 61,036 SF OF  
RETAIL PADS AVAILABLE

# ETHAN CONRAD

PROPERTIES INC.

**LEASE SIGNED!**



FOR MORE INFORMATION CONTACT:

**Ethan Conrad**

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FLORIN RD

**916.779.1000**

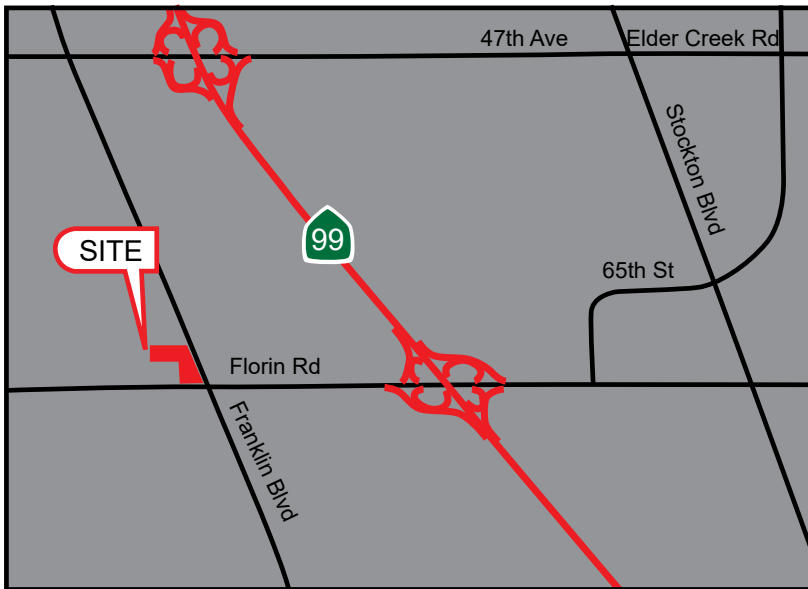


# FOR SALE OR LEASE

# FLORIN RD & FRANKLIN BLVD 3815 FLORIN RD SACRAMENTO, CA

## FEATURES:

- Land can be divided to 42,168 SF
- Parcel already has curbs, gutters, sidewalks, driveway entrances, etc. constructed
- 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 and Mix-Use land parcels 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	61,036 SF	\$194,000.00/yr
Parcel 3	42,186 SF	\$120,000.00/yr
Parcel 4	46,771 SF	\$118,000.00/yr

## SALE PRICING:

Parcel 1	61,036 SF	\$2,869,000.00	(\$47.00 PSF)
Parcel 3	42,168 SF	\$1,771,000.00	(\$42.00 PSF)
Parcel 4	46,771 SF	\$1,731,000.00	(\$37.00 PSF)

## DEMOGRAPHICS:

	1 Mile	3 Mile	5 Mile
2023 Total Population (est):	22,736	194,054	394,389
2023 Average HH Income:	\$58,914	\$67,004	\$86,127
Traffic Count @ Florin Rd:	32,930	Franklin Blvd: 28,040	

## ETHAN CONRAD PROPERTIES, INC.

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

[www.ethanconradprop.com](http://www.ethanconradprop.com)

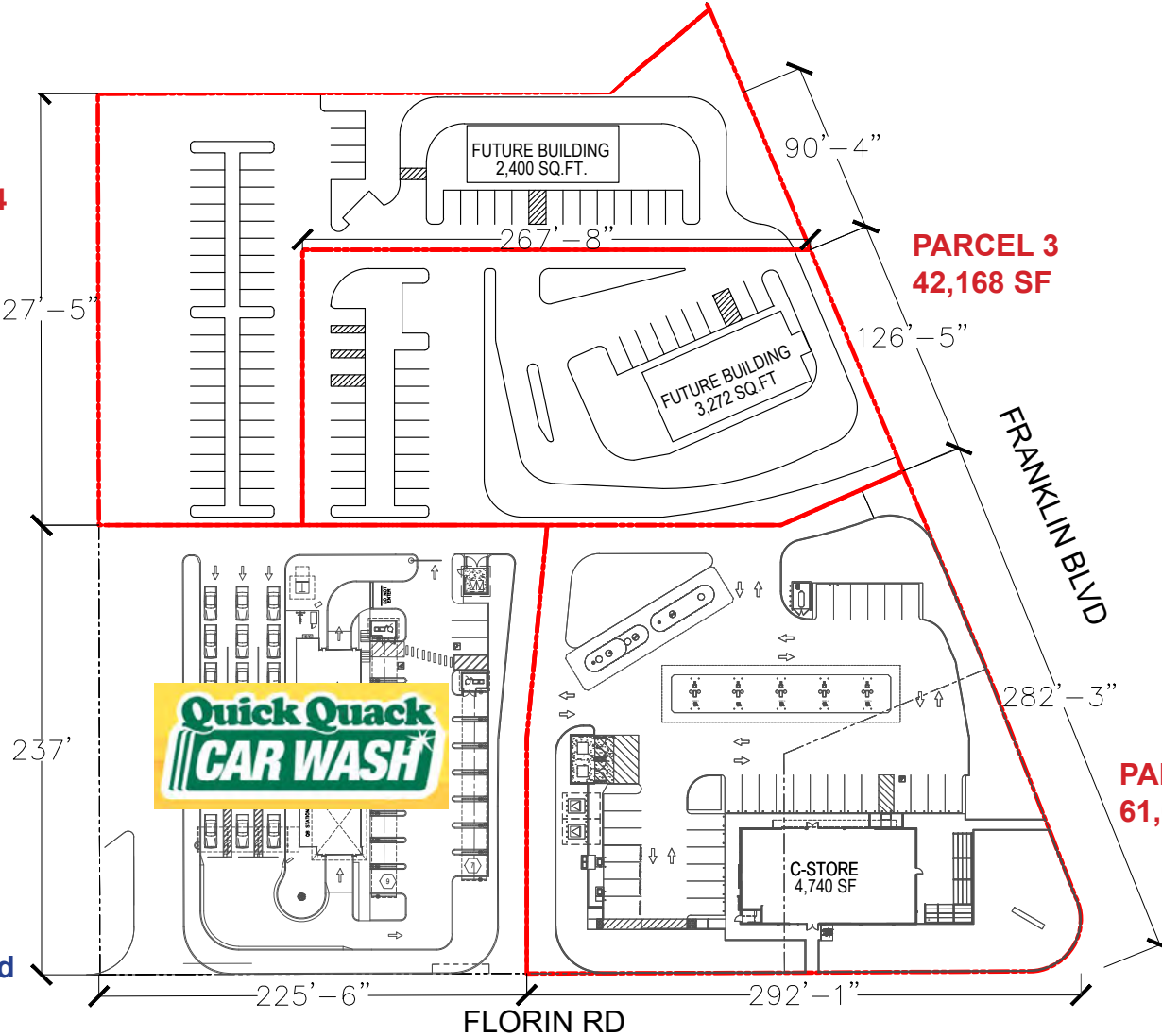
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SITE PLAN

PARCEL 4  
46,771 SF

PARCEL 3  
42,168 SF

PARCEL 1  
61,036 SF



Potential Parcel Map and  
Site Plan

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