

RETAIL SPACE FOR LEASE | FLORIN TOWNE CENTRE

6035 & 6041 FLORIN RD, SACRAMENTO, CA 95823

LOCATED ON FLORIN RD BETWEEN 65TH ST AND STOCKTON BLVD, WITH GREAT ACCESS TO HWY 99



Caroline Lafler

Vice President

916.677.8115

clafler@tricommercial.com

LIC: #00717367

Brenda Miller

Senior Vice President

916.677.8154

brenda.miller@tricommercial.com

LIC: #01159058

3400 Douglas Blvd, Suite 190,
Roseville, CA 95661

RETAIL SPACE FOR LEASE

**SACRAMENTO, CA
NEIGHBORHOOD CENTER**

Florin Towne Centre is shadow anchored by a Walmart Super Center and located on the NWC of Florin Road and Stockton Blvd.

Available For Lease

- 6035 Suite 100: \pm 1,650 SF
- 6035 Suite 200: \pm 1,646 SF
- 6035 Suite 500: \pm 4,843 SF
- 6041 Suite 200: \pm 1,399 SF

Property Highlights

- Zoned SC
- Built in 2008
- Average Daily Traffic on Florin Rd: 56,540 Cars Per Day
- Neighbors in Center: Wal-Mart Super-Center, Auto Zone Mega Hub, Petsmart, Smart Foodservice Warehouse Stores
- Popular Center with the #1 of 10 Walmart's in 15 miles
- 91% percentile Nationwide of Walmart's



LEASE RATE: \$2.00/SF/MONTH; NNN

NNN Estimated \$0.60/SF

Caroline Lafler, VP

916.677.8115

clafler@tricommercial.com

LIC: #00717367

Brenda Miller, Sr. VP

916.677.8154

brenda.miller@tricommercial.com

LIC: #01159058



www.tricommercial.com

RETAIL SPACE FOR LEASE

**SACRAMENTO, CA
NEIGHBORHOOD CENTER**

SITE PLAN

6035 FLORIN RD

Suite 100	AVAILABLE
Suite 200	AVAILABLE
Suite 400	Affordable Dentures
Suite 500	AVAILABLE
Suite 700	Star Beauty Supply

6041 FLORIN RD

Suite 100	Fred Loya Insurance
Suite 200	AVAILABLE



Caroline Lafler, VP

916.677.8115

clafler@tricommercial.com

LIC: #00717367

Brenda Miller, Sr. VP

916.677.8154

brenda.miller@tricommercial.com

LIC: #01159058

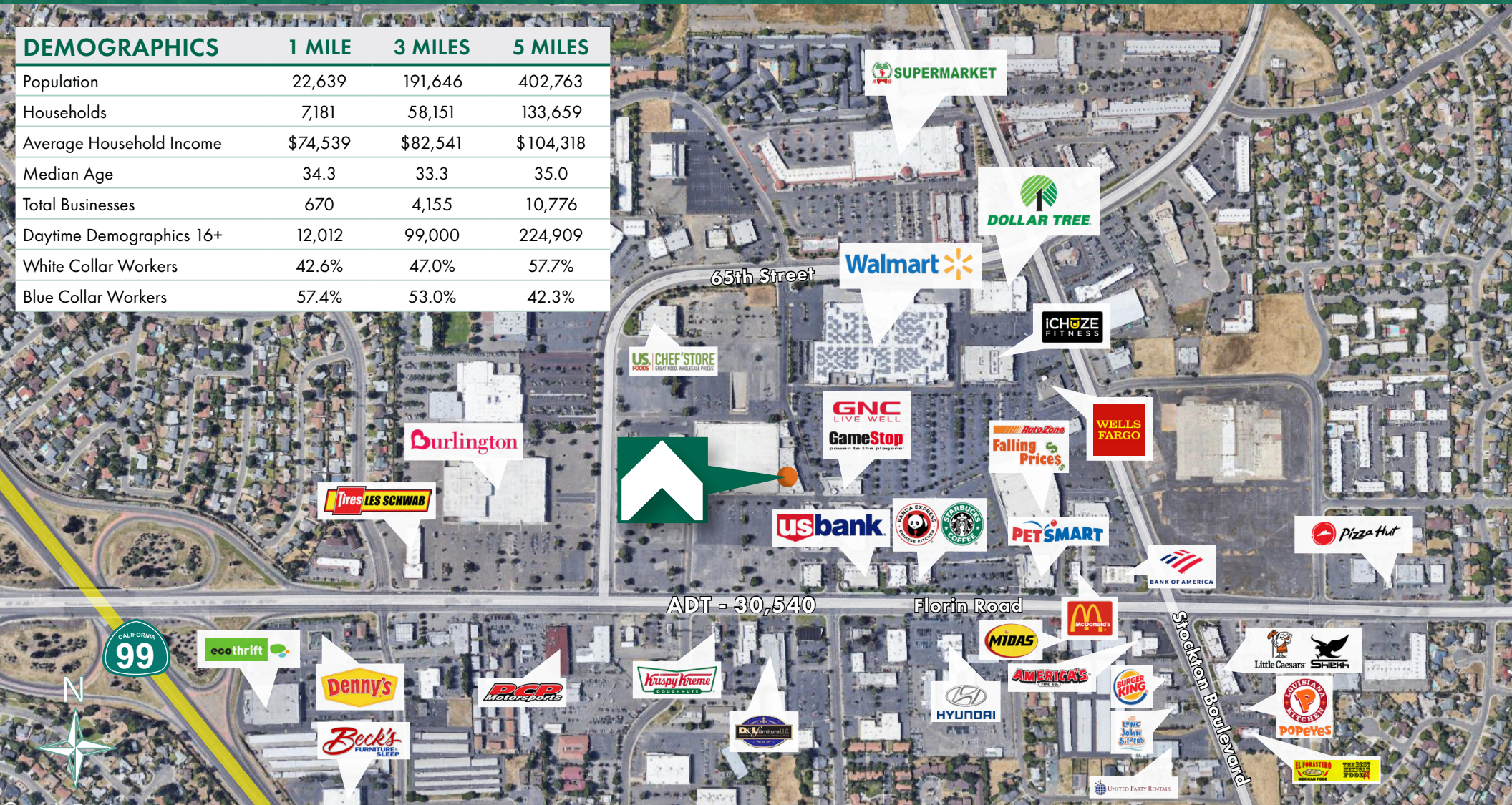


www.tricommercial.com

RETAIL SPACE FOR LEASE

**SACRAMENTO, CA
NEIGHBORHOOD CENTER**

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Population	22,639	191,646	402,763
Households	7,181	58,151	133,659
Average Household Income	\$74,539	\$82,541	\$104,318
Median Age	34.3	33.3	35.0
Total Businesses	670	4,155	10,776
Daytime Demographics 16+	12,012	99,000	224,909
White Collar Workers	42.6%	47.0%	57.7%
Blue Collar Workers	57.4%	53.0%	42.3%



Caroline Lafler, VP

916.677.8115

clafler@tricommercial.com

LIC: #00717367

Brenda Miller, Sr. VP

916.677.8154

brenda.miller@tricommercial.com

LIC: #01159058



www.tricommercial.com