

RETAIL 365

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CENTURY 21

Select Real Estate, Inc.



6550

**FLORIN RD,
SACRAMENTO
CA 95828**

AVAILABLE FOR
SALE OR LEASE

2 BUILDINGS - CONSTRUCTION UNDERWAY - NEAR STOCKTON / FLORIN INTERSECTION

6550

FLORIN RD,
SACRAMENTO
CA 95828



1,640 - 2,000 SF

TOTAL:
20,600 sq ft / 0.47 acres



LC
LIGHT COMMERCIAL
APN: 051-0244-029

\$ SALES PRICE

\$1,050,000

\$ LEASE PRICE

\$2.85 NNN

📍 HIGHLIGHTS

- Remodel Underway
- Modern Elevation with Curb Appeal
- Monument and Building Signage Available
- Close to Stockton / Florin intersection

TRAFFIC COUNT
33,494





RETAIL 365



THE PROPERTY

Two new retail buildings Coming Available

Lease Rate
\$2.85 NNN

- Remodel underway
- Excellent ingress and egress
- Over +/- 30,000 cars per day
- Modern elevation with curb appeal
- Monument and Building Signage available
- Space Available 1,640-2,000 SF
- Site is located on busy Florin Road.
- Within 1 mile of national retailers such as Mc Donald's, Pet Smart, 24 Hour Fitness, Walmart, Sears, Starbucks



THE PROPERTY

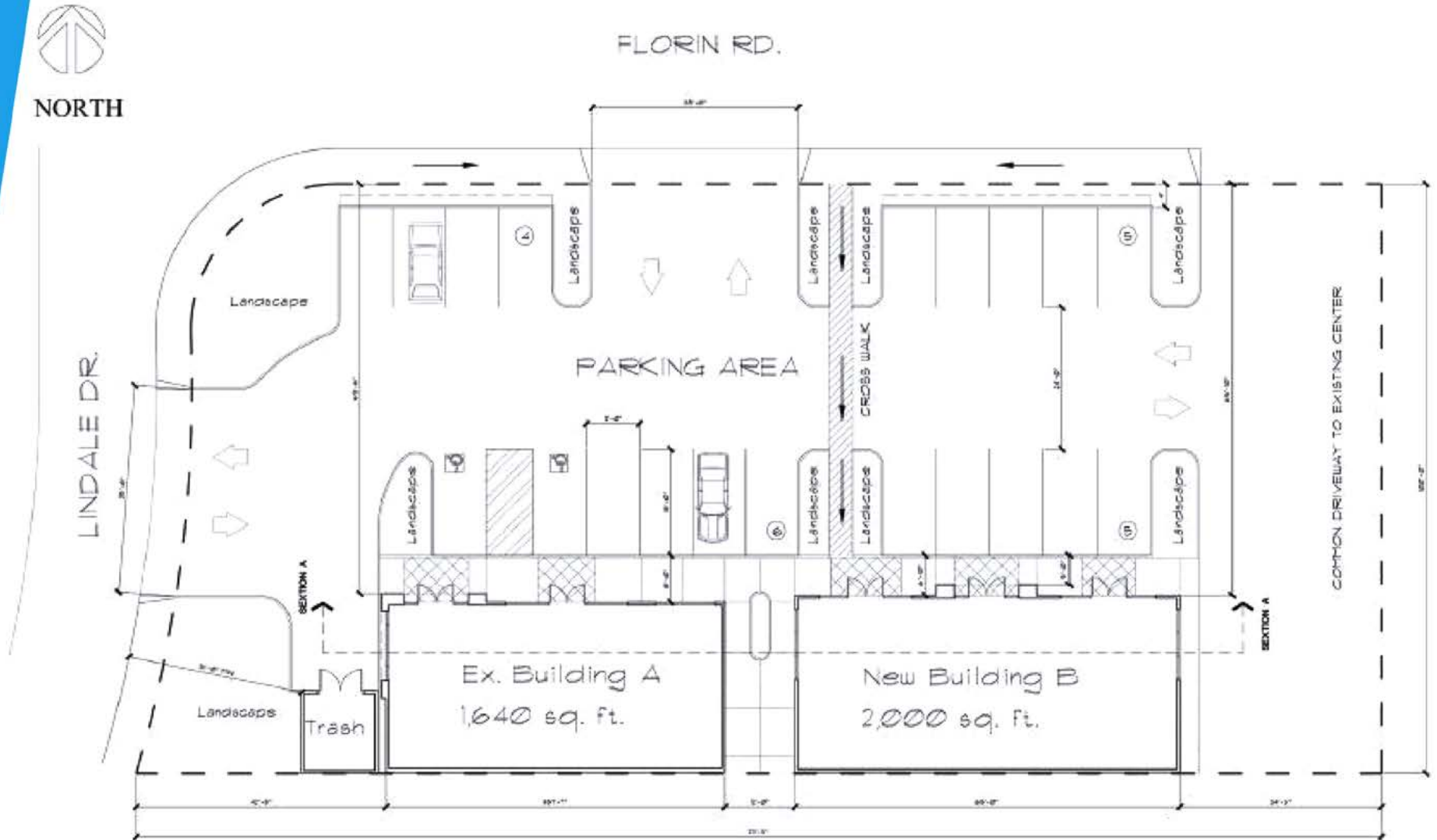
This property is situated in proximity of the Stockton / Florin intersection. Grid-lock traffic is a daily occurrence, which is why this intersection receives over 30,000 cars per day. Utilize the marketing of other national retailers and place your company logo on the monument sign & building, both facing Florin Rd. Walmart, Wingstop, Dollar Tree, & Little Caesars Pizza are among the few national retailers within walking distance. An additional, larger building will be built immediately to the East.

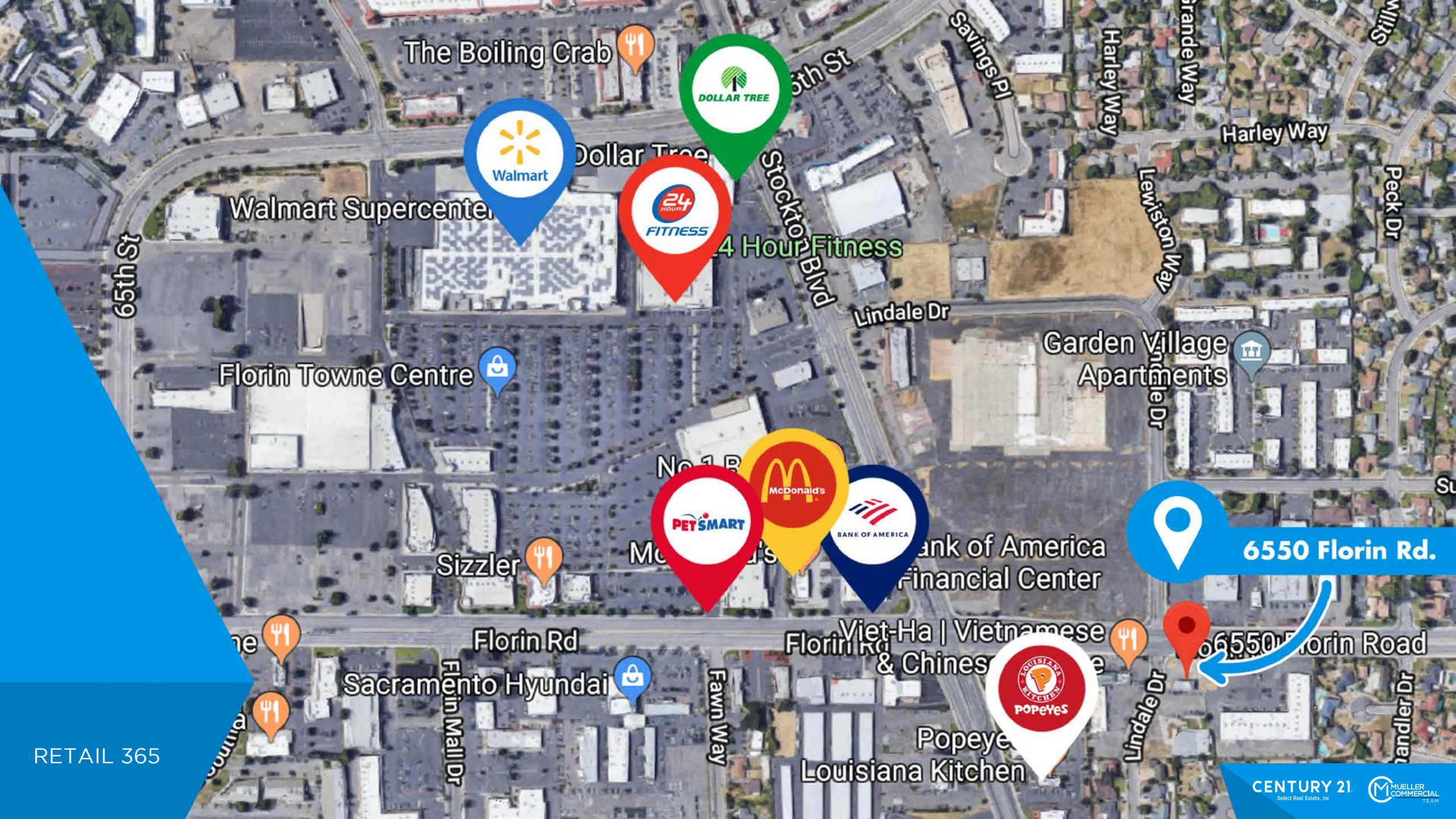


RENDERING OF EXTERIOR



SITE PLAN





The Boiling Crab



Walmart Supercenter



Dollar Tree



24 Hour Fitness

Stockton Blvd

Lindale Dr

Garden Village Apartments

Florin Towne Centre



No 1 B



Bank of America Financial Center

Sizzler



Florin Rd

Sacramento Hyundai



Viet-Ha | Vietnamese & Chinese



Popeye Louisiana Kitchen



6550 Florin Rd.



6550 Florin Road

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MUELLER COMMERCIAL TEAM

DEMOGRAPHICS

POPULATION DEMOGRAPHICS

TOTAL POPULATION	61,490
FEMALE POPULATION	50.3%
MALE POPULATION	49.7%
MEDIAN AGE	32.8
MALE MEDIAN AGE	31.2
FEMALE MEDIAN AGE	34.4

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HOUSING

FAMILY HOUSEHOLDS	76.0%
HOUSEHOLDS WITH KIDS	45.8%
HOUSING UNITS	18,898
OCCUPIED HOUSING UNITS	17,734
OWNER OCCUPIED UNITS	58.5%
AVERAGE NUMBER OF PEOPLE PER HOUSEHOLD	3.44
MEDIAN YEAR STRUCTURE BUILT	1983
HOUSES WITH MORTGAGES	70.4%

ECONOMIC / EMPLOYMENT

AVERAGE HOUSEHOLD INCOME	\$58,074
WHITE COLLAR	74.4%
BLUE COLLAR	25.6%

TRAFFIC

COLLECTION STREET	CROSS STREET	CROSS ST DIST/DIR	TRAFFIC VOLUME	COUNT YEAR	DIST FROM SUBJECT
Stockton Blvd	Florin Rd	0.07 NW	30,724	2015	0.14 mi
Stockton Blvd	Florin Rd	0.09 SE	29,402	2015	0.22 mi
Florin Rd	Fawn Way	0.05 W	33,494	2015	0.24 mi
del Prado Way	Mirador Way	0.02 NE	386	2016	0.24 mi
Requa Way	Fawn Way	0.02 W	431	2016	0.28 mi
65th Stxp	Stockton Blvd	0.05 SW	18,728	2015	0.43 mi
Stockton Blvd	Orange Ave	0.02 NW	30,600	2012	0.5 mi
65th Stxp	53rd Ave	0.08 SW	17,708	2011	0.55 mi
Fleming Ave	Stockton Blvd	0.05 W	2,166	2016	0.57 mi
53rd Ave	Rancho Plaza Dr	0.01 E	933	2016	0.59 mi

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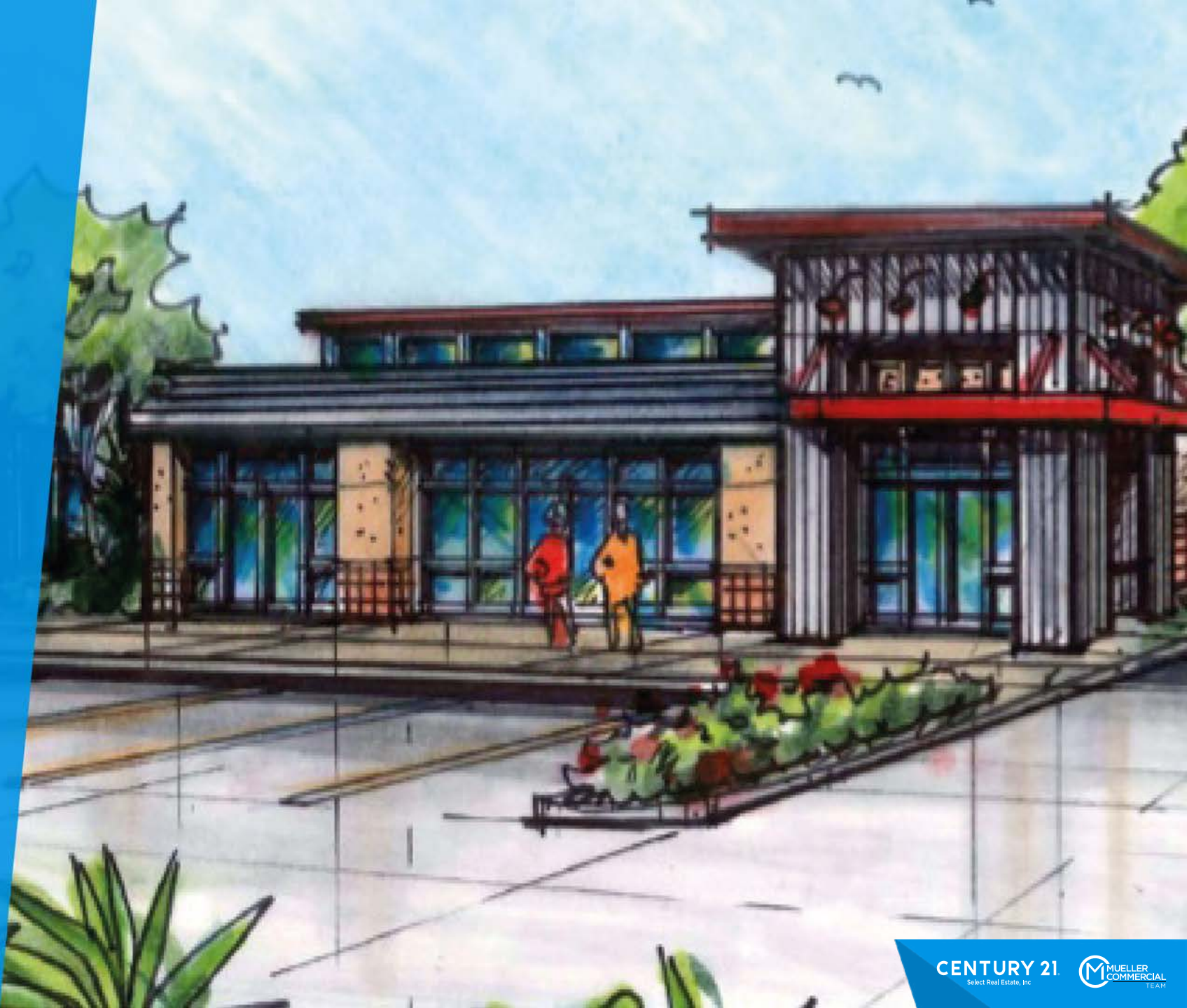
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