



GALLELLI
REAL ESTATE

FLORIN TOWNE CENTRE

6071 - 6075 FLORIN ROAD, SACRAMENTO, CA

NEW

T E S L A

SUPERCHARGER

±12,000 SF
WAREHOUSE/STORAGE
AVAILABLE

±13,014 SF RETAIL
SPACE AVAILABLE



±1,050 SF RETAIL
SPACE AVAILABLE



A PROUD MEMBER OF
CHAINLINKS
RETAIL ADVISORS

Remaining 3 Availabilities in 6 Tenant Building

SITE PLAN & LEASING

FLORIN TOWNE CENTRE

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SUITE	TENANT	SQUARE FEET
6071-A	AutoZone Mega Hub	41,961
6071-B1	BioLife	15,000
6071-B2	AVAILABLE	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.





±13,014 SF RETAIL
SPACE AVAILABLE

±12,000 SF
WAREHOUSE/STORAGE
AVAILABLE

±1,050 SF RETAIL
SPACE AVAILABLE

Walmart
Supercenter

DOLLAR TREE

WELLS
FARGO

CHOZE
FITNESS

BioLife

AutoZone

MOLINA
HEALTHCARE

Bank of America

PETSMART

GNC

GameStop

TURNER'S
OUTDOORSMAN

TESLA
SUPERCHARGER

Starbucks

PANDA
EXPRESS

BEAUTY SUPPLY

SUBWAY

EYEGLOSS
WORLD

verizon

MATTRESSFIRM

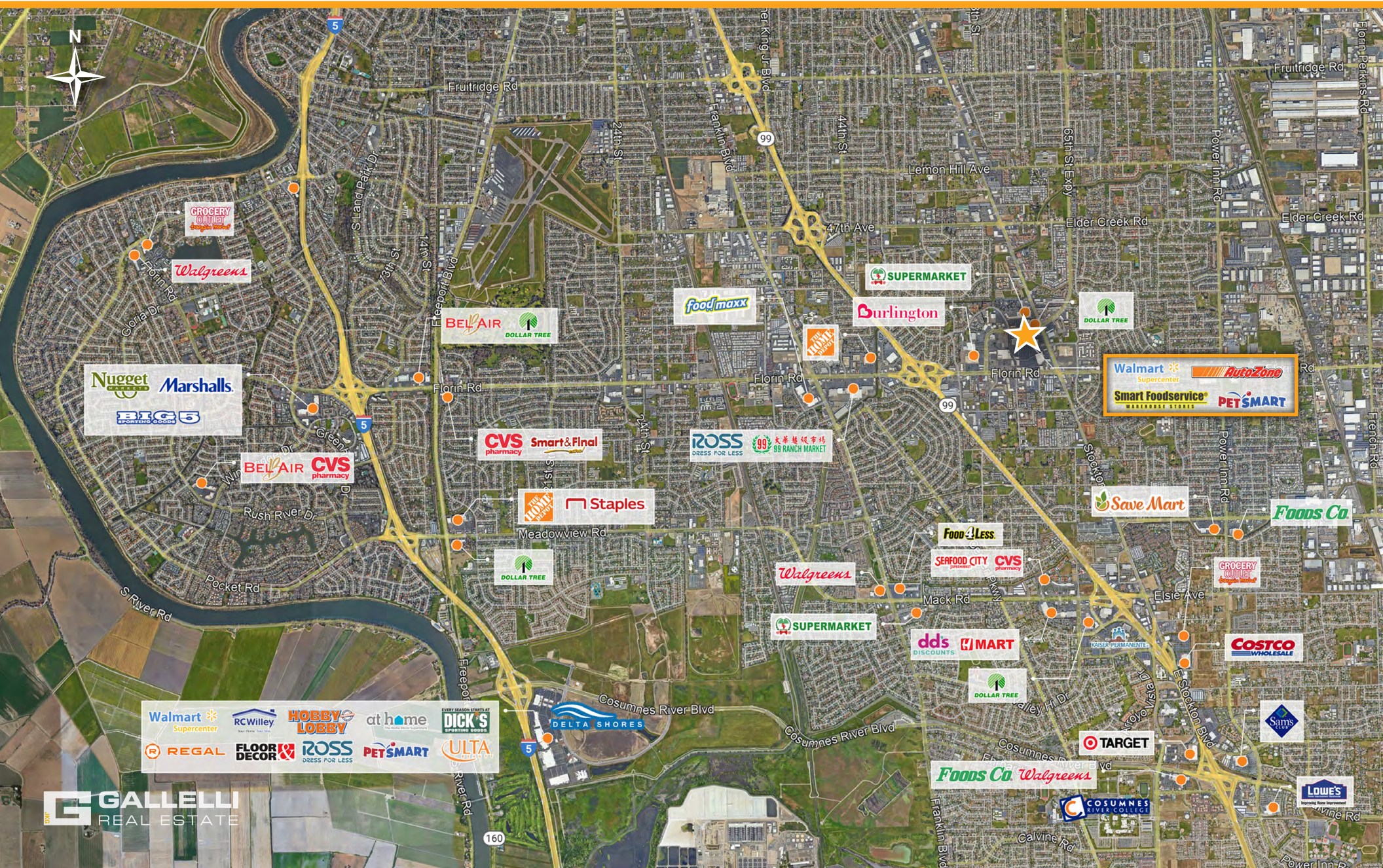
FLORIN RD

TRADE AREA & DEMOGRAPHICS



	1-Mile	3-Mile	5-Mile
 2024 Total Population	25,486	179,275	392,460
 2024 Daytime Population	22,769	167,784	365,993
 2024 Total Employees	5,958	55,565	127,343
 2024 Total Households	7,706	55,026	129,950
 2024 Average Household Income	\$76,922	\$87,855	\$109,152
	Florin Rd (at Stockton Blvd)	Stockton Blvd (at Florin Rd)	65th Street (at Florin Rd)
 Traffic Counts	±33,494	±30,724	±15,039

SOUTH SACRAMENTO RETAIL TRADE AREA



JOIN OUR COMMUNITY.

MEET THE GALLELLI RETAIL TEAM

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