



**GALLELLI**  
REAL ESTATE

# FLORIN TOWNE CENTRE

6071 - 6075 FLORIN ROAD, SACRAMENTO, CA

**NEW**

**TESLA**

**SUPERCHARGER**

**±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

# FLORIN TOWNE CENTRE

6071 - 6075 FLORIN ROAD, SACRAMENTO, CA



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



GALLELLI  
REAL ESTATE

Gary B. Gallelli, Broker  
CA DRE #00811881

## GALLELLI RETAIL TEAM

**KEVIN SOARES**  
Executive Vice President  
CA DRE #01291491  
ksoares@gallellire.com

**MATT GOLDSTEIN**  
Vice President  
CA DRE #01886233  
mgoldstein@gallellire.com

## CONTACT US

**GALLELLI REAL ESTATE**  
3005 Douglas Boulevard, Suite 200  
Roseville, CA 95661  
(916) 772-1700 | gallellire.com





## 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

±1,050 SF SPACE  
RETAIL AVAILABLE

Walmart  
Supercenter

DOLLAR TREE

CHOZZE  
FITNESS

WELLS  
FARGO

BioLife

MOLINA  
HEALTHCARE

AutoZone

Falling  
Prices

Bank of America

PETSMART

GNC

GameStop

TURNER'S  
OUTDOORSMAN

TESLA  
SUPERCHARGER

Starbucks

PANDA  
EXPRESS

BEAUTY SUPPLY

EYE GLASS  
WORLD

verizon

SUBWAY

FLORIN RD

WAYBACK  
BURGERS

MATTRESS FIRM



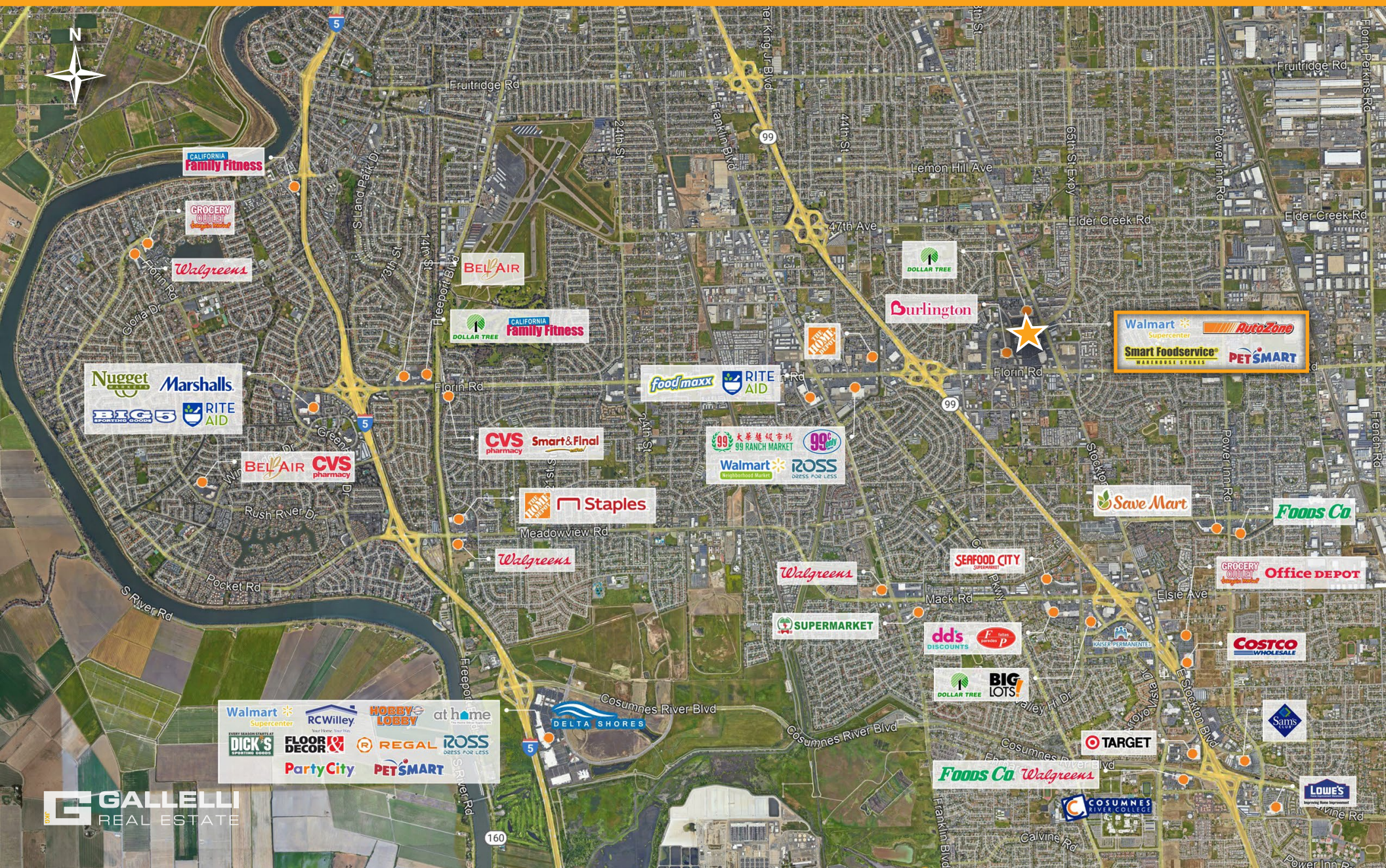
# TRADE AREA & DEMOGRAPHICS



	1-Mile	3-Mile	5-Mile
 2023 Total Population	25,413	179,337	393,201
 2023 Daytime Population	23,353	165,550	355,768
 2023 Total Employees	6,006	50,811	118,996
 2023 Total Households	7,651	54,713	129,340
 2023 Average Household Income	\$68,088	\$73,084	\$92,042
	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



CALIFORNIA  
**Family Fitness**

GROCERY  
OUTLET  
*Original Market*

**Walgreens**

**BEL AIR**

DOLLAR TREE  
CALIFORNIA  
**Family Fitness**

Nugget  
Marshall's  
BIG 5  
SPORTING GOODS  
RITE AID

foodmaxx  
RITE AID

**Burlington**

Walmart  
Supercenter  
AutoZone  
Smart Foodservice  
WAREHOUSE STORES  
PET SMART

BEL AIR  
CVS  
pharmacy

CVS  
Smart & Final  
pharmacy

99 大华超市 99  
99 RANCH MARKET  
Walmart  
Neighborhood Market  
ROSS  
DRESS FOR LESS

Staples

Save Mart

Foods Co

BEL AIR  
CVS  
pharmacy

Walgreens

Walgreens

SEAFOOD CITY  
SUPERMARKET

GROCERY  
OUTLET  
*Original Market*  
Office DEPOT

COSTCO  
WHOLESALE

Walmart  
Supercenter  
RCWiley  
at home  
HOBBY LOBBY  
DICK'S  
SPORTING GOODS  
FLOOR  
DECOR  
REGAL  
ROSS  
DRESS FOR LESS  
Party City  
PET SMART

DELTA SHORES

DISCOUNTS  
BIG LOTS  
DOLLAR TREE

TARGET

Foods Co  
Walgreens

Sams

COSUMNES  
RIVER COLLEGE

LOWE'S

GALLELLI  
REAL ESTATE



# JOIN OUR COMMUNITY.

## MEET THE GALLELLI RETAIL TEAM

### KEVIN SOARES

Executive Vice President  
CA DRE #01291491  
ksoares@gallellire.com

### MATT GOLDSTEIN

Vice President  
CA DRE #01886233  
mgoldstein@gallellire.com

### GALLELLI REAL ESTATE

3005 Douglas Boulevard, Suite 200  
Roseville, CA 95661  
(916) 772-1700  
GallelliRE.com



Gary B. Gallelli, Broker  
CA DRE #00811881

Licensed as Real Estate Salespersons by the CA DRE. The information contained herein has been obtained from sources we deem reliable. While we have no reason to doubt its accuracy, we do not guarantee it.

© Gallelli Real Estate. All Rights Reserved.