



GALLELLI
REAL ESTATE

FLORIN TOWNE CENTRE

6071 - 6075 FLORIN ROAD, SACRAMENTO, CA

NEW

TESLA

SUPERCHARGER

**±8,530 SF
WAREHOUSE/STORAGE
AVAILABLE**

**±13,000 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

6071 - 6075 FLORIN ROAD, SACRAMENTO, CA



SUITE	TENANT	SQUARE FEET
6071-A	AutoZone Mega Hub	41,961
6071-B1	BioLife	15,000
6071-B2	AVAILABLE	13,000
6071-B3	AVAILABLE (warehouse/storage)	8,530
6075-L1	AVAILABLE	1,050
6075-L2	Molina Healthcare	4,327



Gary B. Gallelli, Broker
CA DRE #00811881

GALLELLI RETAIL TEAM

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

MATT GOLDSTEIN
Vice President
CA DRE #01886233
mgoldstein@gallrellire.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, US Foods and PetSmart. The center also benefits from high traffic tenants such as Turner's Outdoorsman, Starbucks, Verizon Wireless, America's Best Contacts & Eyeglasses, Gamestop and GNC.

SQUARE FEET

±480,455

ANCHOR TENANTS

WALMART SUPERCENTER,
AUTOZONE MEGA HUB, PETSMART,
CHUZE FITNESS

GET TO KNOW
YOUR NEIGHBORS.





±13,000 SF RETAIL
SPACE AVAILABLE

±8,530 SF
WAREHOUSE/
STORAGE AVAILABLE

±1,050 SF RETAIL
SPACE AVAILABLE

Walmart
Supercenter

DOLLAR TREE

CHOKO
FITNESS

WELLS
FARGO

BioLife

MOLINA
HEALTHCARE

Bank of America

PETSMART

GNC

GameStop

TURNER'S
OUTDOORSMAN

TESLA
SUPERCHARGER

STARBUCKS

PANDA
EXPRESS

BEAUTY SUPPLY

AMERICA'S BEST
CONTACTS & EYEGLASSES

SUBWAY

verizon

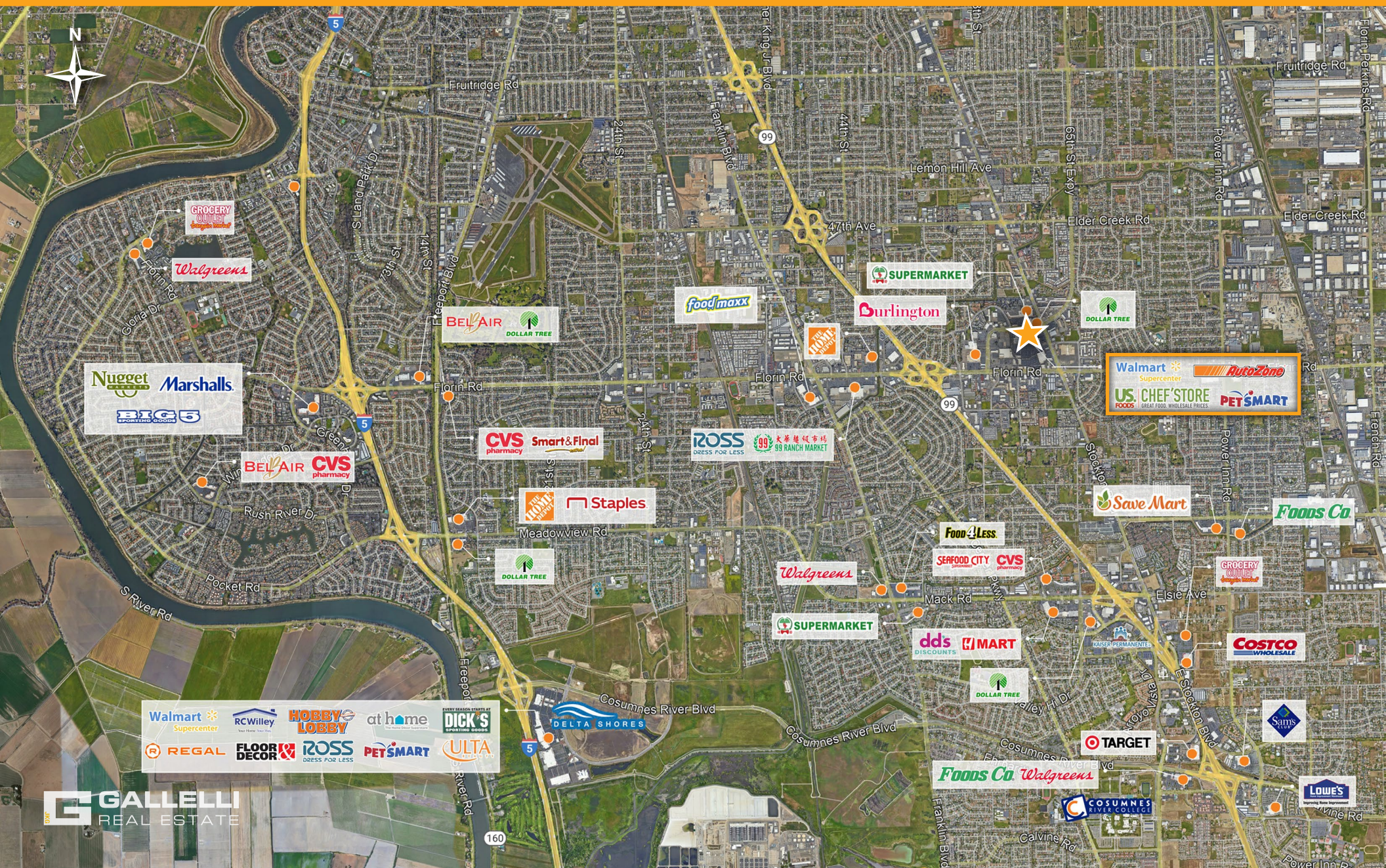
MATTRESS FIRM

FLORIN RD

TRADE AREA & DEMOGRAPHICS



	1-Mile	3-Mile	5-Mile
 2025 Total Population	26,010	183,305	402,061
 2025 Daytime Population	21,369	160,197	346,216
 2025 Total Employees	4,486	44,406	98,422
 2025 Total Households	7,792	55,836	132,126
 2025 Average Household Income	\$85,341	\$88,579	\$108,878
	Florin Rd (at Stockton Blvd)	Stockton Blvd (at Florin Rd)	65th Street (at Florin Rd)
 Traffic Counts	±33,494	±30,724	±15,039



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.