JKG GALLELLI REAL ESTATE

FLORIN TOWNE CENTRE

6071 - 6075 FLORIN ROAD, SACRAMENTO, CA



A PROUD MEMBER OF CHAINLINKS RETAIL ADVISORS

AVAILABLE FOR LEASE

SITE PLAN & LEASING

FLORIN TOWNE CENTRE

6071 - 6075 FLORIN ROAD, SACRAMENTO, CA



SUITE	TENANT	SQUARE FEET
6001-D2	AVAILABLE (2nd Gen Restaurant)	2,288
6071-A	AutoZone Mega Hub	41,961
6071-B1	BioLife	15,000
6071-B2&3	AVAILABLE	21,530
6075-L1	AVAILABLE	1,050
6075-L2	Molina Healthcare	4,327

GALLELLI REAL ESTATE

Gary B. Gallelli, Broker
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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, 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.

Walmart Supercenter
AutoZone
Affordable Dentures — a good reason to smile
America's Best Contacts & Eyeglasses
Beauty By Thread
BioLife Plasma Services
Carranza Dental
Choze Fitness
Fire Wings
Fred Loya Insurance
GameStop
GNC Live Well
Mattress Firm — Save Money. Sleep Happy.
Molina Healthcare
No #1 Buffet
Panda Express
PetSmart
Quest Diagnostics
Seapot Hot Pot & Korean BBQ
Shoepalace
Starbucks
Beauty Supply
Subway
Turner's Outdoorsman
usbank
US Foods Chef'Store — Great Food. Wholesale Prices
verizon



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±21,530 SF RETAIL SPACE AVAILABLE
MOLINA HEALTHCARE
±1,050 SF RETAIL SPACE AVAILABLE
DOLLAR TREE
WELLS FARGO
BioLife
Bank of America
CHOZE FITNESS
AutoZone
Walmart Supercenter
PETSMART
TESLA SUPERCHARGER
GNC
GameStop
TURNER'S OUTDOORSMAN
PANDA EXPRESS
AMERICA'S BEST CONTACTS & EYEGLASSES
BEAUTY SUPPLY
verizon
SUBWAY
FLORIN RD
MATTRESSFIRM
±2,288 SF 2ND GEN RESTAURANT AVAILABLE

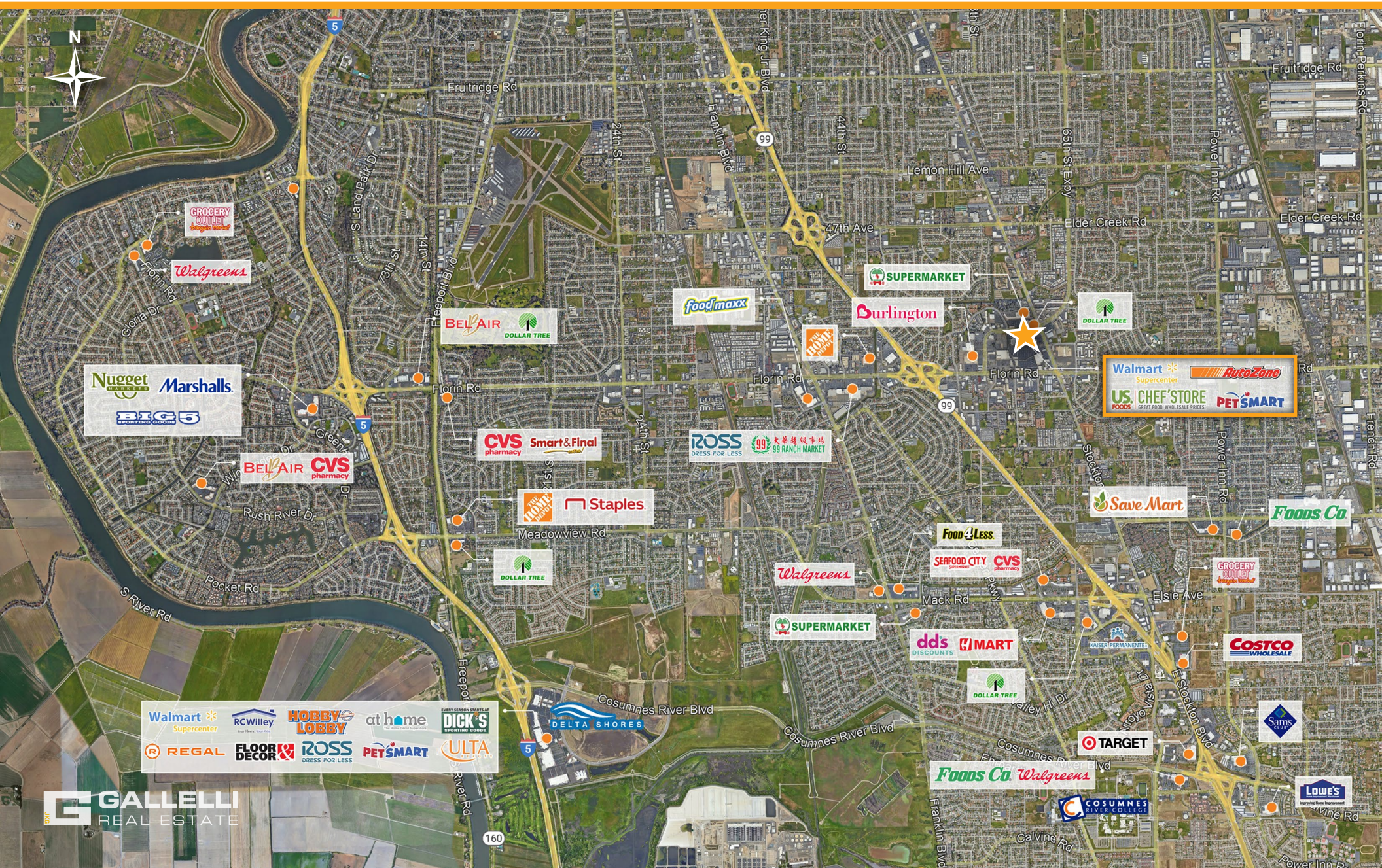
TRADE AREA & DEMOGRAPHICS



	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

SOUTH SACRAMENTO
RETAIL TRADE AREA



JOIN OUR COMMUNITY.

MEET THE GALLELLI RETAIL TEAM

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