



**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



Gary B. Gallelli, Broker  
CA DRE #00811881

## 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.







±12,000 SF  
WAREHOUSE/STORAGE  
AVAILABLE

MOLINA  
HEALTHCARE

±1,050 SF SPACE  
RETAIL AVAILABLE

Bank of America

Walmart  
Supercenter

DOLLAR TREE

WELLS  
FARGO

CHOZE  
FITNESS

BioLife

AutoZone

Falling  
Prices

PETSMART

GNC  
GameStop

TURNER'S  
OUTDOORSMAN

TESLA  
SUPERCHARGER

Starbucks

PANDA  
EXPRESS

BEAUTY SUPPLY

EYE GLASS  
WORLD

verizon

SUBWAY

WAYBACK  
BURGERS

MATTRESS FIRM

FLORIN RD



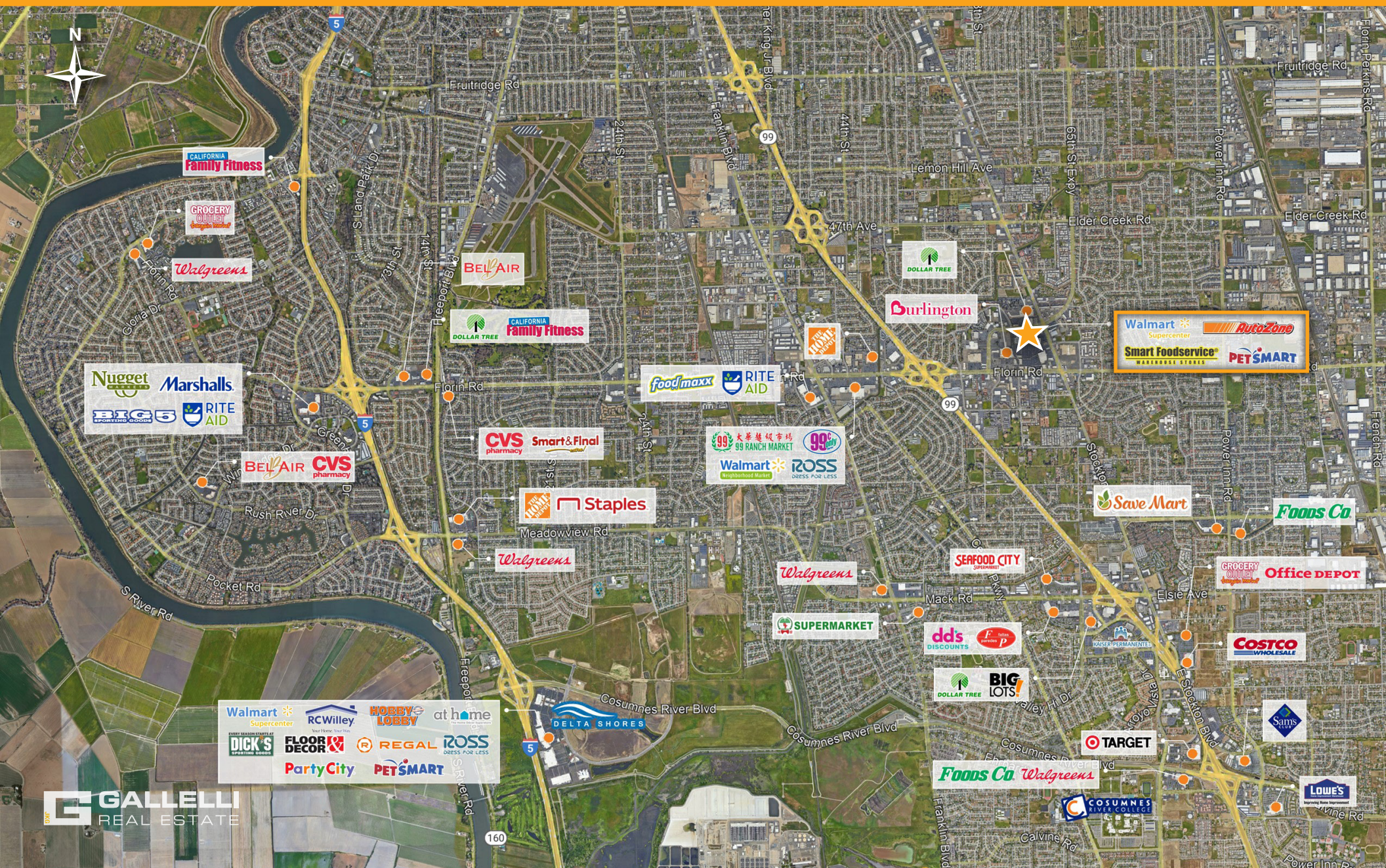
# TRADE AREA & DEMOGRAPHICS



	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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