



FLORIN TOWNE CENTRE

NWC FLORIN ROAD & STOCKTON BOULEVARD, SACRAMENTO, CA

A PROUD MEMBER OF
CHAINLINKS
RETAIL ADVISORS



OVER 35 TENANTS





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.





TRADE AREA & DEMOGRAPHICS



	1-Mile	3-Mile	5-Mile
 2022 Total Population	24,948	178,655	392,626
 2022 Daytime Population	23,206	168,560	371,889
 2022 Total Employees	6,513	54,960	136,554
 2022 Total Households	7,499	54,547	128,163
 2022 Average Household Income	\$58,758	\$66,124	\$86,113
	Florin Rd (at Stockton Blvd)	Stockton Blvd (at Florin Rd)	65th Street (at Florin Rd)
 Traffic Counts	33,494	30,724	15,039

SITE PLAN & LEASING



SUITE	TENANT	SQUARE FEET
6001-D1	Mattress Firm	5,511
6001-D2	Wayback Burger	2,288
6005-E1	Verizon Wireless	2,813
6005-E2	Shoe Palace	7,058
6005-E3	Available	913
6005-E5	US Bank	3,236
6009	KPOT Korean BBQ & Hot Pot	8,000
6013-P1	Starbucks	1,789
6013-P2	Fire Wings	2,475
6013-P3	Panda Express	1,716
6019-F1/ 2	Turner's Outdoorsman	7,277
6019-F3	Star Electronics	2,970
6019-F4	AVAILABLE	2,470
6019-F5	Eyeglass World	5,030
6023-C1	Carranza Dental	2,057
6023-C2	Gold USA	1,748
6023-C3	AJ's Nail Spa	1,314
6023-C4	Beauty by Thread	1,349
6023-C5	Subway	1,243
6023-C6	Bilal Market	6,916
6029-G1/2	Quest Diagnostics	2,575
6029-G3	AVAILABLE	1,707
6029-G4	Hip Hop Jeans	1,568
6029-G5	GNC	1,219
6029-G6	Gamestop	1,791
6051	Walmart Supercenter	213,445
6061	Chuze Fitness	34,070
6071-A	AutoZone Mega Hub	41,961
6071-B1	BioLife	15,000
6071-B2	Falling Prices	13,014
6071-B3	Available	11,049
6075-L1	Available	1,050
6075-L2	Molina Healthcare	4,327
6081	Petsmart	17,900
6985	Smart Foodservice Warehouse Stores	22,000
7090	No #1 Buffet	12,021



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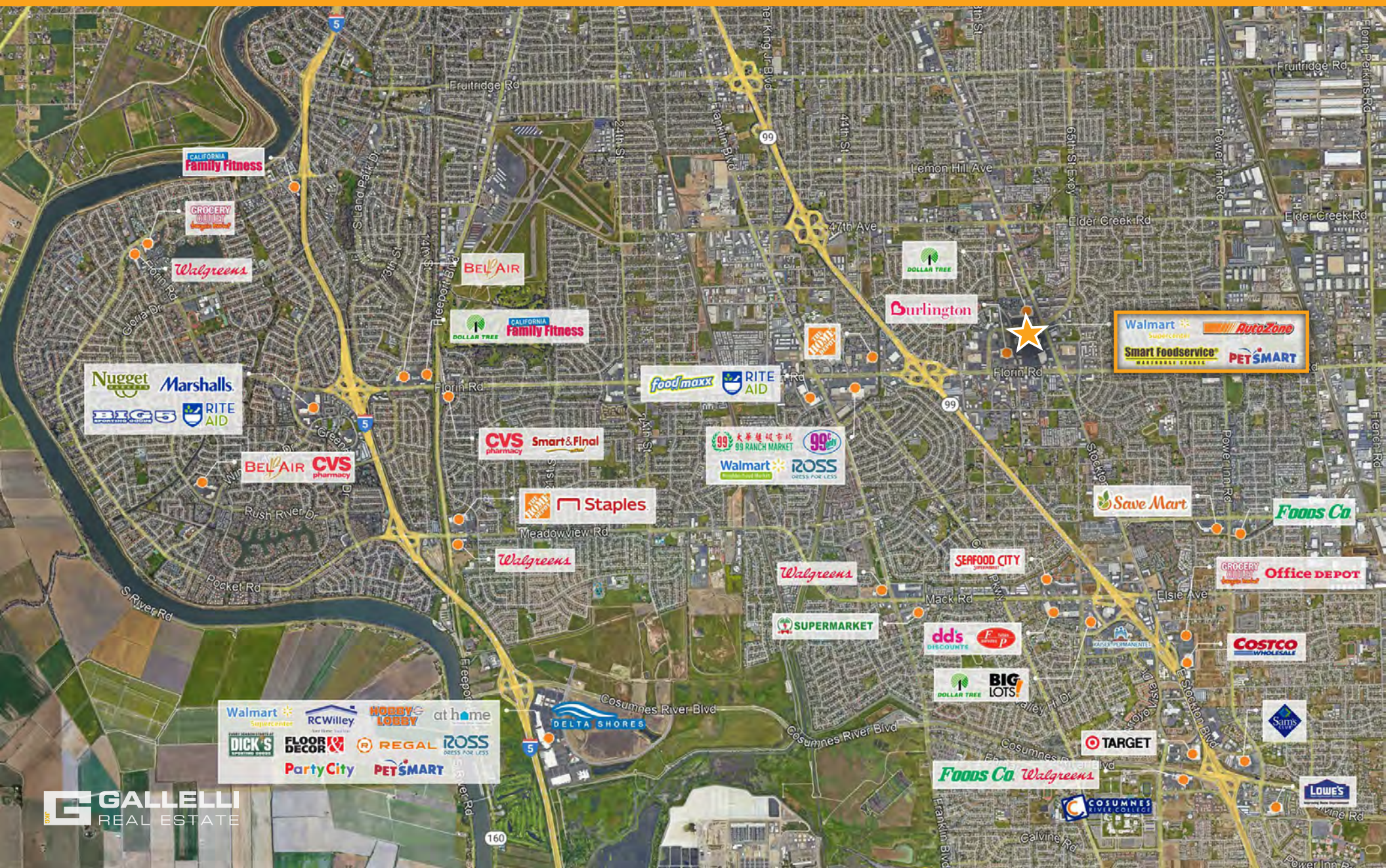
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SOUTH SACRAMENTO RETAIL TRADE AREA



JOIN OUR COMMUNITY.

MEET THE GALLELLI RETAIL TEAM

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