

FLORIN TOWNE CENTRE

NWC FLORIN RD & STOCKTON BLVD • SACRAMENTO, CA



- Anchor, end cap, restaurant, building pad and small shop space available
- Walmart Supercenter, FAMSA, and 24 Hour Fitness now open
- Outstanding traffic counts
- New construction with rich and inviting architecture
- Strong daytime demographics
- Strong tenant mix



JAMES TEARE
jteare@terrnomics.com
(916) 329-1548 • Lic # 01111851

BLAIR WHEATLEY
bwheatley@terrnomics.com
(916) 329-1547 • Lic # 01499974

520 Capitol Mall, Suite 500 | Sacramento, CA 95814

Main (916)375-1500 | Fax (916)376-8840

TeareRetailGroup

TERRANOMICS

The Retail Division of BT Commercial

The above information has been secured from sources we believe reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. We make no representations or warranties that the premises are free of environmental hazards or that the premises are suitable in all respects to your contemplated use. You should conduct an independent investigation of all pertinent property information. We bear no liability for any errors, inaccuracies or omissions. rev 01/06

FLORIN TOWNE CENTRE

NWC FLORIN RD & STOCKTON BLVD,
SACRAMENTO, CA



DEMOGRAPHICS 2010

| | 1 Mile | 3 Miles | 5 Miles |
|----------------------|----------|----------|----------|
| Population | 21,173 | 184,994 | 372,082 |
| Population 2015 Est. | 21,529 | 189,253 | 384,916 |
| Average HH Income | \$49,526 | \$49,262 | \$60,382 |
| Median Age | 30 | 29 | 32 |

TRAFFIC COUNTS

| | |
|--------------------|---------------|
| Stockton Blvd. | 28,201 (2009) |
| 65th St. at Florin | 16,198 (2007) |
| Florin Rd. | 37,389 (2009) |

JAMES TEARE
jteare@terranoemics.com
(916) 329-1548 • Lic # 01111851

BLAIR WHEATLEY
bwheatley@terranoemics.com
(916) 329-1547 • Lic # 01499974

TeareRetailGroup

TERRANOMICS

The Retail Division of BT Commercial

FLORIN TOWNE CENTRE

NWC FLORIN RD & STOCKTON BLVD,
SACRAMENTO, CA

REGIONAL MAP



PROJECT SUMMARY

Florin Towne Centre is located at the NWC of Florin Road & Stockton Boulevard in Sacramento, California. The site is situated approximately one block from the Florin Road/Highway 99 interchange.

The project features unique architecture with an urban design and is situated on the former Florin Mall site, (which has been demolished) . The new Florin Towne Centre is anchored by a Wal-Mart Supercenter, Famsa, and 24 Hour Fitness. The site offers excellent visibility and has an abundance of parking.

PROPERTY LOCATION

The project is located on the major east/west thoroughfare in the south Sacramento area and sits within the heart of a high density trade area with minimal retail support. The redevelopment of Florin Mall creates a destination point that draws not only from the immediate Florin Road trade area, but from the greater secondary trade areas consisting of Downtown Sacramento to the north, Elk Grove and Laguna to the south, Power Inn Road to the east and the Meadowview/Greenhaven trade area to the west.

JAMES TEARE
jteare@terranomics.com
(916) 329-1548 • Lic # 01111851

BLAIR WHEATLEY
bwheatley@terranomics.com
(916) 329-1547 • Lic # 01499974

TeareRetailGroup

TERRANOMICS

The Retail Division of BT Commercial

FLORIN TOWNE CENTRE

NWC FLORIN RD & STOCKTON BLVD,
SACRAMENTO, CA

PROPERTY PHOTOS

