

# FLORIN TOWNE CENTRE

NWC Florin Road & Stockton Boulevard  
Sacramento, CA

**Voit**  
REAL ESTATE SERVICES



±80,847 sq ft Anchor Space Available



±22,000 sq ft Junior Anchor Space Available

**SIZE** ±480,455 square feet (GLA)

**ANCHOR TENANTS** Wal-Mart Super Center, 24 Hour Fitness, PetSmart

**AVAILABLE SPACE** ±80,000 sf Anchor  
±22,000 sf Anchor  
±1,050- 8,000 sf Shops & Pads

**TRAFFIC COUNT**

Florin Road	±34,036 ADT (2010)
Stockton Boulevard	±28,205 ADT (2010)
65th Street (at Florin Rd)	±14,664 ADT (2010)

(City of Sacramento - Traffic Engineering)

For Leasing Information, Please Contact:

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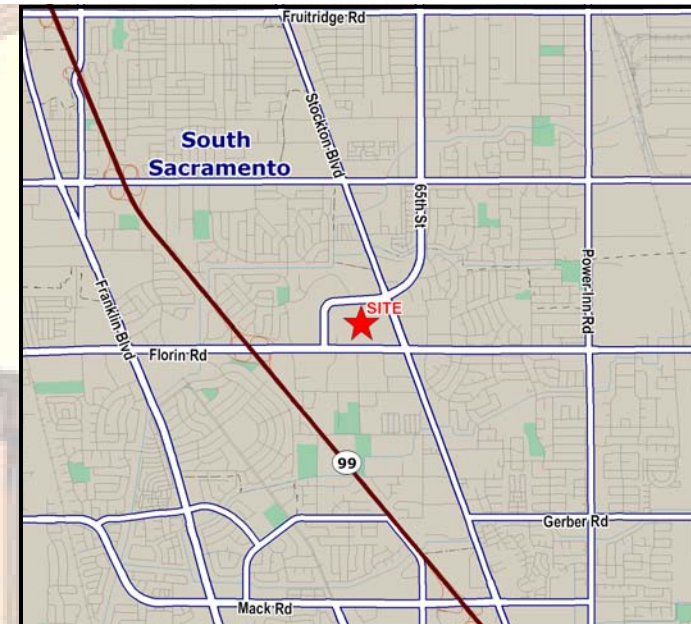
# Florin Towne Centre - Property Overview

**Florin Towne Centre** is located minutes from the Highway 99 interchange at the northwest corner of Stockton Boulevard and Florin Road 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.

Along with attractive national retail anchors such as Super Wal-Mart, 24 Hour Fitness and PetSmart, the center also benefits from strong national tenants such as Starbucks Coffee, Radio Shack, Verizon Wireless, Sizzler, Gamestop, GNC and Sleep Train.

Other notable tenants and traffic generators in the immediate vicinity include:



**DEMOGRAPHICS**

	<b>1-MILE</b>	<b>3-MILE</b>	<b>5-MILE</b>
2012 Total Daytime Population:	20,581	162,223	348,634
2012 Total Population:	22,614	170,504	362,761
2012 Total Households:	6,917	50,880	117,038

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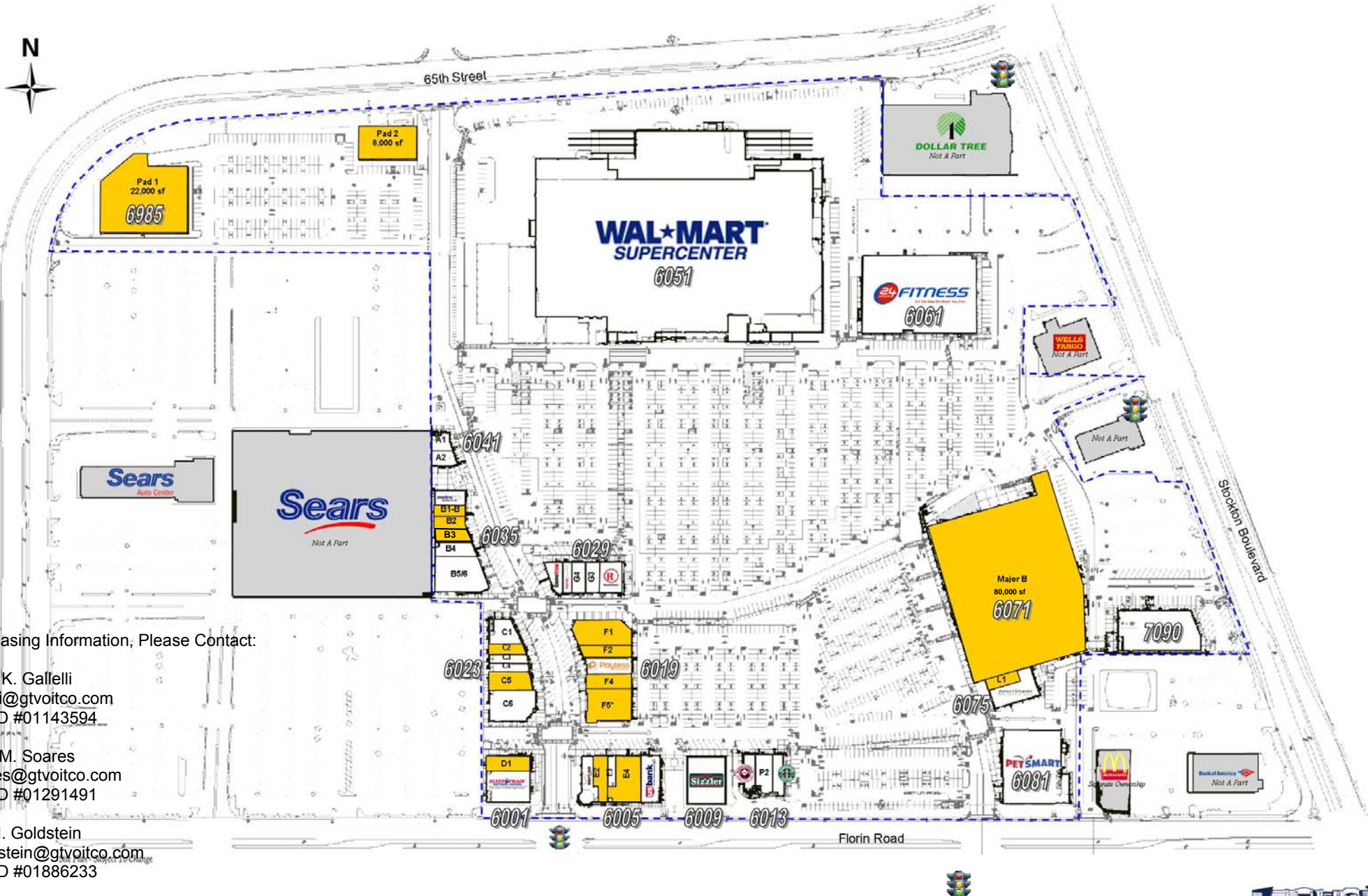
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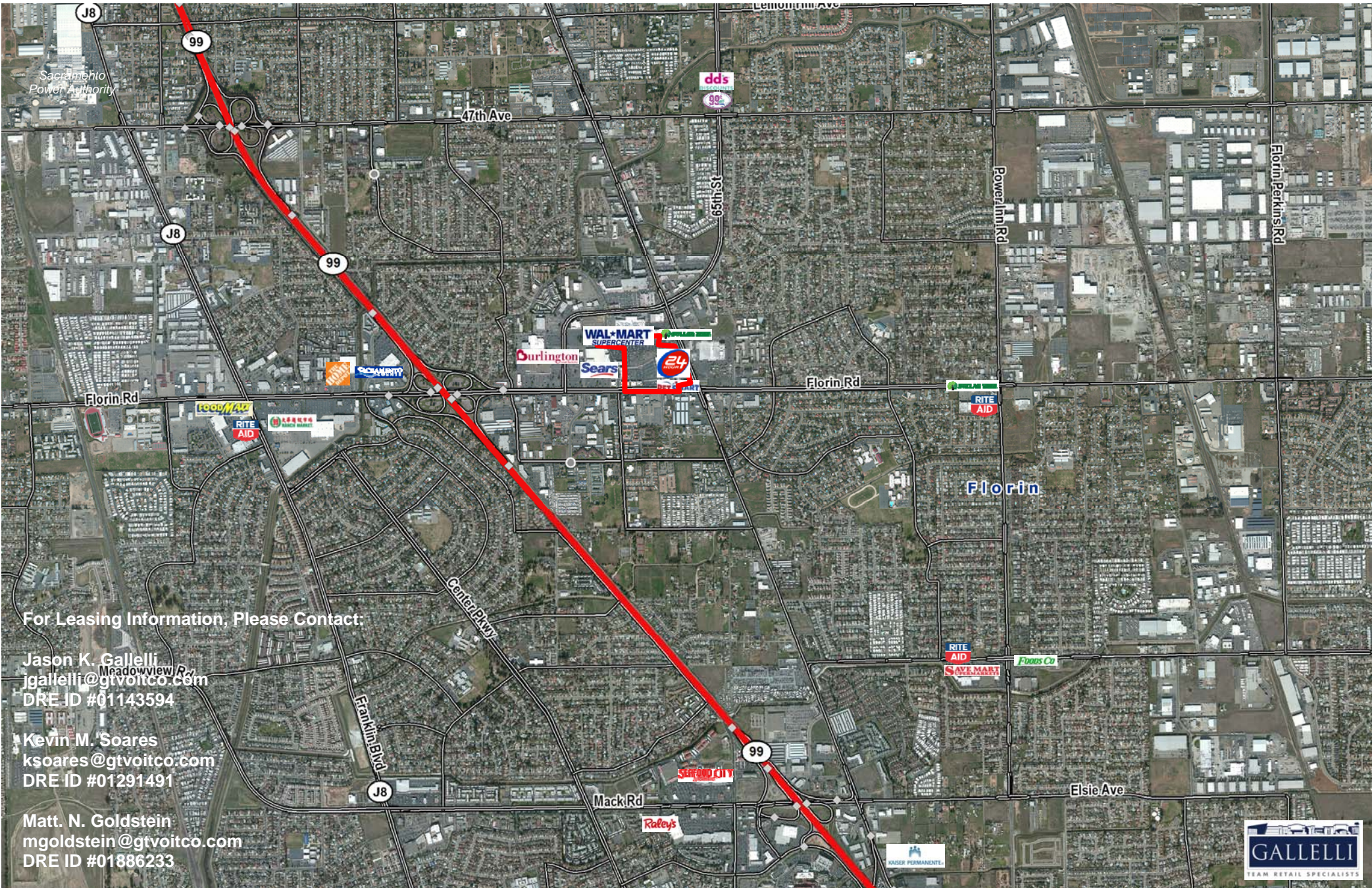
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