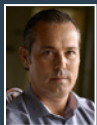


# THE SHOPS AT FLORIN

7205-7215 Stockton Blvd., Sacramento, CA 95823

## NOW LEASING



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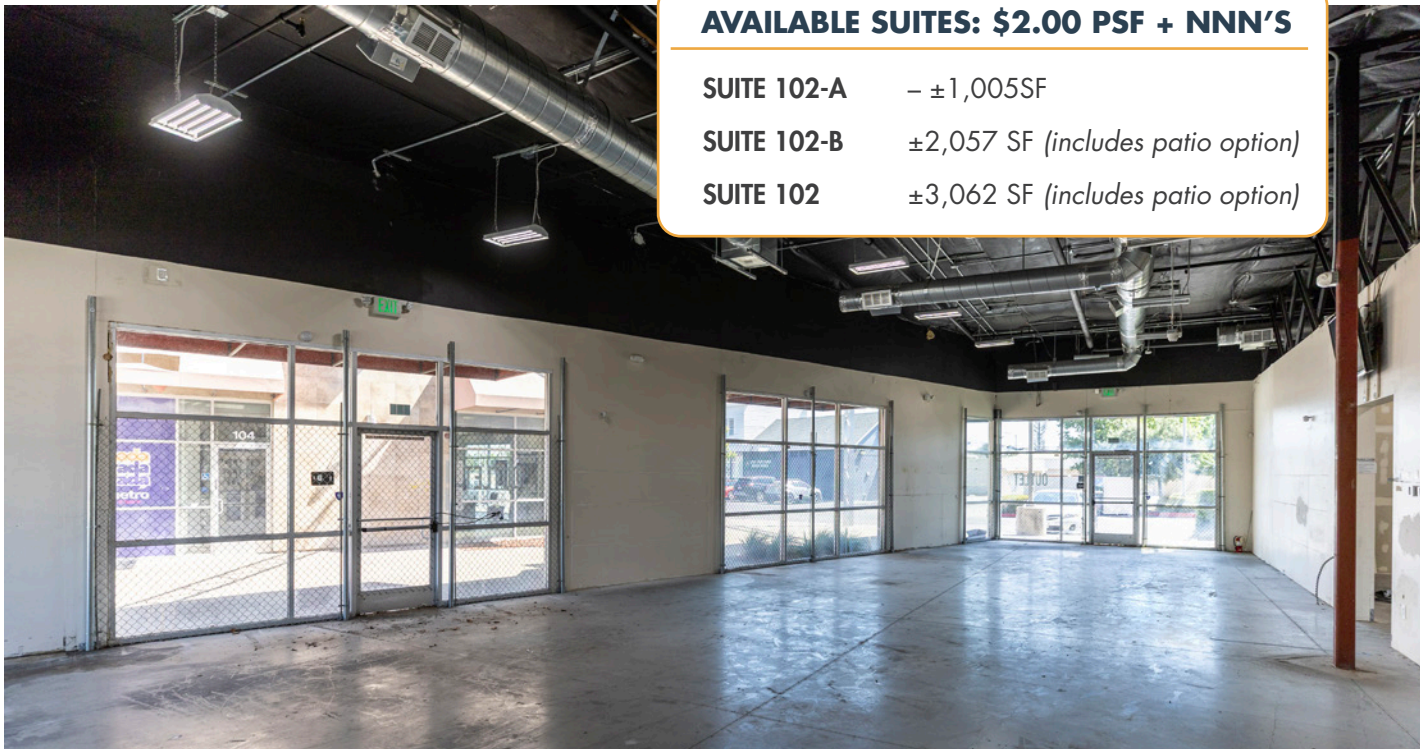
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# RETAIL OPPORTUNITY

The Shops at Florin presents a versatile and high-visibility retail opportunity along one of South Sacramento's busiest commercial corridors. With  $\pm 21,880$  SF of total leasable space, the center is home to a strong mix of local and national tenants across food, beauty, medical, and essential retail categories.

Now available for lease are three inline retail suites ranging from  $\pm 1,005$  to  $\pm 3,062$  square feet. Each space offers excellent street visibility, storefront signage, and easy access from Stockton Boulevard. Suite 102 (A) features an outdoor patio option, ideal for restaurant or beverage operators looking to activate exterior seating.

With daily traffic counts exceeding 42,000 vehicles, this center provides a prime setting for QSR concepts, convenience retail, medical use, and service-oriented businesses. Strong co-tenancy, abundant parking, and proximity to dense residential neighborhoods round out the value of this strategic retail site.



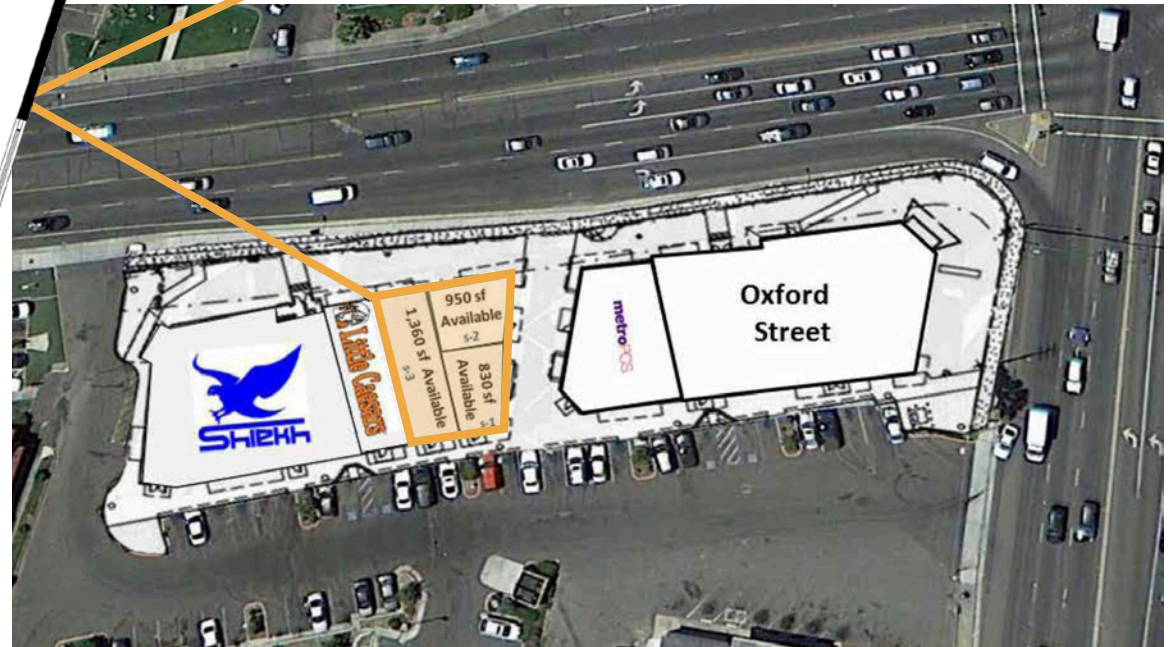
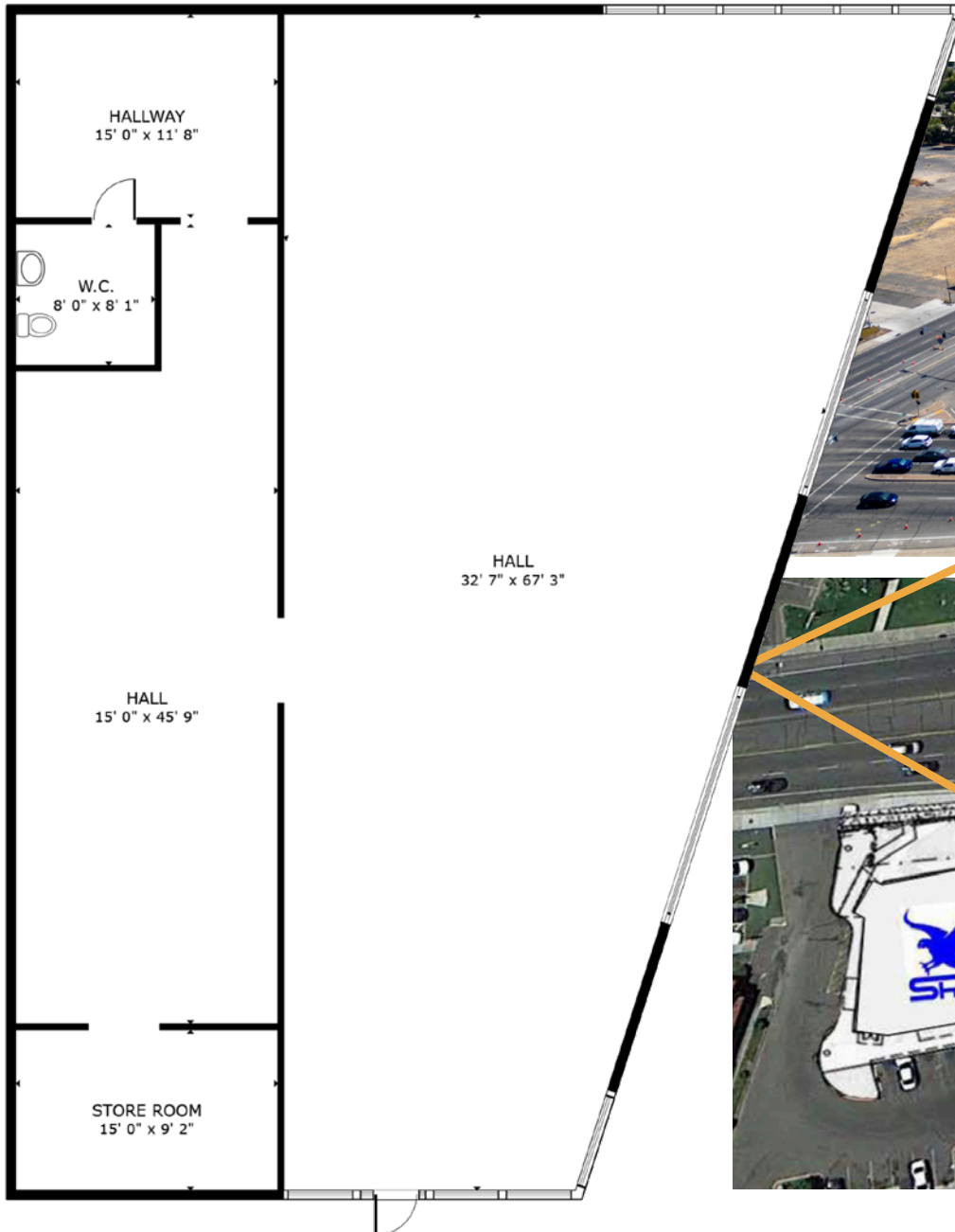
## AVAILABLE SUITES: \$2.00 PSF + NNN'S

<b>SUITE 102-A</b>	$\pm 1,005$ SF
<b>SUITE 102-B</b>	$\pm 2,057$ SF <i>(includes patio option)</i>
<b>SUITE 102</b>	$\pm 3,062$ SF <i>(includes patio option)</i>

## PROPERTY HIGHLIGHTS

- $\pm 21,880$  SF NEIGHBORHOOD RETAIL STRIP CENTER
- SIGNALIZED CORNER INTERSECTION ON HIGH-TRAFFIC STOCKTON BLVD
- EXCELLENT VISIBILITY AND SIGNAGE OPPORTUNITY
- PYLON SIGN INCLUDED
- SURFACE PARKING WITH DIRECT STOREFRONT ACCESS
- SURROUNDED BY DENSE RESIDENTIAL POPULATION AND NATIONAL RETAILERS
- FLEXIBLE SUITE SIZES IDEAL FOR FOOD, MEDICAL, SERVICE, RETAIL
- EASY ACCESS TO HWY 99 AND FLORIN RD
- ROOFTOP HVAC, FIRE SPRINKLERS,  $\pm 10'$ - $12'$  CEILING HEIGHTS
- ZONING: C-2 GENERAL COMMERCIAL

# FLOOR PLANS



# THE LOCATION

Positioned at the signalized corner of Stockton Boulevard and Florin Road, **The Shops at Florin** occupy a prime location in the heart of South Sacramento's most active retail corridor. With **over 42,000 vehicles passing daily**, this highly visible center offers unmatched exposure to both commuter and local traffic. The property benefits from a strong surrounding residential population and sits at a crossroads between longstanding neighborhood retail and emerging commercial growth.

This stretch of Stockton Boulevard—often referred to as the **South Sacramento Retail Corridor**—has long served as a hub for daily-needs shopping, national quick-service restaurants, and essential services. Tenants along this corridor thrive thanks to high traffic volumes, loyal repeat customers, and strong co-tenancy with established anchors like Grocery Outlet, DD's Discounts, and Florin Towne Centre, which features Target, Burlington, and PetSmart. The Shops at Florin contribute to and benefit from this retail ecosystem, offering flexible spaces for food, beverage, medical, and service-based tenants.

Accessibility is a key advantage. The center is just minutes from Highway 99, with direct public transit service along Stockton Boulevard, making it easy for customers and employees to reach the site. The property also features ample surface parking and prominent signage opportunities, including a pylon sign at the intersection. As new development and reinvestment continue to energize the area, The Shops at Florin stand out as a turnkey retail opportunity in a location that blends stability, scale, and long-term momentum.

For operators looking to grow their footprint in Sacramento, this district offers a proven retail ecosystem with built-in demand and scalable opportunity.



# NEARBY AMMENITIES

## ***SURROUNDED BY HIGH-VOLUME DAILY-NEEDS RETAILERS, NATIONAL QSR BRANDS, AND NEIGHBORHOOD SERVICES:***

- Popeyes
- Jack in the Box
- Burger King
- El Pollo Loco
- Taco Bell
- KFC
- Wienerschnitzel
- Subway
- Starbucks
- Wingstop
- Pizza Hut
- Little Caesars
- O'Reilly Auto Parts
- AutoZone
- Les Schwab Tire Center
- Grocery Outlet
- DD's Discounts
- 99 Cents Only Stores
- Family Dollar
- Walgreens
- CVS Pharmacy
- Smart & Final
- Florin Towne Centre  
*(featuring Target, Burlington, PetSmart, and more)*

### Demographics

#### WITHIN A 1-MILE RADIUS

POPULATION:	21,693
HOUSEHOLDS:	6,569
AVERAGE HOUSEHOLD INCOME:	\$58,249
MEDIAN AGE:	32.4

#### WITHIN A 3-MILE RADIUS

POPULATION:	153,932
HOUSEHOLDS:	44,738
AVERAGE HOUSEHOLD INCOME:	\$62,501
MEDIAN AGE:	33.6

#### WITHIN A 5-MILE RADIUS

POPULATION:	374,715
HOUSEHOLDS:	113,432
AVERAGE HOUSEHOLD INCOME:	\$68,004
MEDIAN AGE:	34.8



# AREA OVERVIEW MAP



LES SCHWAB

BURLINGTON

FLORIN TOWNE CENTER

WALMART

EL POLLO LOCO  
TACO BELL  
KFC  
WIENERSCHNITZEL

STARBUCKS

AUTO ZONE

PET SMART

MC DONALDS

BANK OF AMERICA

7 ELEVEN

WINGSTOP

BURGER KING

LONG JOHN SILVERS

FLORIN RD.

PIZZA HUT

LITTLE CAESARS

THE SHOPS AT FLORIN

STOCKTON BLVD.

POPEYES

GROCERY OUTLET  
FAMILY DOLLAR

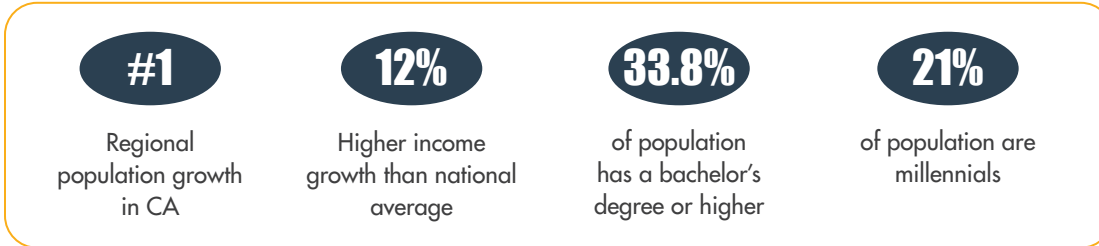
EL FORASTERO

**42,000**  
VEHICLES  
PASSING DAILY

# GREATER SACRAMENTO DATA POINTS

## GENERAL STATISTICS

Greater Sacramento's 2.6 million residents are diverse and highly educated

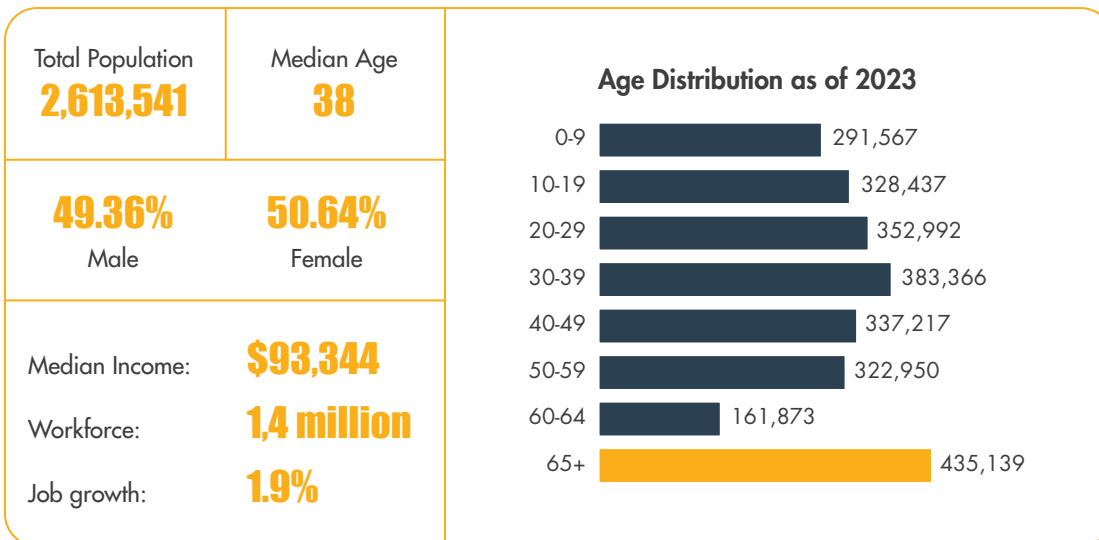


Sources: Brookings 2020, Emsi 2021



## TOTAL POPULATION BREAKDOWN

The total population covered by Greater Sacramento is 2,613,541. The median age is 37.738



Welcome to Sacramento, where the heart of California beats with vibrant energy and endless possibilities. Centrally located, this city boasts a diverse population and a dynamic landscape that caters to every lifestyle. From the bustling nightlife and renowned restaurant scene to Michelin-starred dining experiences and award-winning bars recognized by the Tales of the Cocktail awards, Sacramento offers an unparalleled culinary and entertainment experience.

But Sacramento isn't just about the nightlife; it's a city thriving with culture and creativity. With a bustling art scene and ongoing development, including the expansion of R Street and numerous new housing projects, Sacramento is a city on the rise. Whether you're looking to buy a home or open a business, this city offers endless opportunities for growth and success.

Beyond the city limits, Sacramento's central location provides easy access to some of California's most breathtaking destinations. From the majestic Sierra Nevada Mountain range to the historic Gold Country, and the world-renowned wine regions of Napa Valley and Sonoma County, Sacramento puts you within reach of it all. And let's not forget the stunning coastal views of the Bay Area, just a short drive away.

Yet, amidst all these incredible attractions, the true gem of Sacramento lies in its people, its businesses, and the spirit of the city itself. Friendly neighbors, innovative entrepreneurs, and a strong sense of community make Sacramento not just a place to live, but a place to thrive. Whether you're looking to settle down, start a family, or pursue your entrepreneurial dreams, Sacramento welcomes you with open arms and endless opportunities. Welcome home.

## CONTACT US TODAY!



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## NOW LEASING THE SHOPS AT FLORIN



**COMMUNITY BASED. BUSINESS MINDED. RETAIL FOCUSED.**

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