

# Retail, Office and Service Space For Lease

Golf Terrace Plaza Shopping Center 1381 - 1399 Florin Rd., Sacramento, CA 95822



- 24,500 sq. ft. newly remodeled strip center
- Monument sign on busy artery 2 blocks from I-5
- Ample off-street dedicated parking lot
- Large windows and bright natural light throughout
- Highly motivated owner, good management

## Space Availability:

#1381 - 12,400 sq. ft. divisible - \$0.60psf/month

#1389 - 1,400 sq. ft. - \$1.25psf/month

#1395 - 800 sq. ft. - \$1.25psf/month

#1399-D - 922 sq. ft. - \$.70psf/month

**Triple Net Expenses - \$.31psf/month**

## Contact:

[Dennis Vollman](#)

[Dan Mincher](#)

[Josh Carpenter](#)

[Don Deavens](#)

(916) 929-2000

## PERFECT LOCATION FOR:

Adult Care, Call Center, Church, School, Discount or Consignment Store, Health Club, Restaurant, Chiropractor, Paint Store Repair Center, etc.

**THE VOLLMAN COMPANY, INC.**  
COMMERCIAL REAL ESTATE BROKERAGE  
1900 POINT WEST WAY, SUITE 161  
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Play Yard

Amherst St.

Florin Road

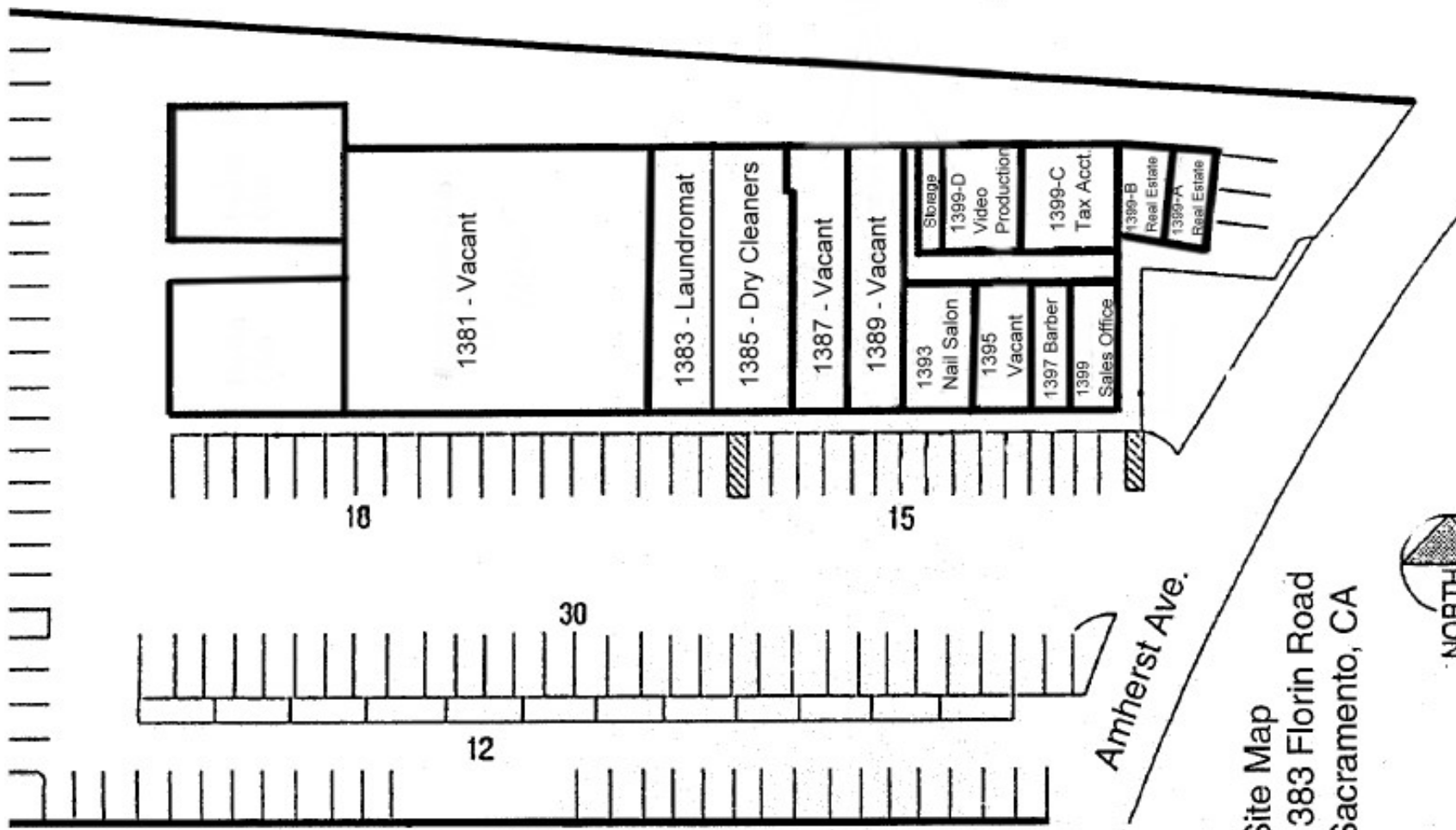
© 2009 Tele Atlas

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Imagery Date: Jun 2007

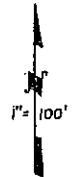
38°29'47.10" N 121°30'14.68" W

Eye alt 591 ft



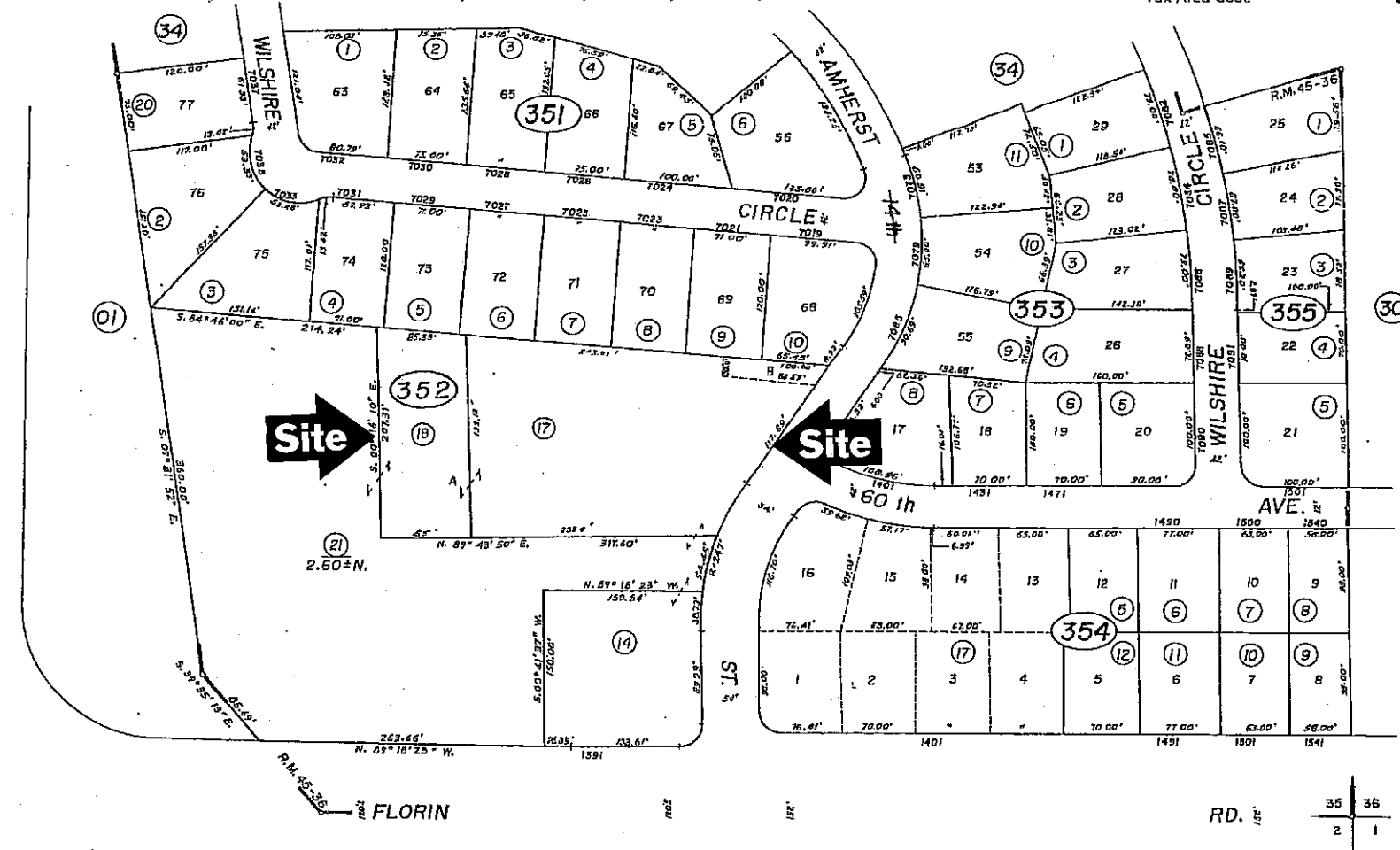
Site Map  
 1383 Florin Road  
 Sacramento, CA





BOULEVARD

FREEPORT



Bk. 29

Bk. 47

Bk. 47

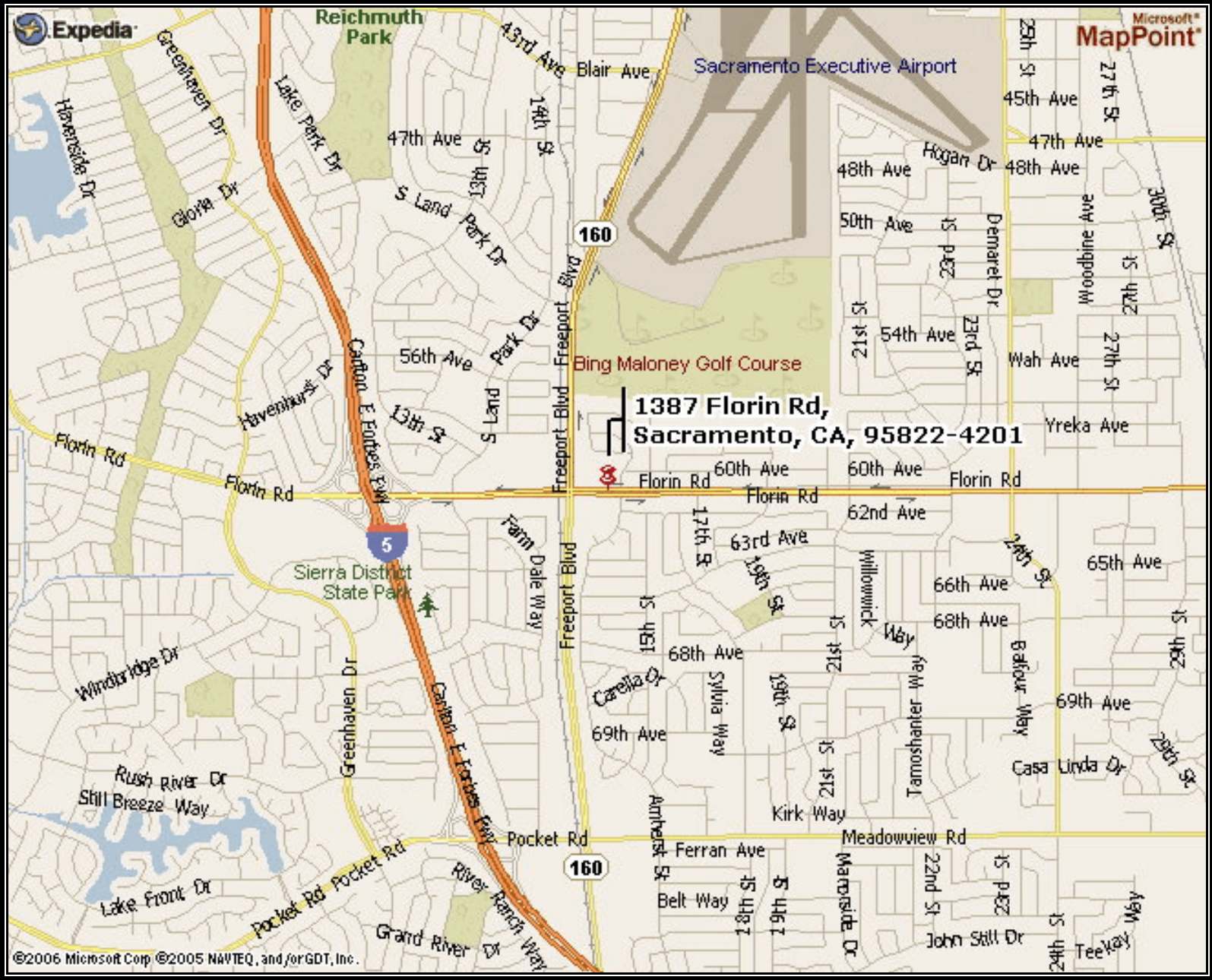
Por. Golf Course Estates, R.M. Bk. 45, Pg. 36 (1-7-57)

NOTE—Assessor's Block Numbers Shown in Ellipses.  
Assessor's Parcel Numbers Shown in Circles.

CITY OF SACRAMENTO  
Assessor's Map Bk. 35—Pg. 35  
County of Sacramento, Calif.



RD. 35 36  
2 1



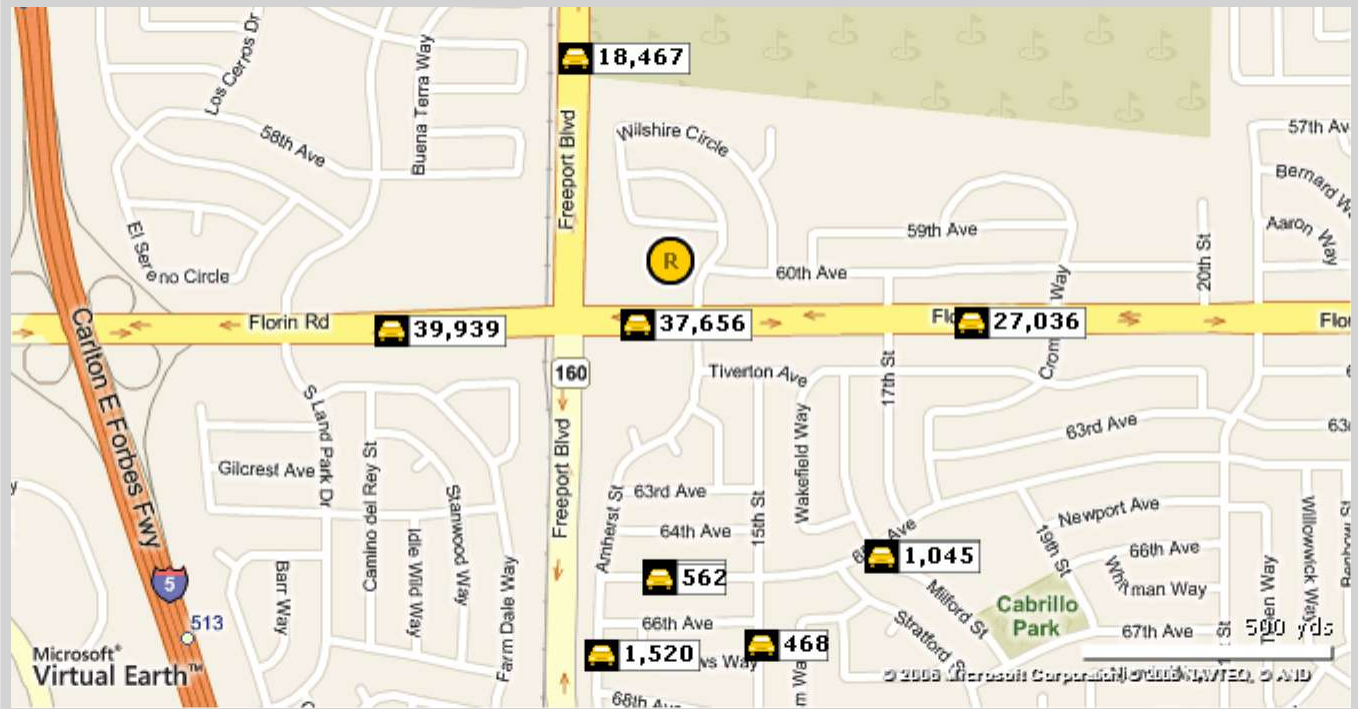
**1387 Florin Rd,  
Sacramento, CA, 95822-4201**

# Traffic Count Report

## Golf Terrace Shopping Center

1381-1399 Florin Rd, Sacramento, CA 95822

Building Type: **Retail**  
 Secondary: **General Freestanding**  
 GLA: **24,600 SF**  
 Year Built: -  
 Total Available: **13,800 SF**  
 % Leased: **94.31%**  
 Rent/SF/Mo: **\$0.66**



	Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1	Florin Rd	Freeport Blvd	0.08 W	2002	37,656	Converted	.08
2	Freeport Blvd	Florin Rd	0.31 S	2003	18,467	Converted	.26
3	Florin Rd	South Land Park Dr	0.12 W	2002	39,939	Converted	.33
4	Florin Rd	17th St	0.10 W	2005	27,036	Converted	.36
5	65th Ave	Amherst St	0.06 W	2003	562	ADT	.36
6	65th Ave	15th St	0.12 E	2003	562	ADT	.37
7	Milford St		0.00	2003	1,045	ADT	.42
8	65th Ave	Milford St	0.02 W	2003	1,045	ADT	.42
9	15th St	66th Ave	0.02 N	2003	468	ADT	.46
10	Amherst St	68th Ave	0.04 S	2006	1,520	ADT	.46

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# Demographic Summary Report

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Radius	1 Mile	3 Mile	5 Mile
<b>Population</b>			
2013 Projection	17,802	140,865	325,051
2008 Estimate	17,091	132,838	303,643
2000 Census	16,634	124,283	277,963
Growth 2008 - 2013	4.16%	6.04%	7.05%
Growth 2000 - 2008	2.74%	6.88%	9.24%
<b>2008 Population by Hispanic Origin</b>	4,453	33,075	83,797
<b>2008 Population By Race</b>	17,091	132,838	303,643
White	6,198 36.26%	47,650 35.87%	118,309 38.96%
Black or African American	3,670 21.47%	21,513 16.19%	48,444 15.95%
American Indian and Alaska Native	203 1.19%	1,583 1.19%	3,841 1.26%
Asian	3,703 21.67%	34,937 26.30%	66,863 22.02%
Native Hawaiian and Pacific Islander	236 1.38%	2,156 1.62%	3,813 1.26%
Other Race	1,866 10.92%	15,654 11.78%	40,620 13.38%
Two or More Races	1,217 7.12%	9,346 7.04%	21,754 7.16%
<b>Households</b>			
2013 Projection	6,274	49,282	111,718
2008 Estimate	6,069	46,815	105,201
2000 Census	5,982	44,280	97,498
Growth 2008 - 2013	3.38%	5.27%	6.19%
Growth 2000 - 2008	1.47%	5.72%	7.90%
Owner Occupied	4,072 67.10%	27,255 58.22%	59,001 56.08%
Renter Occupied	1,997 32.90%	19,559 41.78%	46,200 43.92%
<b>2008 Households by HH Income</b>	6,068	46,816	105,200
Income Less Than \$15,000	644 10.61%	6,110 13.05%	16,001 15.21%
Income: \$15,000 - \$24,999	493 8.12%	5,062 10.81%	12,673 12.05%
Income: \$25,000 - \$34,999	562 9.26%	5,158 11.02%	11,741 11.16%
Income: \$35,000 - \$49,999	1,093 18.01%	7,664 16.37%	17,137 16.29%
Income: \$50,000 - \$74,999	1,343 22.13%	8,868 18.94%	19,798 18.82%
Income: \$75,000 - \$99,999	801 13.20%	5,462 11.67%	11,426 10.86%
Income: \$100,000 - \$149,999	745 12.28%	5,379 11.49%	10,710 10.18%
Income: \$150,000 - \$249,999	302 4.98%	2,377 5.08%	4,342 4.13%
Income: \$250,000 - \$499,999	69 1.14%	547 1.17%	1,012 0.96%
Income: \$500,000 or more	16 0.26%	189 0.40%	360 0.34%
<b>2008 Avg Household Income</b>	\$68,182	\$65,433	\$60,544
<b>2008 Med Household Income</b>	\$54,413	\$48,716	\$45,666
<b>2008 Per Capita Income</b>	\$24,546	\$23,380	\$21,219

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Description	2000 Census		2008 Estimate		2013 Projection	
<b>Population</b>	<b>16,634</b>		<b>17,091</b>		<b>17,802</b>	
Age 0 - 4	1,028	6.18%	1,153	6.75%	1,247	7.00%
Age 5 - 9	1,251	7.52%	1,097	6.42%	1,213	6.81%
Age 10 - 14	1,346	8.09%	1,247	7.30%	1,184	6.65%
Age 15 - 17	764	4.59%	796	4.66%	778	4.37%
Age 18 - 20	654	3.93%	711	4.16%	733	4.12%
Age 21 - 24	797	4.79%	882	5.16%	929	5.22%
Age 25 - 34	1,980	11.90%	2,423	14.18%	2,430	13.65%
Age 35 - 44	2,231	13.41%	2,054	12.02%	2,193	12.32%
Age 45 - 49	1,100	6.61%	1,038	6.07%	1,039	5.84%
Age 50 - 54	1,022	6.14%	985	5.76%	1,018	5.72%
Age 55 - 59	794	4.77%	986	5.77%	974	5.47%
Age 60 - 64	842	5.06%	852	4.99%	1,005	5.65%
Age 65 - 74	1,652	9.93%	1,562	9.14%	1,672	9.39%
Age 75 - 84	946	5.69%	979	5.73%	987	5.54%
Age 85 and over	227	1.36%	326	1.91%	400	2.25%
Age 16 and over	12,776	76.81%	13,352	78.12%	13,924	78.22%
Age 18 and over	12,246	73.62%	12,797	74.88%	13,379	75.15%
Age 21 and over	11,592	69.69%	12,087	70.72%	12,646	71.04%
Age 65 and over	2,826	16.99%	2,867	16.77%	3,058	17.18%
<b>Median Age</b>	<b>37</b>		<b>36</b>		<b>37</b>	
<b>Average Age</b>	<b>38</b>		<b>38</b>		<b>39</b>	

Population By Race	16,634		17,091		17,802	
White	6,331	38.06%	6,198	36.26%	6,313	35.46%
Black or African American	4,010	24.11%	3,670	21.47%	3,527	19.81%
American Indian and Alaska Native	168	1.01%	203	1.19%	231	1.30%
Asian	3,326	20.00%	3,703	21.67%	4,001	22.48%
Native Hawaiian and Pacific Islander	166	1.00%	236	1.38%	283	1.59%
Other Race	1,565	9.41%	1,866	10.92%	2,105	11.82%
Two or More Races	1,068	6.42%	1,217	7.12%	1,340	7.53%



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Description	2000 Census		2008 Estimate		2013 Projection	
<b>Population by Race (Hispanic or Latino)</b>	<b>3,307</b>		<b>4,453</b>		<b>5,322</b>	
White	1,268	38.34%	1,937	43.50%	2,445	45.94%
Black or African American	82	2.48%	100	2.25%	112	2.10%
American Indian & Alaska Native	77	2.33%	116	2.60%	144	2.71%
Asian	49	1.48%	64	1.44%	73	1.37%
Native Hawaiian & Pacific Islander	7	0.21%	10	0.22%	9	0.17%
Other Race	1,508	45.60%	1,818	40.83%	2,061	38.73%
Two or More Races	316	9.56%	408	9.16%	478	8.98%
<b>Household by Household Income</b>	<b>5,982</b>		<b>6,068</b>		<b>6,273</b>	
Income Less than \$15,000	771	12.89%	644	10.61%	599	9.55%
Income \$15,000 - \$24,999	618	10.33%	493	8.12%	449	7.16%
Income \$25,000 - \$34,999	828	13.84%	562	9.26%	500	7.97%
Income \$35,000 - \$49,999	1,058	17.69%	1,093	18.01%	990	15.78%
Income \$50,000 - \$74,999	1,327	22.18%	1,343	22.13%	1,321	21.06%
Income \$75,000 - \$99,999	629	10.51%	801	13.20%	918	14.63%
Income \$100,000 - \$149,999	548	9.16%	745	12.28%	930	14.83%
Income \$150,000 - \$249,999	168	2.81%	302	4.98%	438	6.98%
Income \$250,000 - \$499,999	32	0.53%	69	1.14%	96	1.53%
Income \$500,000 or more	3	0.05%	16	0.26%	32	0.51%
<b>Average Household Income</b>	<b>\$55,729</b>		<b>\$68,182</b>		<b>\$76,970</b>	
<b>Median Household Income</b>	<b>\$45,055</b>		<b>\$54,413</b>		<b>\$60,464</b>	
<b>Per Capita Income</b>	<b>\$20,453</b>		<b>\$24,546</b>		<b>\$27,457</b>	
<b>Households by Age of Householder</b>	<b>5,980</b>		<b>6,070</b>		<b>6,273</b>	
Householder Under 25 Years	205	3.43%	229	3.77%	238	3.79%
Householder 25 - 34 Years	796	13.31%	934	15.39%	913	14.55%
Householder 35 - 44 Years	1,129	18.88%	1,020	16.80%	1,069	17.04%
Householder 45 - 54 Years	1,152	19.26%	1,078	17.76%	1,078	17.18%
Householder 55 - 59 Years	458	7.66%	560	9.23%	549	8.75%
Householder 60 - 64 Years	498	8.33%	496	8.17%	579	9.23%
Householder 65 - 69 Years	514	8.60%	480	7.91%	536	8.54%
Householder 70 - 74 Years	478	7.99%	450	7.41%	454	7.24%
Householder 75 - 79 Years	386	6.45%	355	5.85%	352	5.61%
Householder 80 - 84 Years	231	3.86%	283	4.66%	282	4.50%
Householder 85 Years and over	133	2.22%	185	3.05%	223	3.55%
<b>Median Age of Householder</b>	<b>52.50</b>		<b>52.90</b>		<b>53.50</b>	