FOR LEASE

900 FLORIN RD, SACRAMENTO, CA

±1,051 SF OFFICE SPACE AVAILABLE



3D Tour
Click Here

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ROME
REAL ESTATE GROUP

LAKECREST COMPLEX

SUITE	SIZE	LEASE RATE	SPACE NOTES
A	±1,051 SF	$1.75 PSF, NNN	Single story office

STRONG TRAFFIC COUNTS
22,716 ADT
FLORIN RD @ RIVERPORT CIR

AVERAGE HOUSEHOLD INCOME
$121,933
WITHIN 1 MILE

PARKING
AMPLE SURFACE PARKING

PROPERTY ZONING
OB-R-P
SACRAMENTO COUNTY

PROPERTY HIGHLIGHTS

Heart of Pocket-Greenhaven

Ideally positioned in one of Sacramento's most desirable suburban communities — an established, family-oriented neighborhood just 6 miles from Downtown Sacramento, known for its quiet streets, strong local identity, and affluent resident base.

Immediate I-5 Freeway Access

Located directly off the Florin Road interchange on Interstate 5, providing seamless connectivity to Downtown Sacramento, Sacramento International Airport, and the greater region — making it effortless for clients and employees to reach you.

Adjacent to Nugget Market-Anchored Retail

Steps away from Lake Crest Village, a ± 192,000 SF dominant shopping center anchored by Nugget Markets, Marshalls, Starbucks, Rite Aid, and 30+ additional retailers — generating steady daily foot traffic and built-in convenience.

Affluent & Highly Educated Trade Area

The Pocket-Greenhaven community boasts an average household income of $121,933 within 1 mile and $106,994 within 3 miles — an ideal demographic for medical, dental, financial, legal, and professional service tenants.

Dense, Captive Residential Market

Serving ±19,400 residents within 1 mile and ±92,900 within 3 miles — the community is geographically "captured" between the Sacramento River and I-5, ensuring residents shop, dine, and access services close to home.

High-Traffic Florin Road Visibility

Situated on Florin Road with ±22,700 vehicles per day directly at the subject property and an additional ±16,700 vehicles per day at the Greenhaven Drive intersection, delivering consistent drive-by exposure and strong brand visibility for any business or practice.

FLOOR PLAN

SUITE A

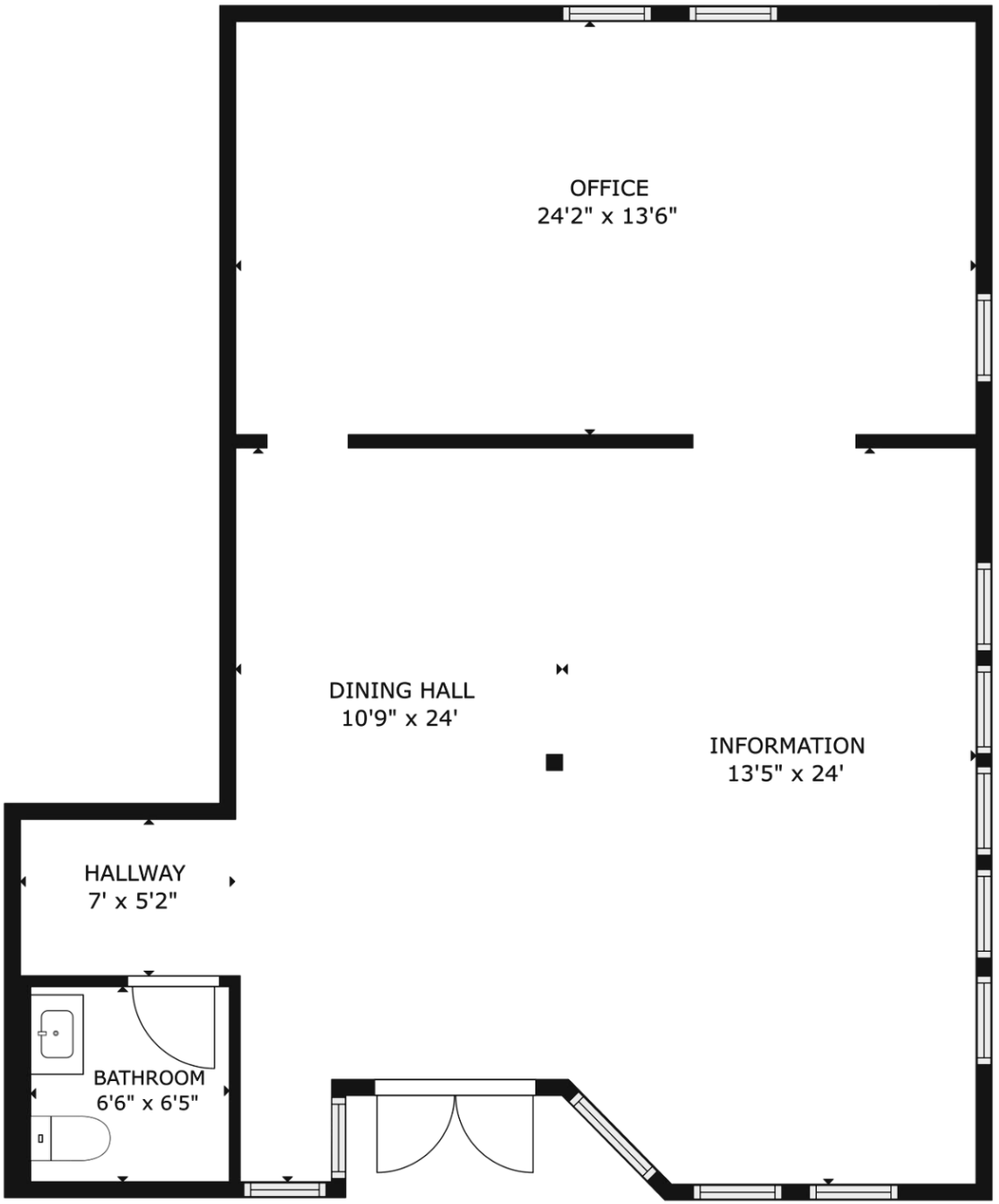
OFFICE SPACE

±1,051 SF

LEASE RATE

$1.75 PSF, NNN

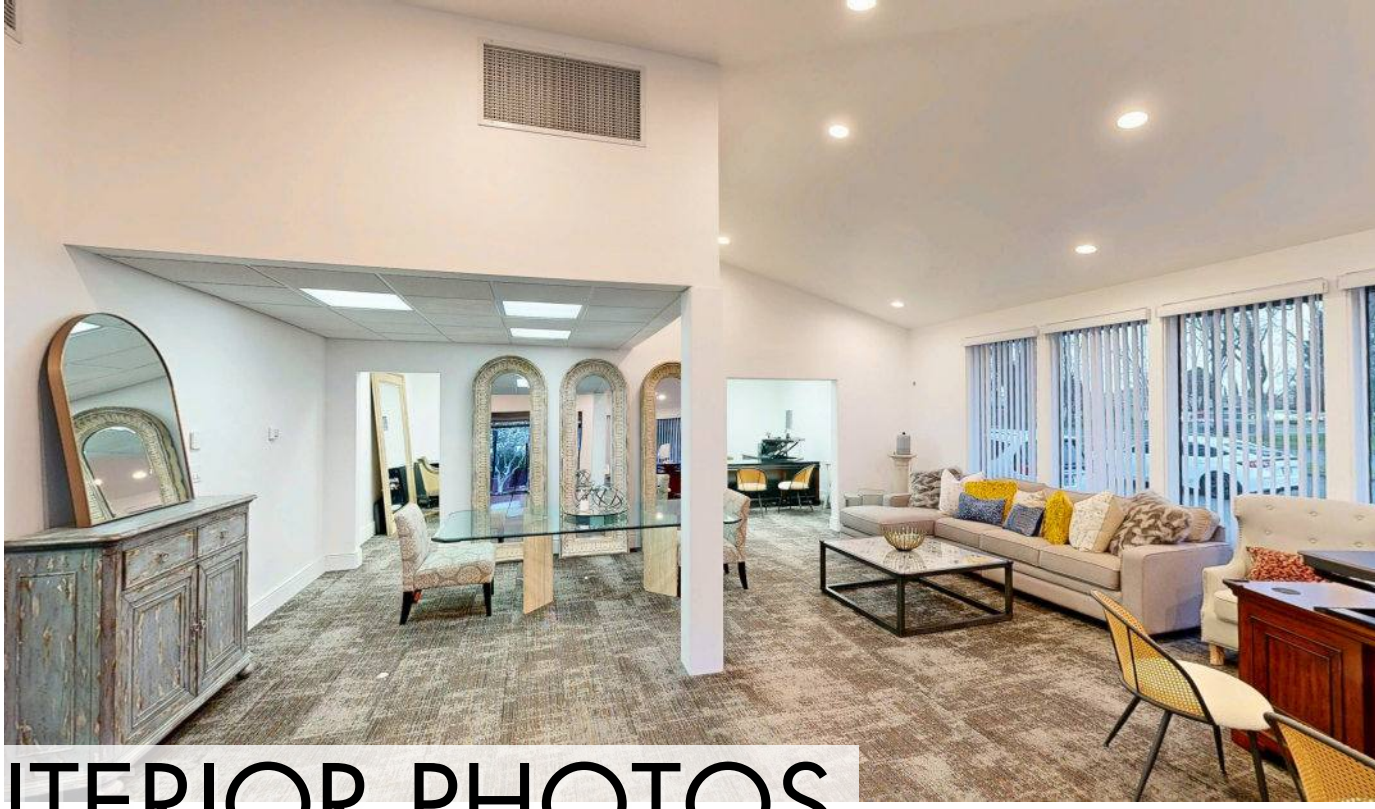
3D TOUR
CLICK HERE



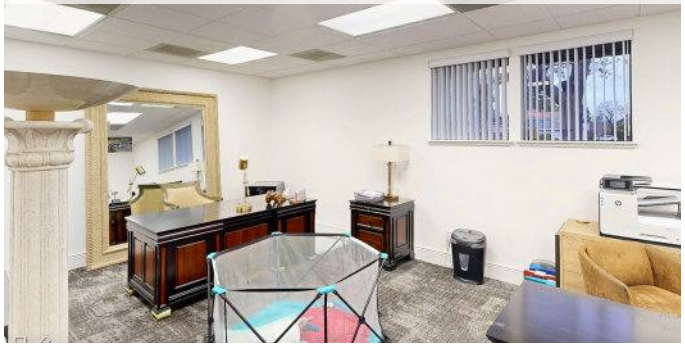
INTERIOR PHOTOS



















EXTERIOR PHOTOS

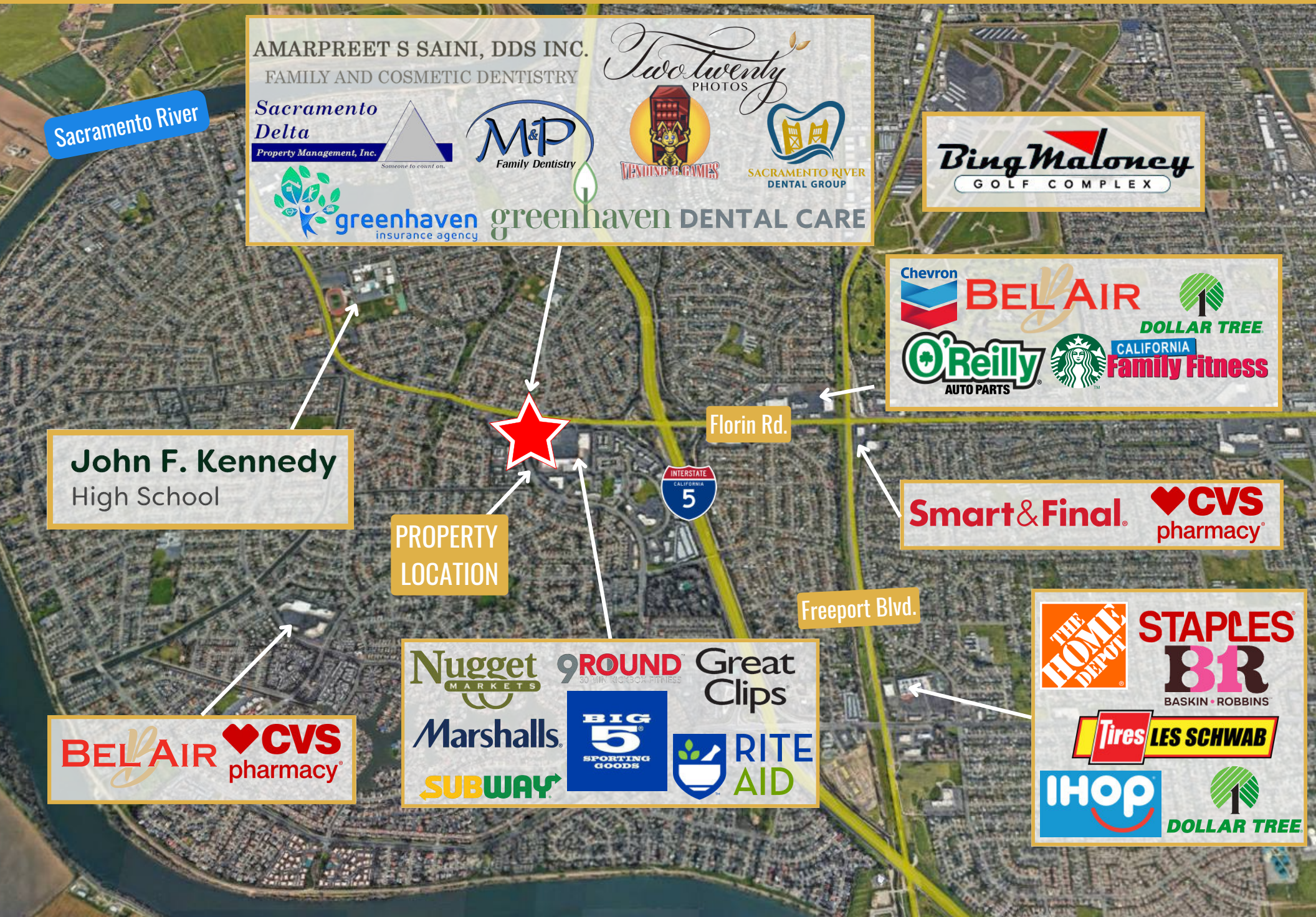








AERIAL OF NEARBY RETAIL



DEMOGRAPHIC SUMMARY REPORT

900 FLORIN ROAD · SACRAMENTO, CA 95831



POPULATION
2024 ESTIMATE

1 MILE	19,426
3 MILES	92,906
5 MILES	229,877

POPULATION
2029 PROJECTION

1 MILE	19,499
3 MILES	93,375
5 MILES	231,634

HOUSEHOLD INCOME
2024 AVERAGE

1 MILE	$121,933
3 MILES	$106,994
5 MILES	$99,949

HOUSEHOLD INCOME
2024 MEDIAN

1 MILE	$95,152
3 MILES	$83,019
5 MILES	$75,141

2024 POPULATION BY ORIGIN

	1-MILE RADIUS	3-MILE RADIUS	5-MILE RADIUS
WHITE	6,392	27,414	68,914
BLACK	2,451	13,012	29,831
HISPANIC ORIGIN	3,708	24,844	72,626
AM. INDIAN & ALASKAN	179	1,173	3,336
ASIAN	5,739	23,111	48,649
HAWAIIAN & PACIFIC ISLAND	134	1,677	4,352
OTHER	4,530	26,519	74,795

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SACRAMENTO, CA 95831

CONTACT US

For more information about this office space



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916.7-Disclaimer: The information contained herein has been obtained from sources Broker believes to be reliable. However, Broker cannot guarantee, warrant or represent its accuracy and all information is subject to error, change, or withdrawal. An interested party and their advisors should conduct an independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

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