

8525

AUBURN BLVD.
CITRUS HEIGHTS, CA

**YOUR NAME
HERE**



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SUMMARY

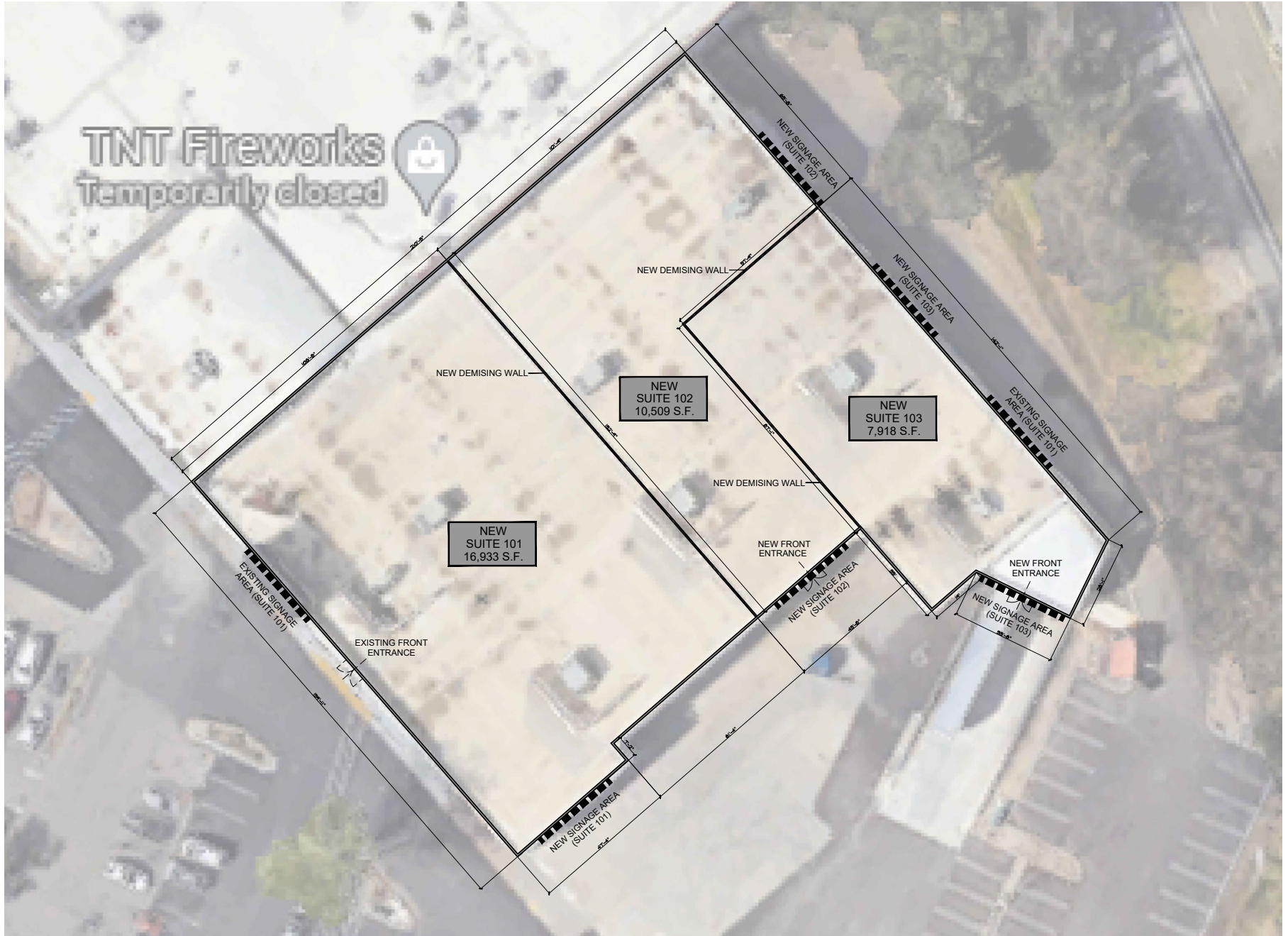
ADDRESS	8501 Auburn Blvd., Citrus Heights
COUNTY	Sacramento County
AVAILABLE	Immediately
RENT	Call to Inquire
SIZE	35,360 SF or Divisible
TRAFFIC COUNTS	Auburn Blvd. - 22,775 ADT Twin Oaks Ave. - 2,916 ADT I-80 - 184,714 ADT

HIGHLIGHTS

- Former Big Lots
- Great Visibility & Easy Access from Interstate 80
- Densely Populated
(Residential Surrounding the Center)
- Recently Remodeled
- Recessed Loading Dock
- Ample Parking
- 207,489 Cars per Day



DEMISING FLOOR PLAN





CONCEPTUAL PERSPECTIVE (FACING SOUTH)
SCALE: NTS



EXISTING VIEW
SCALE: NTS



VER 01 | 08|22|2023



CONCEPTUAL PERSPECTIVE (FACING WEST)
SCALE: NTS



EXISTING VIEW
SCALE: NTS



MARKET AERIAL | 3 & 5 Miles Radius



Westfield Roseville

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Summerhill Plaza

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Creekside Town Center

Roseville Center

Placer Center Plaza

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San Juan Plaza Shopping Center

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DEMOGRAPHICS



POPULATION

1 MILE	3 MILES	5 MILES
14,620	131,715	358,771



ESTIMATED HOUSEHOLDS

1 MILE	3 MILES	5 MILES
5,490	48,918	132,664



ESTIMATED AVERAGE HOUSEHOLD INCOME

1 MILE	3 MILES	5 MILES
\$103,956	\$122,143	\$131,167



ESTIMATED AVERAGE HOUSEHOLD NET WORTH

1 MILE	3 MILES	5 MILES
\$834,670	\$957,275	\$1.1 M



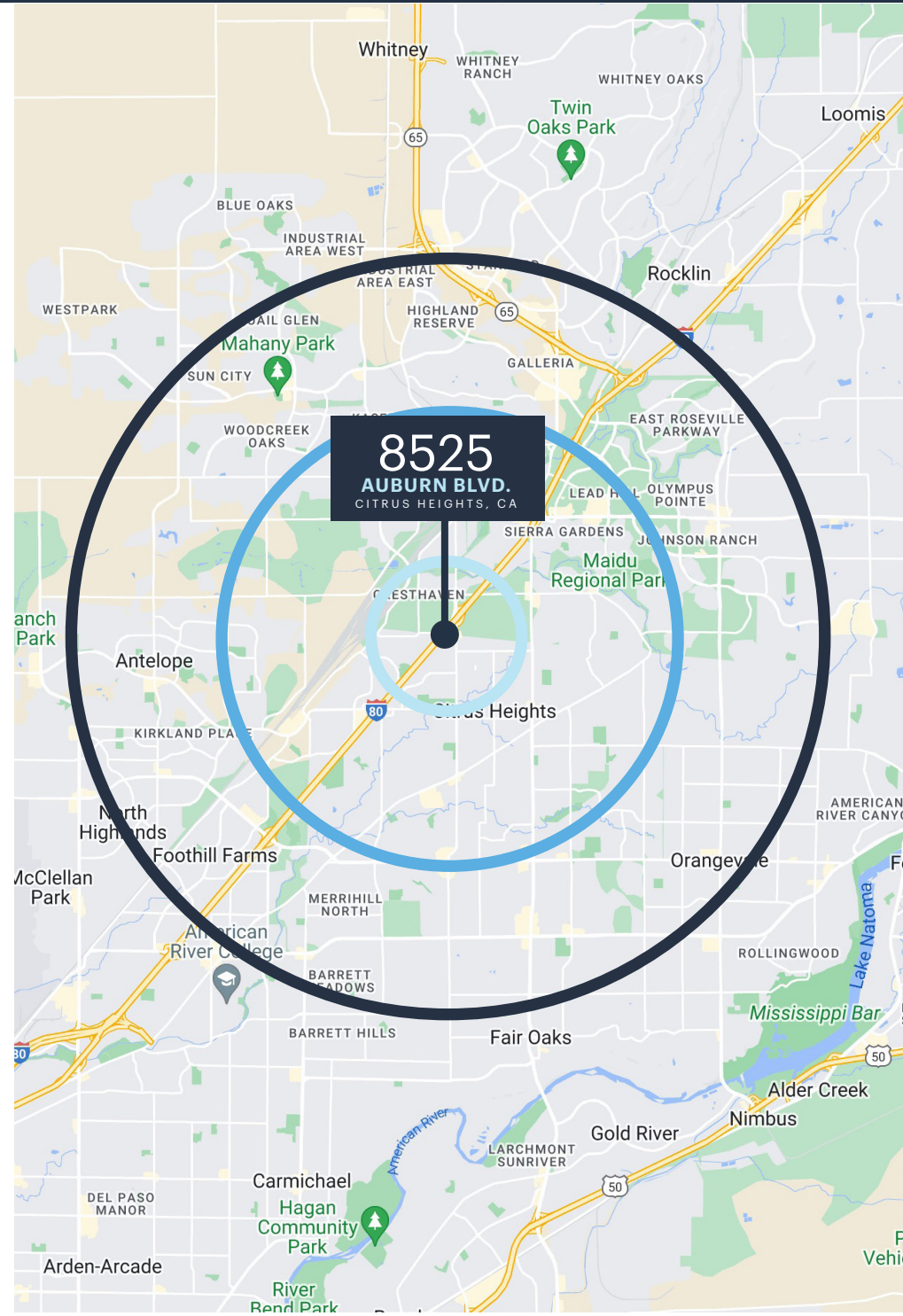
COLLEGE DEGREE BACHELOR DEGREE OR HIGHER

1 MILE	3 MILES	5 MILES
28.7%	29.1%	32.4%



TOTAL RETAIL EXPENDITURE

1 MILE	3 MILES	5 MILES
\$188.09 M	\$1.87 B	\$5.34 B



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*Demographic Source: Sites USA REGIS Online 4/23/24



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