8525 **AUBURN BLVD.** CITRUS HEIGHTS, CA

YOUR NAME HERE

2

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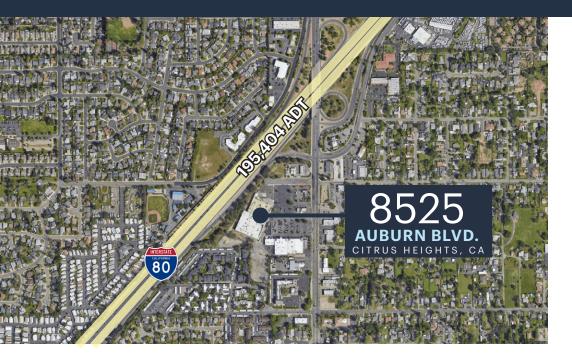
(925) 627-7902 jim@lockehouse.com License #0126555

JIM SHEPHERD

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PROPERTY INFORMATION





SUMMARY

ADDRESS	8501 Auburn Blvd., Citrus Heights			
COUNTY	Sacramento County			
AVAILABLE	Immediately			
RENT	Call to Inquire			
SIZE	35,360 SF or Divisible			
TRAFFIC	Auburn Blvd 22,775 ADT			
COUNTS	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



EXISTING SITE PLAN





DEMISING FLOOR PLAN



4 |

RENDERING (SOUTH)



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CONCEPTUAL PERSPECTIVE (FACING SOUTH)





EXISTING VIEW SCALE: NTS





6 | 7

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CONCEPTUAL PERSPECTIVE (FACING WEST)





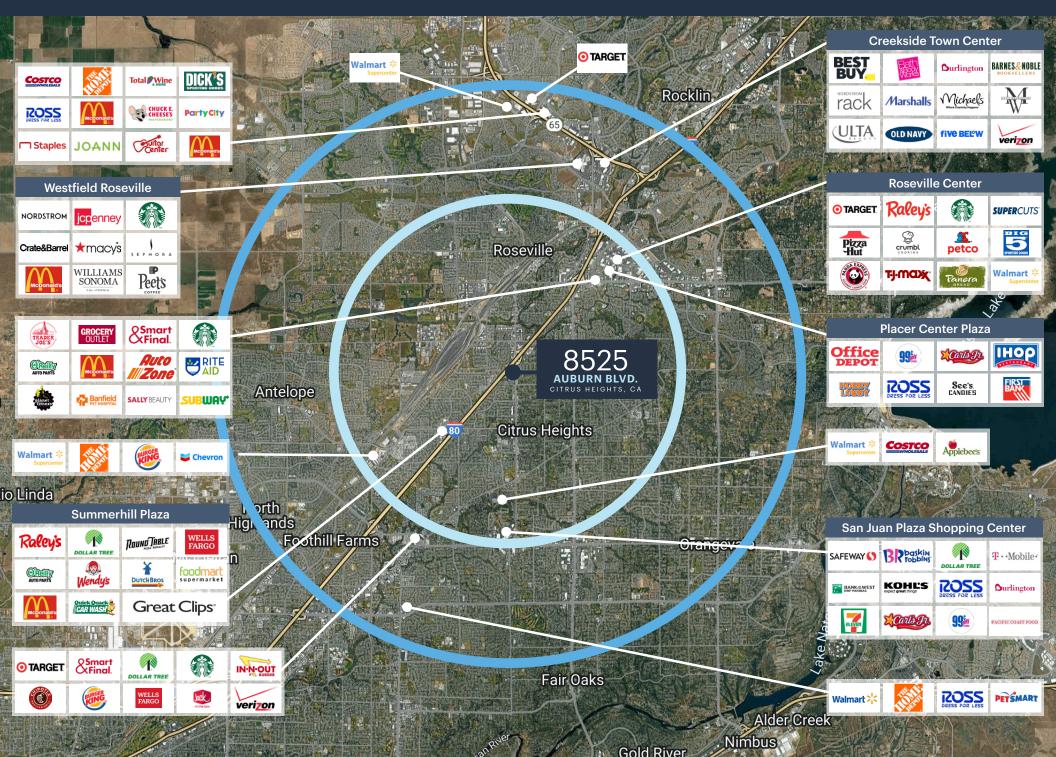
EXISTING VIEW SCALE: NTS





MARKET AERIAL | 3 & 5 Miles Radius





DEMOGRAPHICS

8 | 200

ß	POPULATION	1 MILE 14,620	3 MILES 131,715	5 MILES 358,771	Whitney WHITNEY RANCH WHITNEY OAKS Twin Oaks Park BLUE OAKS
	ESTIMATED HOUSEHOLDS	1 MILE 5,490	3 MILES 48,918	5 MILES 132,664	WESTPARK WESTPARK WESTPARK WOODCREEK OAKS OCCOE DECOE
	ESTIMATED AVERAGE HOUSEHOLD INCOME	1 MILE \$103,956	3 MILES \$122,143	5 MILES \$131,167	Antelope
	ESTIMATED AVERAGE HOUSEHOLD NET WORTH	1 MILE \$834,670	3 MILES \$957,275	5 MILES \$1.1 M	Nirth High nds Foothill Farms
	COLLEGE DEGREE BACHELOR DEGREE OR HIGHER	1 MILE 28.7%	3 MILES 29.1%	5 MILES 32.4%	AcClellan Park Anxican River Oxlage BARRETT BADOWS BARRETT HILLS Fair Oaks Mississippi Bar
	TOTAL RETAIL EXPENDITURE	1 MILE \$188.09 M	3 MILES \$1.87 B	5 MILES \$5.34 B	DEL PASO MANOR Arden-Arcade
*Demographic Source: Sites USA REGIS Online 4/23/24				River Bend Park	



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