

GQNorth

Call, Text or Email

10018 Fair Oaks Blvd | Fair Oaks, CA 95628

O - 916.678.0880

F - 916.880.5566

www.GQNorth.com

info@gqnorth.com

Pratt Station

7525 Auburn Blvd | Citrus Heights CA



Exclusively Listed By

Bob Shahlaie

(916) 708-5977

bob@gqnorth.com

BRE# 01441761

Nate Giwoff

(916) 524-6097

nate@gqnorth.com

BRE# 01711995

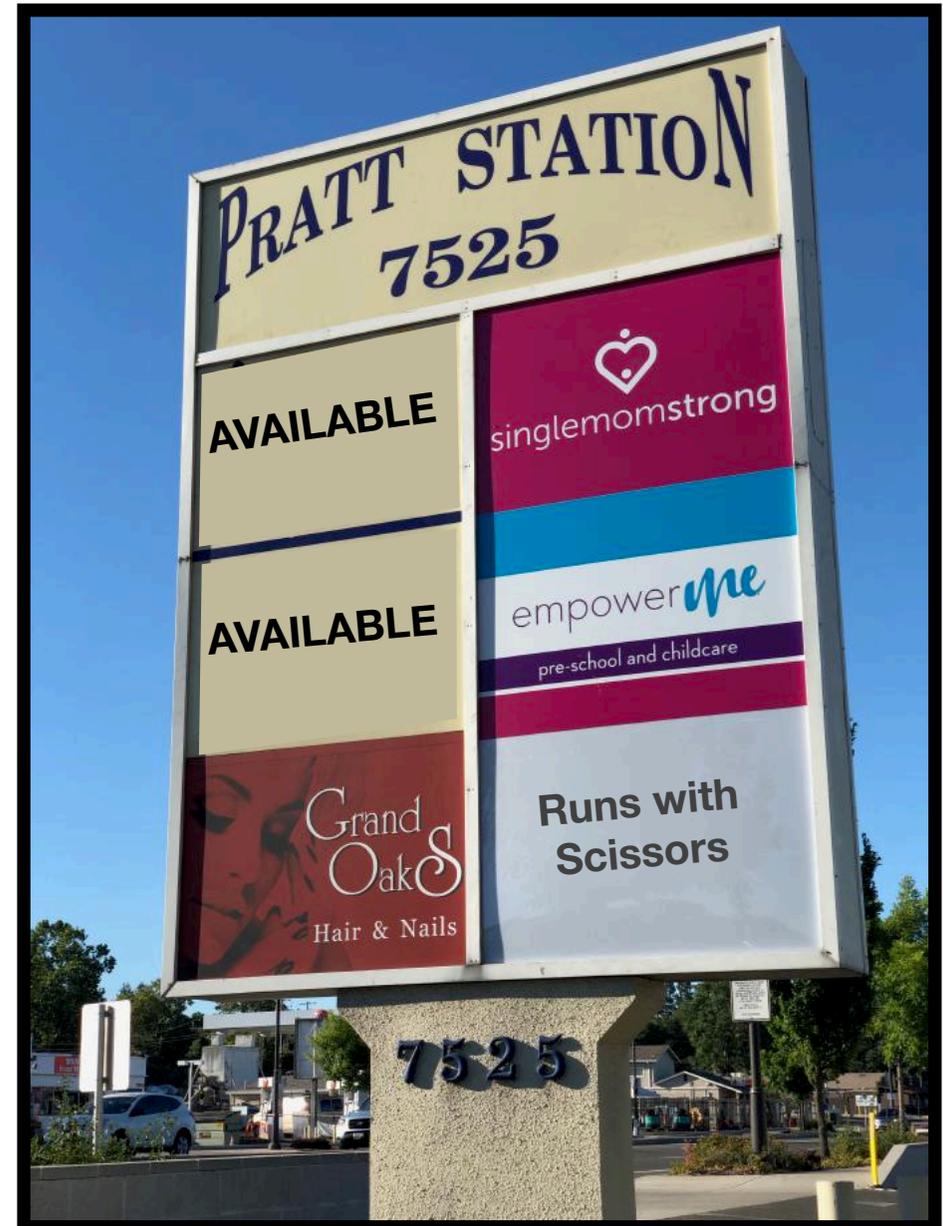
BEARPAW 
EQUITIES

Property Information

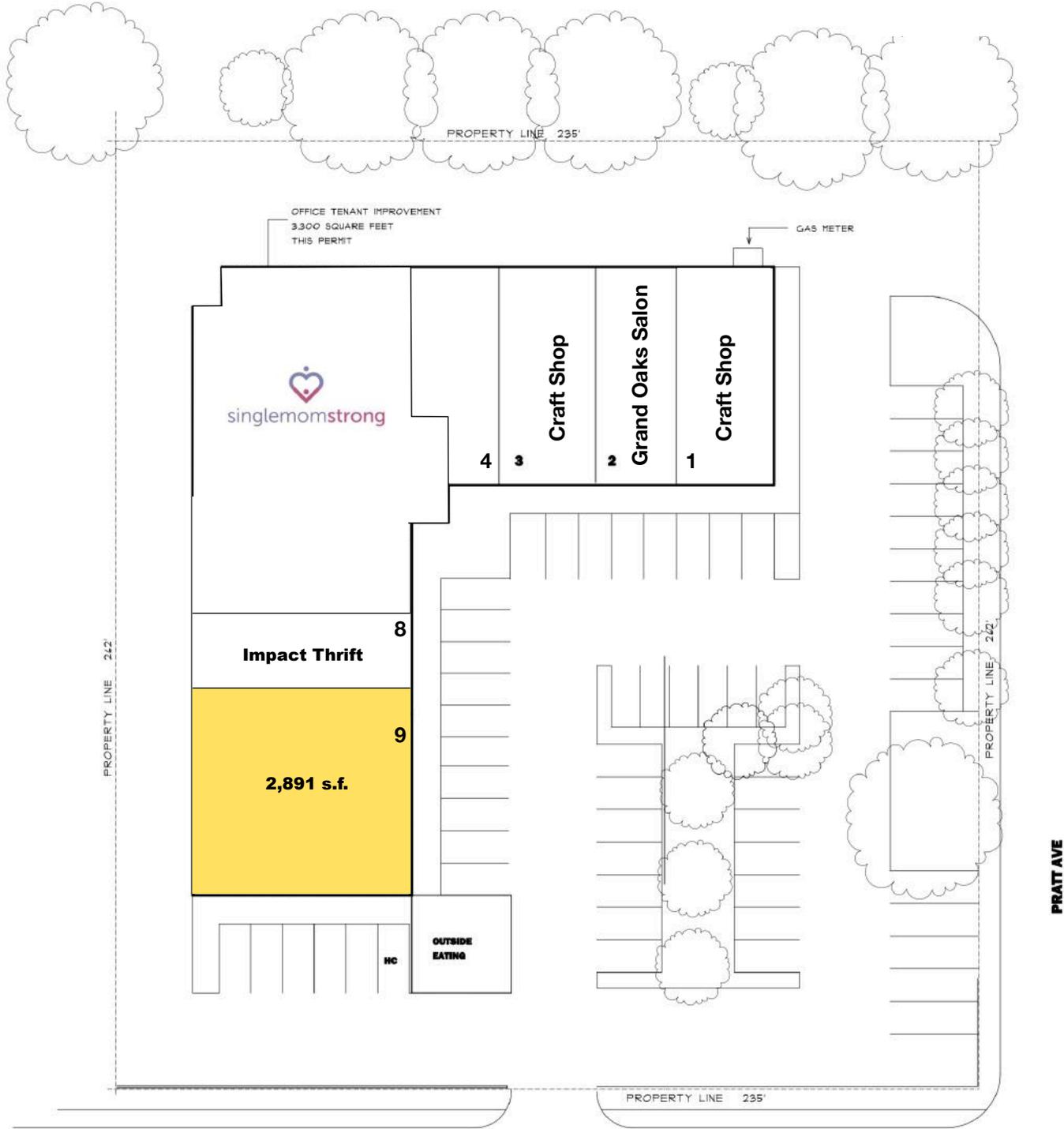
- ±2,891 SF Available
- Small Executive Office Spaces Available, call for info:
- **REDUCED: \$1.25 PSF NNN**
- Located in very densely populated residential neighborhood
- Close proximity to Freeways
- Traffic Counts - 25,550 ADT

Demographics

	<u>1 Mile</u>	<u>3 Mile</u>	<u>5 Mile</u>
<i>Population</i>	19,410	71,216	149,817
<i>Income</i>	\$56,272	\$59,711	\$64,238

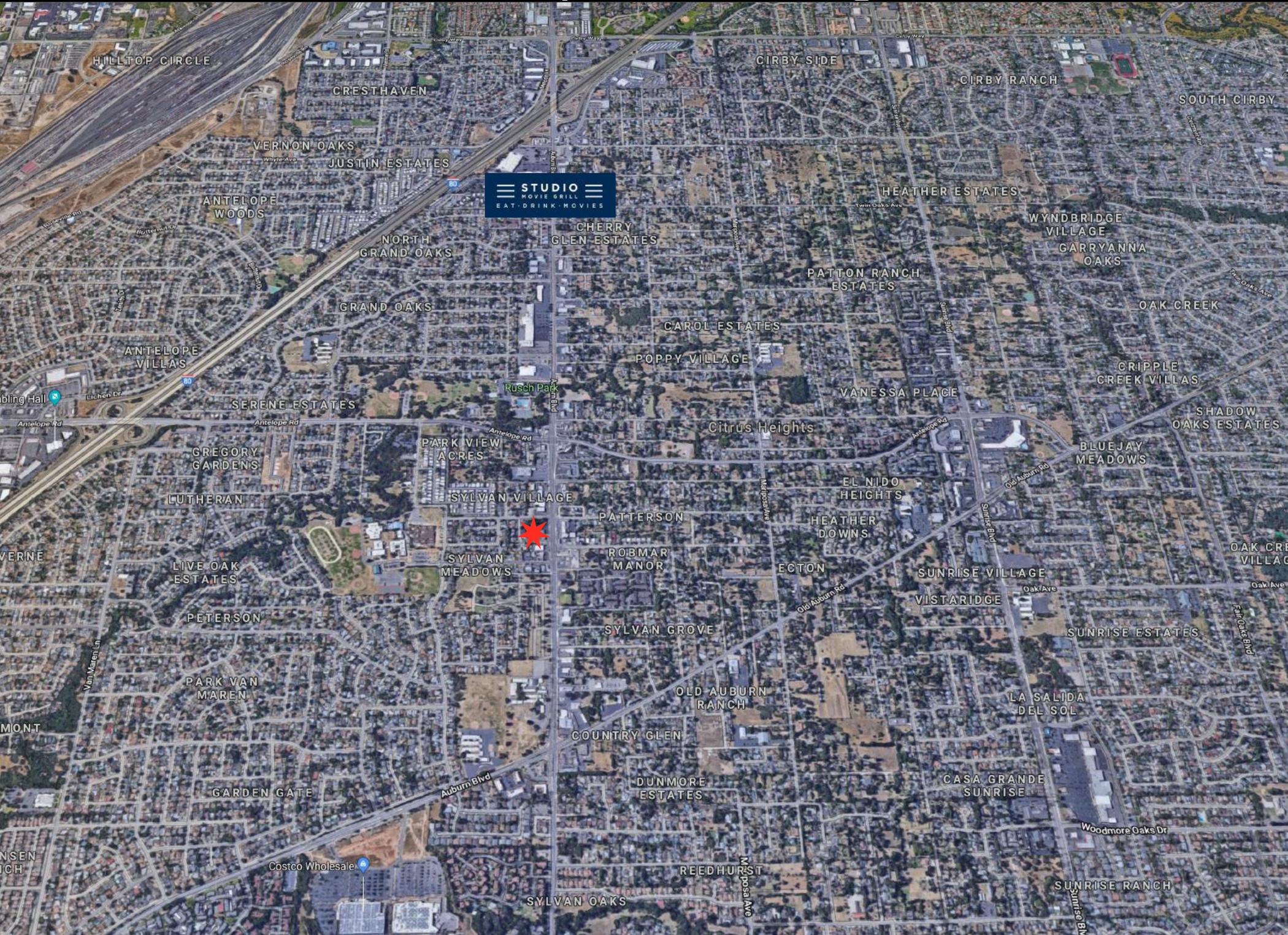


Siteplan



AUBURN BLVD

Pratt Station | Citrus Heights, CA



STUDIO
MOVIE GRILL
EAT DRINK MOVIES

