



macLaughlin and co

Retail Spaces For Lease

3530 Auburn Blvd., Suite 6-8, Sacramento, CA 95821

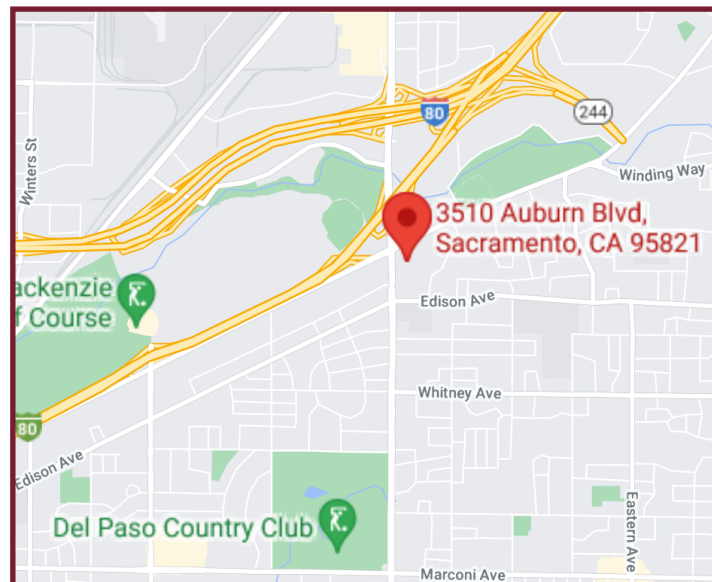


8,628 Sq. Ft. Available
Divisible to 4,250 Sq. Ft. and 4,378 Sq. Ft.

Asking Rent: \$1.00/NNN

We are pleased to offer the following space:

- ⇒ Excellent visibility to the intersection of busy Auburn Blvd and Watt Ave
- ⇒ Easy access to/from Business 80 via Watt Ave
- ⇒ Dense residential population
- ⇒ Adjacent to Shell Oil Station, Denny's, and JimBoys Tacos
- ⇒ Building and monument signage



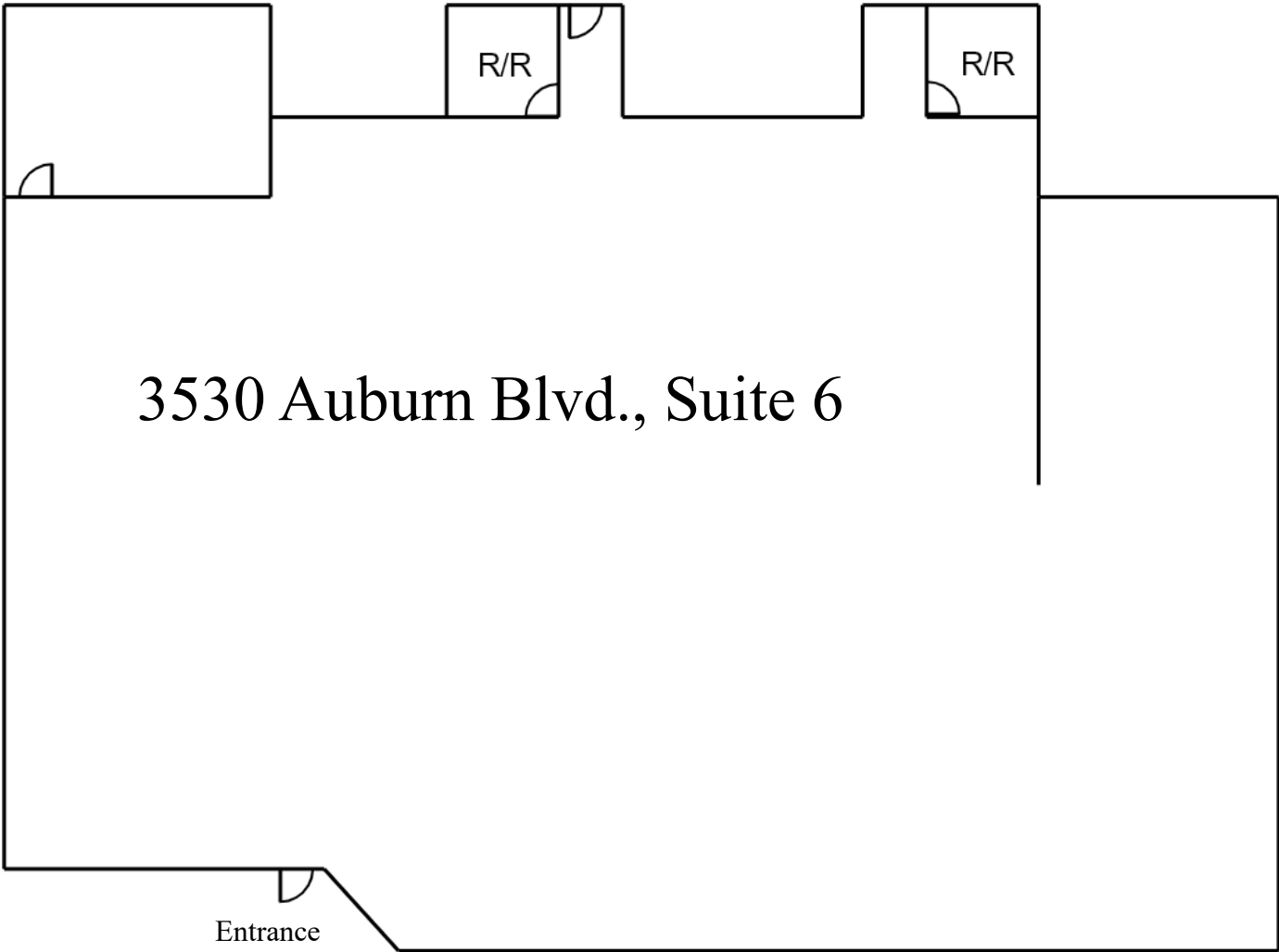
Rebecca Koons 916.374.4221 rkoons@macco.org Lic #01924691
Louis MacLaughlin 916.374.4235 louiemac@macco.org Lic #02121706

1401 Shore Street, West Sacramento, CA 95691 T 916.371.9021

www.macco.org

The information contained herein has been carefully checked and to the best of our knowledge is correct but we assume no liability for representations as to values or for errors or omissions in this statement. Client should carefully verify the above items of income and expenses and all other information contained herein.

Bldg #	Total SF	Comments
Suite 6	4,250	Can be combined with Suite 8



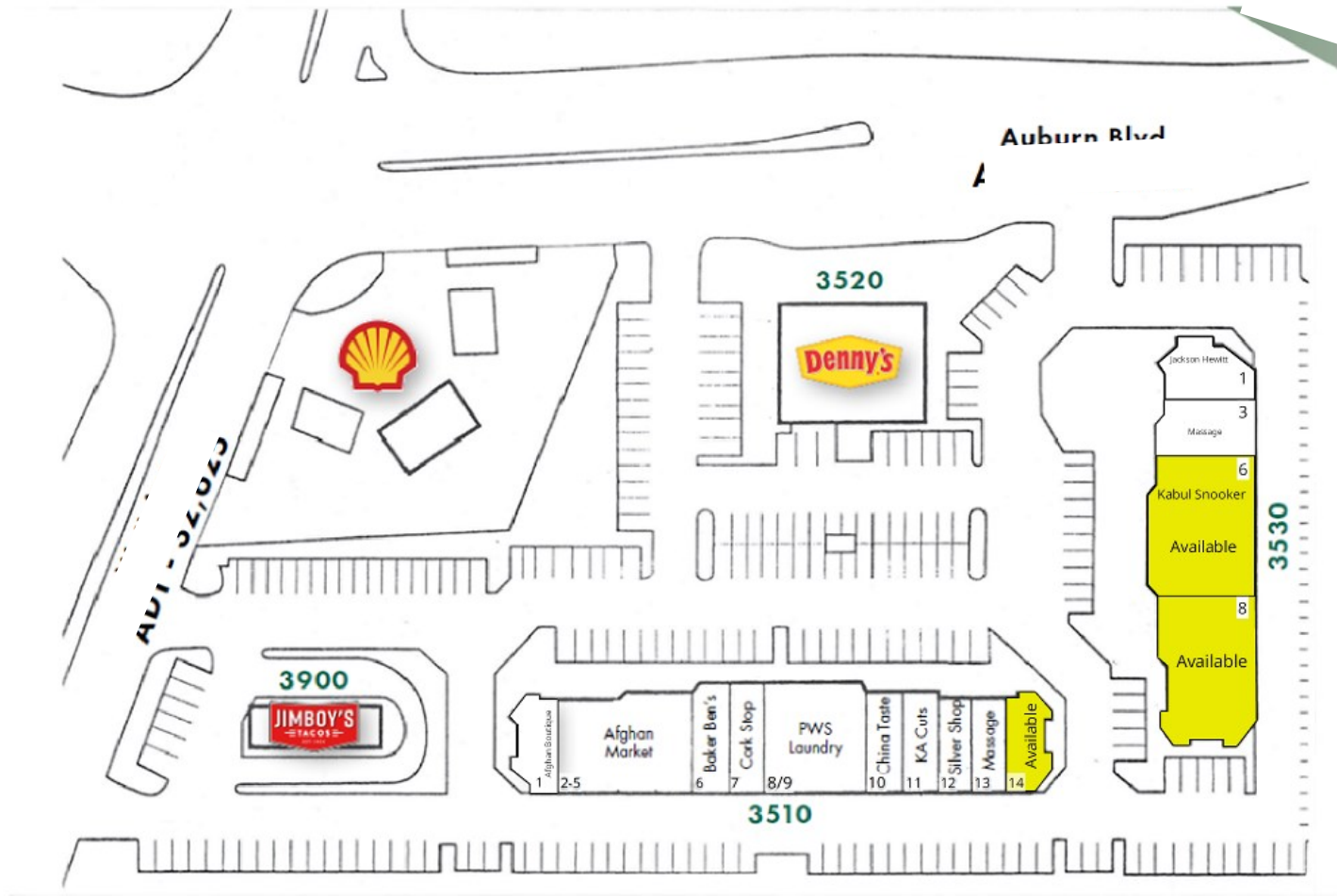
3530 Auburn Blvd., Suite 8 Sacramento, CA 95821

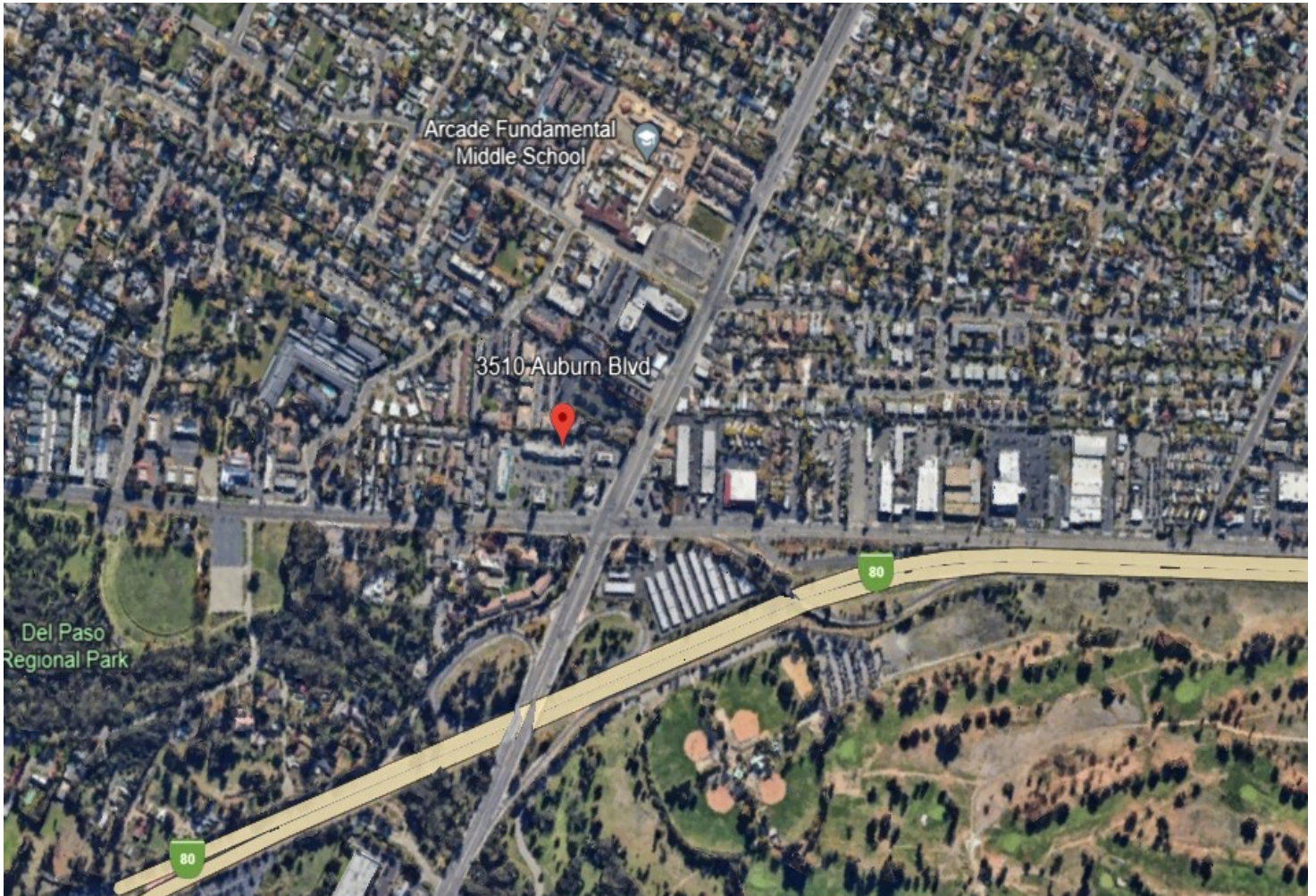
Bldg #	Total SF	Comments
Suite 8	4,378	Can be combined with Suite 6



Average Daily Traffic

Street	Cars per Day
Watt Ave	32,625 ADT
Auburn Blvd	18,900 ADT





Nearby Tenants

Grocery Outlet
Round Table
Walmart
Wendy's
Subaru, Mini, Honda, Jeep, Audi, Toyota, Mazda
Ross
Trader Joe's
CVS
Raley's