

Retail 24/7.

STOCK RANCH AUBURN BOULEVARD

CITRUS HEIGHTS :: CALIFORNIA

NOW MARKETING PHASE II
OF A ±401,322 SF REGIONAL
DRAW SHOPPING CENTER



FOR MORE INFORMATION
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WEBSITE

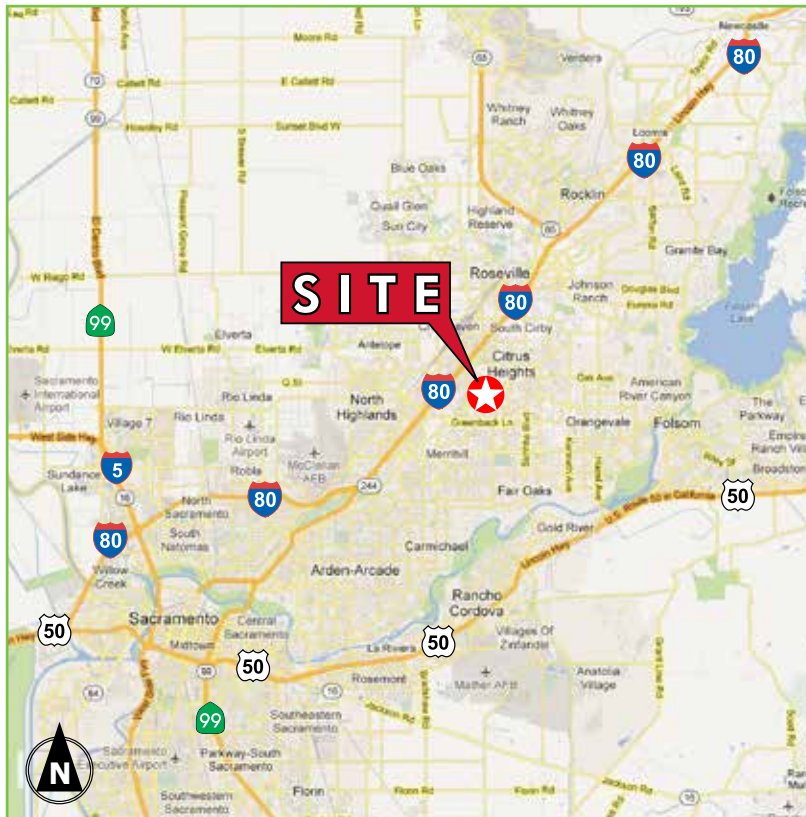
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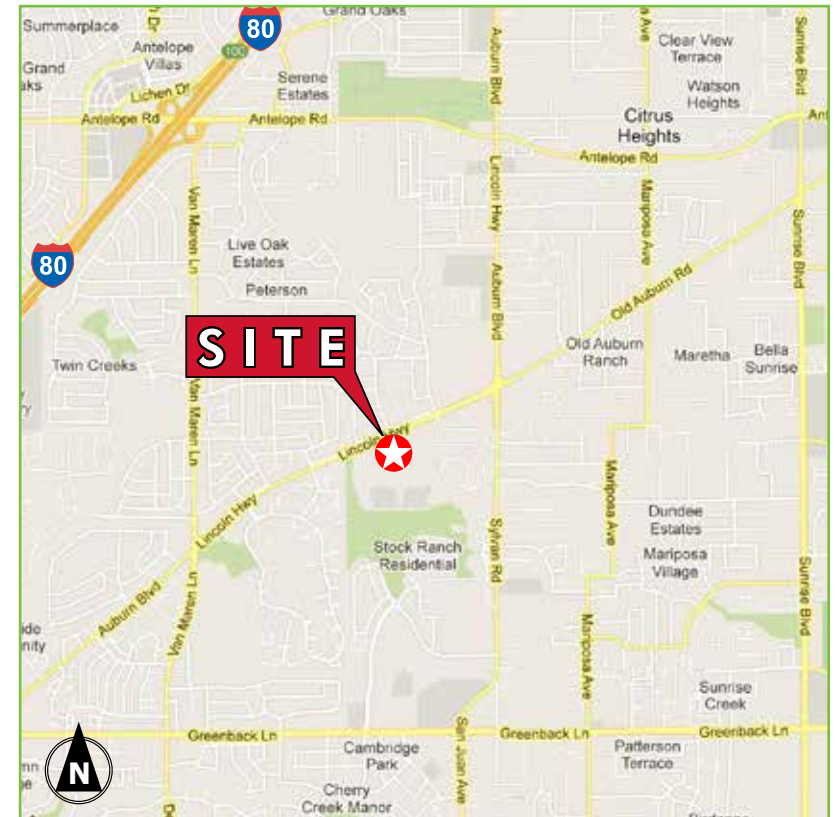
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AREA MAP



LOCATION MAP



MAPS NOT TO SCALE

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PROPERTY INFORMATION

The city of Citrus Heights is approximately 15 miles north of Sacramento—California’s capital—located between downtown Sacramento and Roseville along Interstate 80. Citrus Heights has over 83,700 residents and 2,000 businesses, with over 61,984 residents in the primary trade area, and has emerged as a regionally important retail destination with the Sunrise Mall and Sunrise Marketplace.

The Auburn Boulevard corridor is home to more than 200 businesses, and serves as a vital business services and retail node in Citrus Heights. Auburn Boulevard is surrounded by major employment and shopping centers and is a major regional transportation corridor. In fact, the stretch of Interstate 80 at its intersection with Auburn Blvd is one of the most heavily travelled commuter corridors in the region.

Phase II of the ±401,322 SF Stock Ranch Shopping Center is ±102,075 SF of new retail development located in front of a Costco and a Walmart Supercenter on Auburn Boulevard in Citrus Heights. The property has Anchor, Junior Anchor, and Pad space available from ±½ acre to ±3½ acre parcels. The property benefits from its proximity to Costco, Costco Gas, and Walmart Supercenter, as well as the high traffic count on Auburn Boulevard, strong daytime employment and dense residential population in the immediate area.

HIGHLIGHTS

- :: Anchor, junior anchor, pad space and pad shop space available
- :: Parcels from ±½ acre to ±3½ acres
- :: Development parcels with buildable space from ±5,000 SF to ±50,000 SF
- :: Anchored by Costco and Walmart Supercenter—both very high-volume stores
- :: Costco operates a high volume fuel center on the property
- :: Excellent visibility to Auburn Boulevard
- :: Strong traffic count
- :: Dense residential
- :: Drive-through possible
- :: Building and monument signage
- :: Signalized access

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DEMOGRAPHICS (2013 EST.)

Population

3-mile	150,771
5-mile	362,393

Average HH Income

3-mile	\$62,463
5-mile	\$67,079

Median HH Income

3-mile	\$51,268
5-mile	\$52,015

Daytime Employment

Employees (3-mile)	41,912
Employees (5-mile)	115,781

Significant Employers (3-mile)

<u>Employer</u>	<u>Employees</u>
Mercy San Juan Medical Center	2,000
Walmart	525
SD Deacon Corp of California	500
JC Penney	350
Sunrise Recreation & Park District	300
Lowe’s	300
Syntrol Plumbing Heating & Air Inc	300
Manor Care Health Service	250
Home Depot	250
Costco	220

Source: Claritas

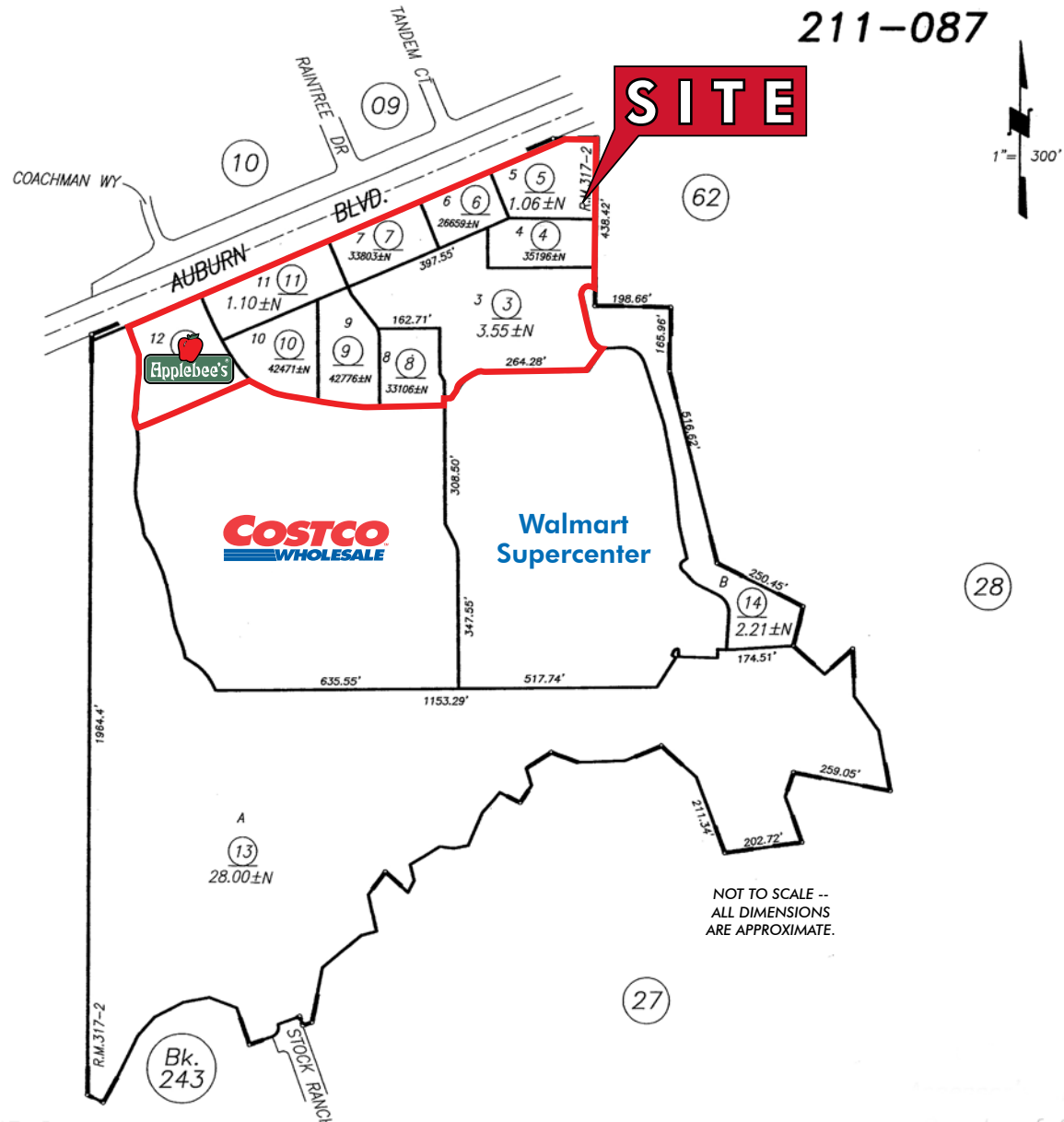
TRAFFIC COUNTS (2010)

Auburn Boulevard	25,971 ADT
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Source: City of Citrus Heights



PARCEL MAP





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MASTER CONCEPTUAL SITE PLAN



SITE



NOT TO SCALE—
 ALL DIMENSIONS
 ARE APPROXIMATE.



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PROPOSED SITE PLAN



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PROPOSED ELEVATIONS

MAJOR 'C' WEST ELEVATION



RETAIL BUILDING 'K' NORTH ELEVATION



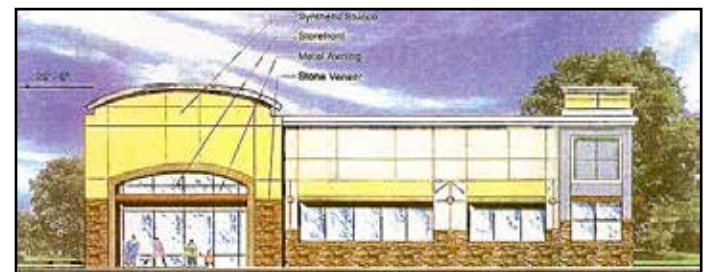
RESTAURANT BUILDING 'L' SOUTH ELEVATION



DRIVE-THRU RESTAURANT BUILDING 'G' SOUTH ELEVATION



BUILDING 'J' NORTH EAST ELEVATION



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SITE



AUBURN BLVD



SYLVAN RD

Van Maren
Park

Bayside
Church

CBRE

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