

2320-2324 AUBURN BLVD (NEW EXTERIOR UNDERWAY)

RENDERING



AUBURN BLVD



268,000+ ADT
EAST/WEST

±26,000 SF HIGH VISIBILITY
SHOWROOM/FLEX *FOR LEASE*

2330 AUBURN BLVD, SACRAMENTO, CA 95821



ABC
AUBURN BUSINESS
CENTER

2330 AUBURN BLVD

Prominent Showroom/Flex Space With Business 80 Frontage

Kidder Mathews is pleased to offer for lease one of Greater Sacramento's most visible buildings, located at 2324 Auburn Blvd in Sacramento, California. American Furniture Galleries continues to anchor the project and has had its namesake associated with the property for over 25 years.

ADDRESS	2330 Auburn Blvd Sacramento, CA 95821
UNIT 2330	±26,000 SF
DOCKS & DOORS	1 Exterior Depressed Loading Dock 2 Grade Level Doors
LEASE RATE	\$1.00 PSF + NNN, \$0.18 PSF
UNDER RENOVATION	Q1 2026 Completion Date
	<ul style="list-style-type: none">• 3 Tone exterior paint scheme• New vinyl, laminate, & epoxy flooring• Updated mechanical, electrical and plumbing loops• Revamped site work and landscaping• New Awnings
TURNKEY SHOWROOM	<ul style="list-style-type: none">• Full HVAC• Retail Showroom with drop ceiling• Warehouse showroom with 18' clear height• 2 Grade Level Doors• Exterior Loading Dock
FIRE SPRINKLER	Yes
ZONING	SPA-West Auburn Blvd - General Commercial
TRAFFIC COUNTS	Capital City Freeway - 268,000 ADT



AVAILABLE FOR LEASE

KIDDER MATHEWS

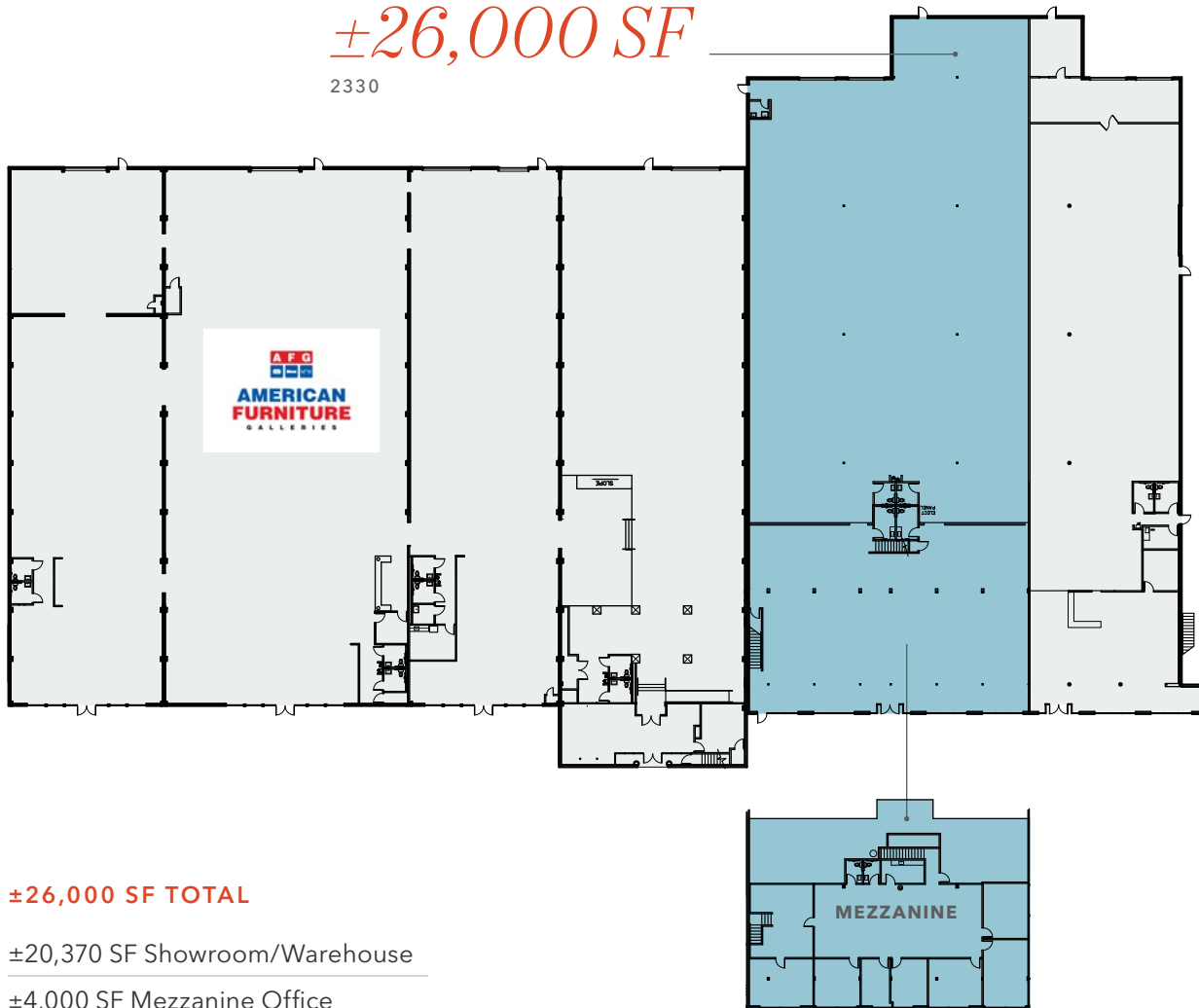
2330 AUBURN BLVD



FLOOR PLAN

±26,000 SF

2330



±26,000 SF TOTAL

±20,370 SF Showroom/Warehouse

±4,000 SF Mezzanine Office

±1,630 SF Mezzanine Storage

AUBURN BLVD



WAREHOUSE INTERIOR



RETAIL INTERIOR

AVAILABLE FOR LEASE

KIDDER MATHEWS

2 MILE RADIUS

The two mile stretch of Auburn Boulevard where the Subject Property sits is mainly an auto retail hub attracting traffic from all over the region. To both the north and south of the Subject Property are Haggin Oaks Golf Complex and Del Paso Country Club. The nearest major intersection is Auburn Boulevard and Fulton Avenue with an average daily traffic count of 26,947 cars per day, and over 250,000 ADT on Business 80.



268,000 VEHICLES
ADT (East/West)

**SUBJECT
PROPERTY**



BELL ST

Niello Audi

AUBURN BLVD

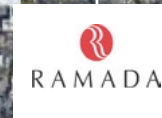
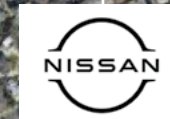
EDISON AVE

FULTON AVE

FULTON AVE

MORSE AVE

N









DEMOGRAPHICS



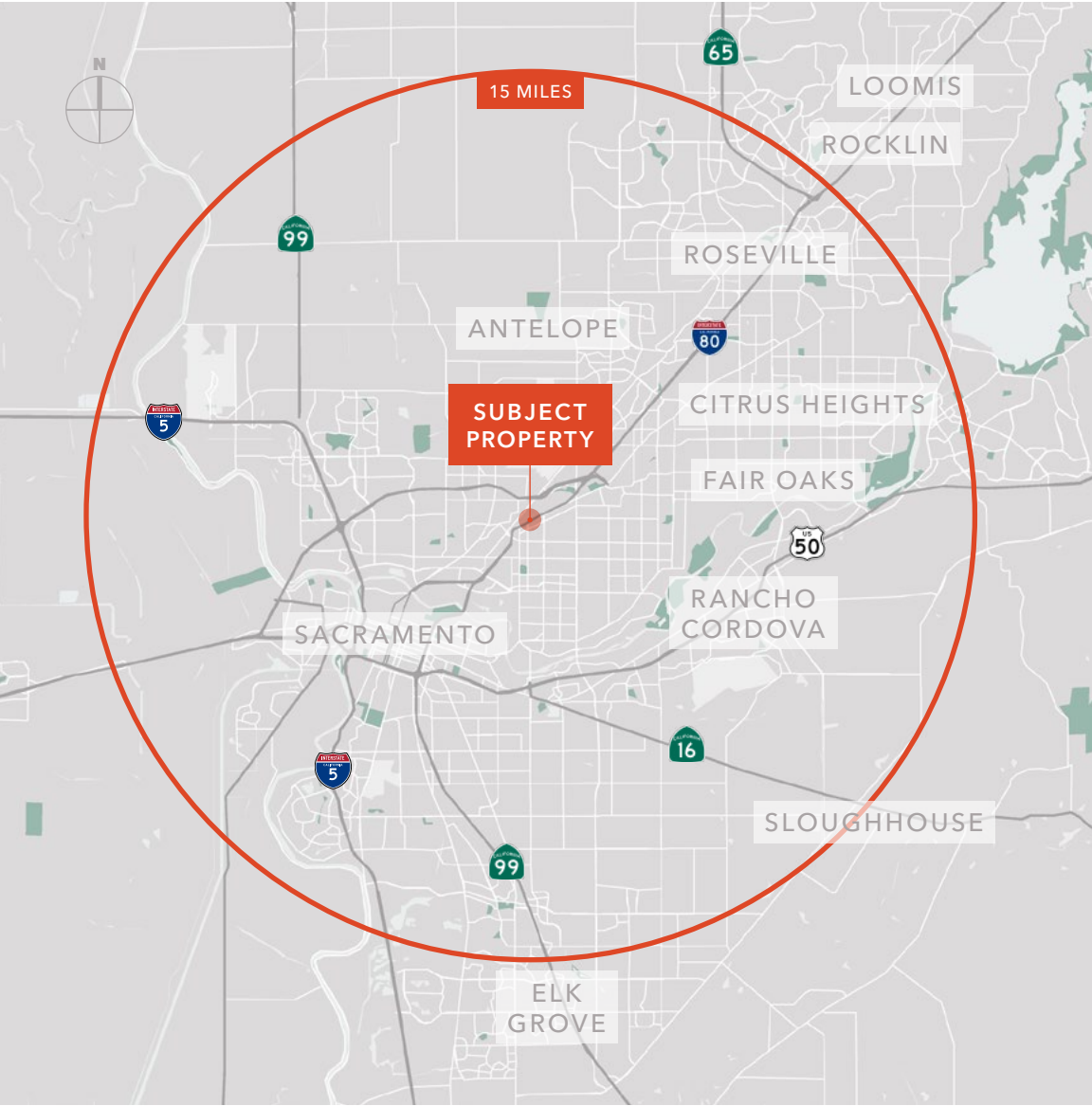
Population

	5 Miles	10 Miles	15 Miles
2010 TOTAL POPULATION	311,798	984,462	1,500,943
2023 TOTAL POPULATION	356,609	1,113,865	1,712,500
2010 TOTAL HOUSEHOLDS	122,350	374,063	551,729
2023 TOTAL HOUSEHOLDS	132,527	414,640	620,754



Household Income

	5 Miles	10 Miles	15 Miles
2023 MEDIAN INCOME	\$67,403	\$76,220	\$83,356
2028 MEDIAN PROJECTED	\$78,804	\$86,474	\$96,107
2023 AVERAGE	\$100,972	\$105,124	\$115,034
2028 AVG PROJECTED	\$115,766	\$121,001	\$132,112





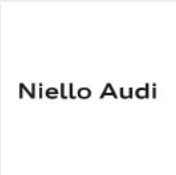
TENANT PROFILES

Future Tenant

±26,000
UNIT 2330



Family owned since 1991 with four locations in the Greater Sacramento Area including Rancho Cordova, Folsom, Elk Grove, and the Subject Property.



In 2014, Niello Audi opened it's doors on Auburn Boulevard. The company has been in the area since 1955 and has expanded greatly since then.



EMB Zone is a family owned embroidery promotional products and branding supplier specializing in custom apparel and merchandise servicing the communities of Sacramento, Sonoma and Napa.





Exclusively listed by

JAY RICHTER, CCIM, SIOR
Senior Vice President, Shareholder
916.751.3609
jay.richter@kidder.com
LIC N°01305696

KATIE KARKAZIS
Associate
916.751.3600
katie.karkazis@kidder.com
LIC N°02092842

KIDDER.COM