



±2,823 SF - ±13,863 SF FLEX SPACES  
*FOR LEASE* ON THE I-80 CORRIDOR

2326 & 2328 AUBURN BLVD, SACRAMENTO, CA 95821





2326 & 2328 AUBURN BLVD

HAGGIN OAKS  
GOLF COMPLEX



AUBURN BLVD

2328-2  
AUBURN BLVD

2326-3  
AUBURN BLVD

2326-1 & 2  
AUBURN BLVD



2326-0  
AUBURN BLVD

# MOVE-IN READY FLEX SPACES

*Kidder Mathews is pleased to offer for lease the flex spaces directly behind the Prominent American Furniture Galleries building.*

AVAILABLE FOR LEASE



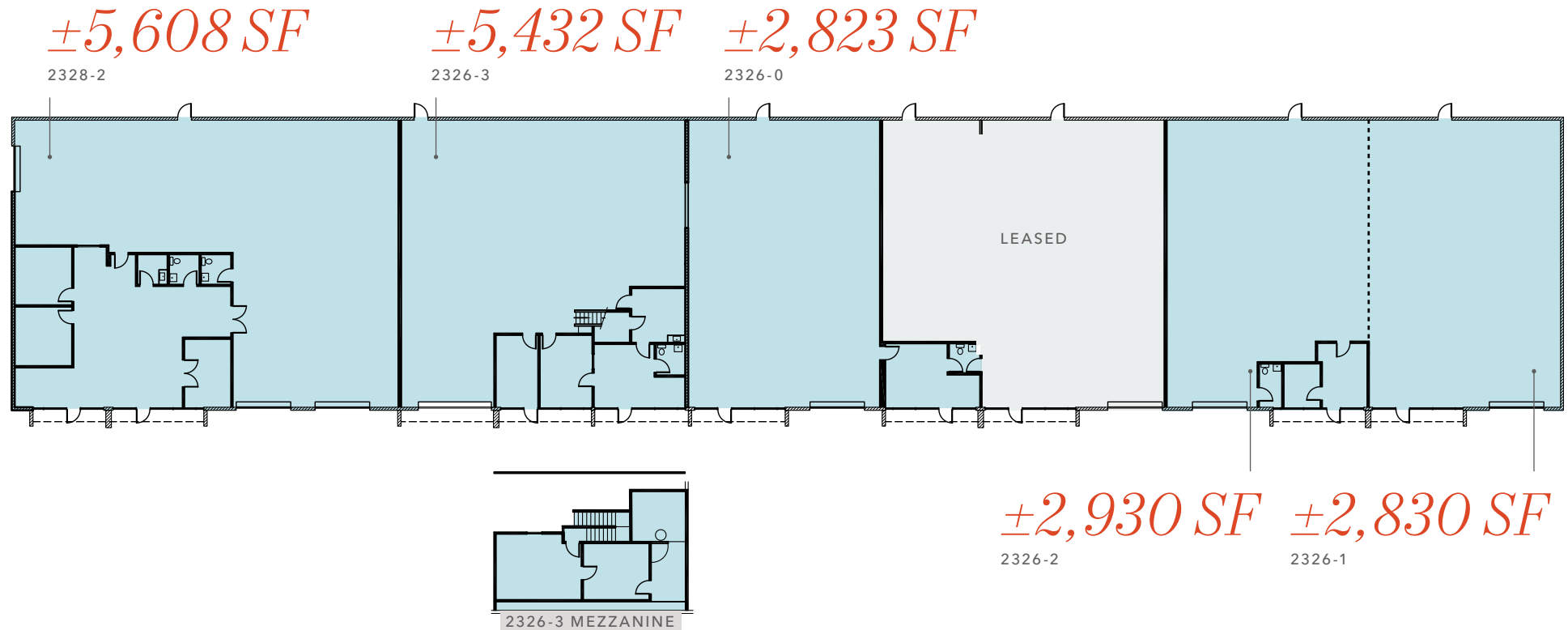
ADDRESS	2326 & 2328 Auburn Blvd Sacramento, CA 95821
UNIT 2326-1&2	±2,830 - ±5,760 SF (if combined)
UNIT 2328-2*	±5,608 SF
UNIT 2326-3*	±5,432 SF
UNIT 2326-0*	±2,823 SF
*UNITS 2328-2, 2326-3 & 2326-0 MAY BE COMBINED FOR UP TO ±13,863 SF	
UNDER RENOVATION	<ul style="list-style-type: none"><li>• 3 Tone Exterior Paint Color Scheme</li><li>• Updated mechanical, electrical and plumbing loops</li><li>• Revamped site work and landscaping</li><li>• New asphalt, new insulation, interior cosmetic upgrades</li><li>• New Awnings</li></ul>
ZONING	SPA-West Auburn Blvd - General Commercial
CLEAR HEIGHT	Approximately 20'
POWER	3 Phase Power

**\$1.10 PSF NNN**

ASKING LEASE RATE

KIDDER MATHEWS

# SITE PLAN



\*NNN estimated at \$0.18 PSF

## AVAILABILITIES

Suite	Size	Lease Rate	Notes
<b>Suite 2326-0</b>	±2,823 SF	\$1.10/SF, NNN	Warehouse with one roll up door and small office
<b>Suite 2326-1</b>	±2,830 SF	\$1.10/SF, NNN	Warehouse with one roll up door. Can be combined with 2326-2 for a total of ±5,760 SF
<b>Suite 2326-2</b>	±2,930 SF	\$1.10/SF, NNN	Office/Warehouse with one roll up door. Can be combined with 2326-1 for a total of ±5,760 SF
<b>Suite 2326-3</b>	±5,432 SF	\$1.10/SF, NNN	Including ±599 SF Mezzanine
<b>Suite 2328-2</b>	±5,608 SF	\$1.10/SF, NNN	Office/Warehouse with three roll up doors, ±1,700 SF of premium office, and a side loading depressed dock

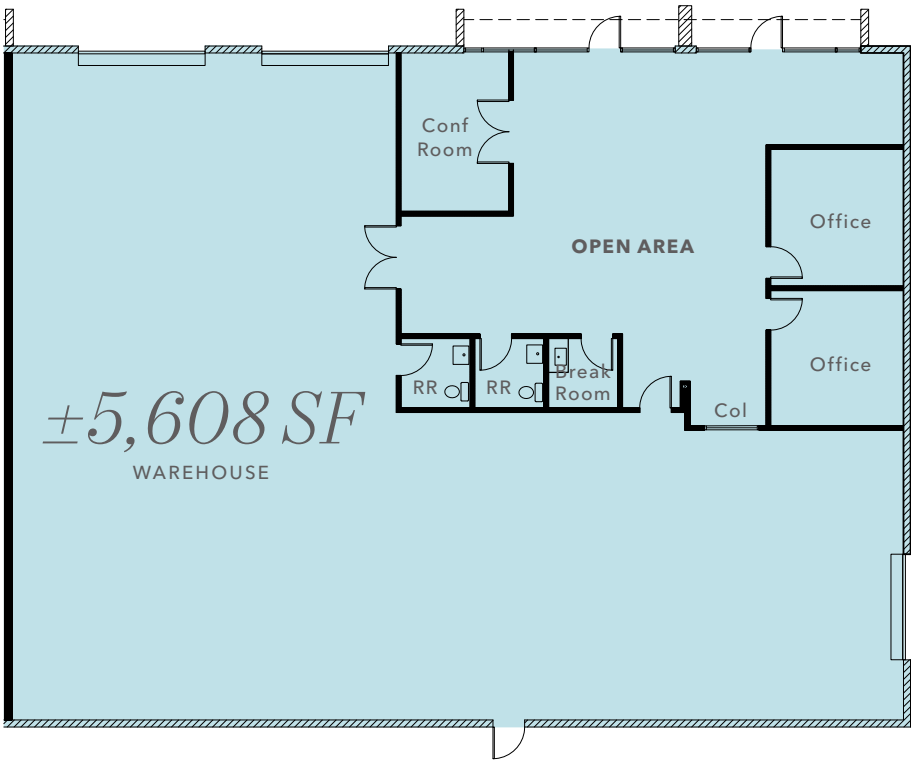


# FLOOR PLANS

2326-1 & 2 FLOOR PLAN



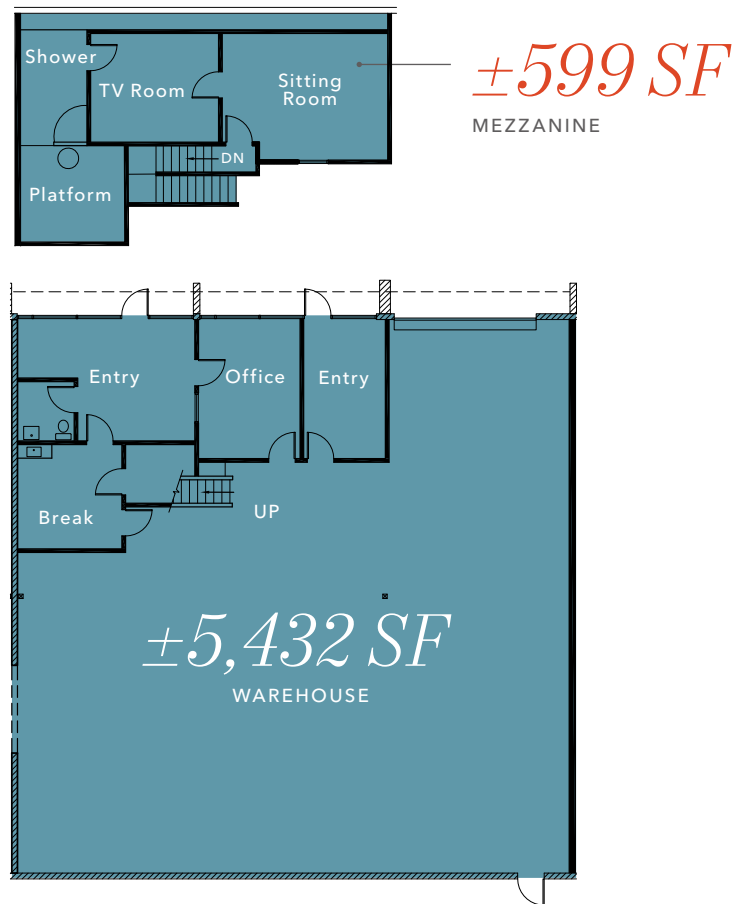
2328-2 FLOOR PLAN



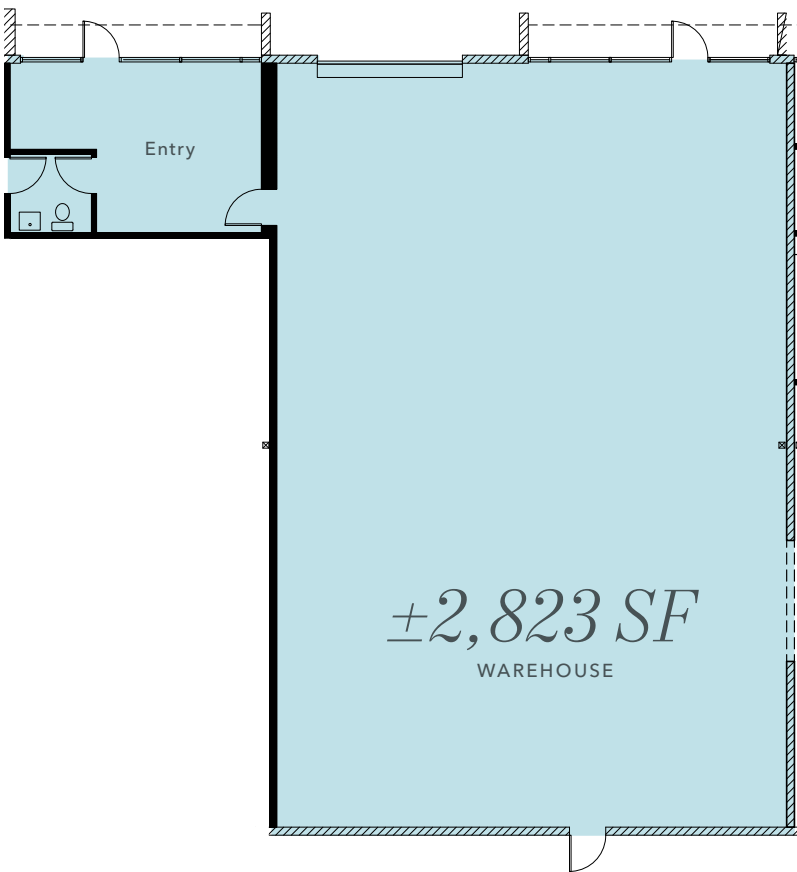


# FLOOR PLANS

2326-3 FLOOR PLAN & MEZZANINE



2326-0 FLOOR PLAN





## 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**

Niello Audi



BELL ST

HOWE AVE

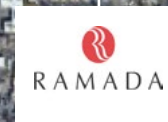
AUBURN BLVD

EDISON AVE

FULTON AVE

FULTON AVE

MORSE AVE







# DEMOGRAPHICS



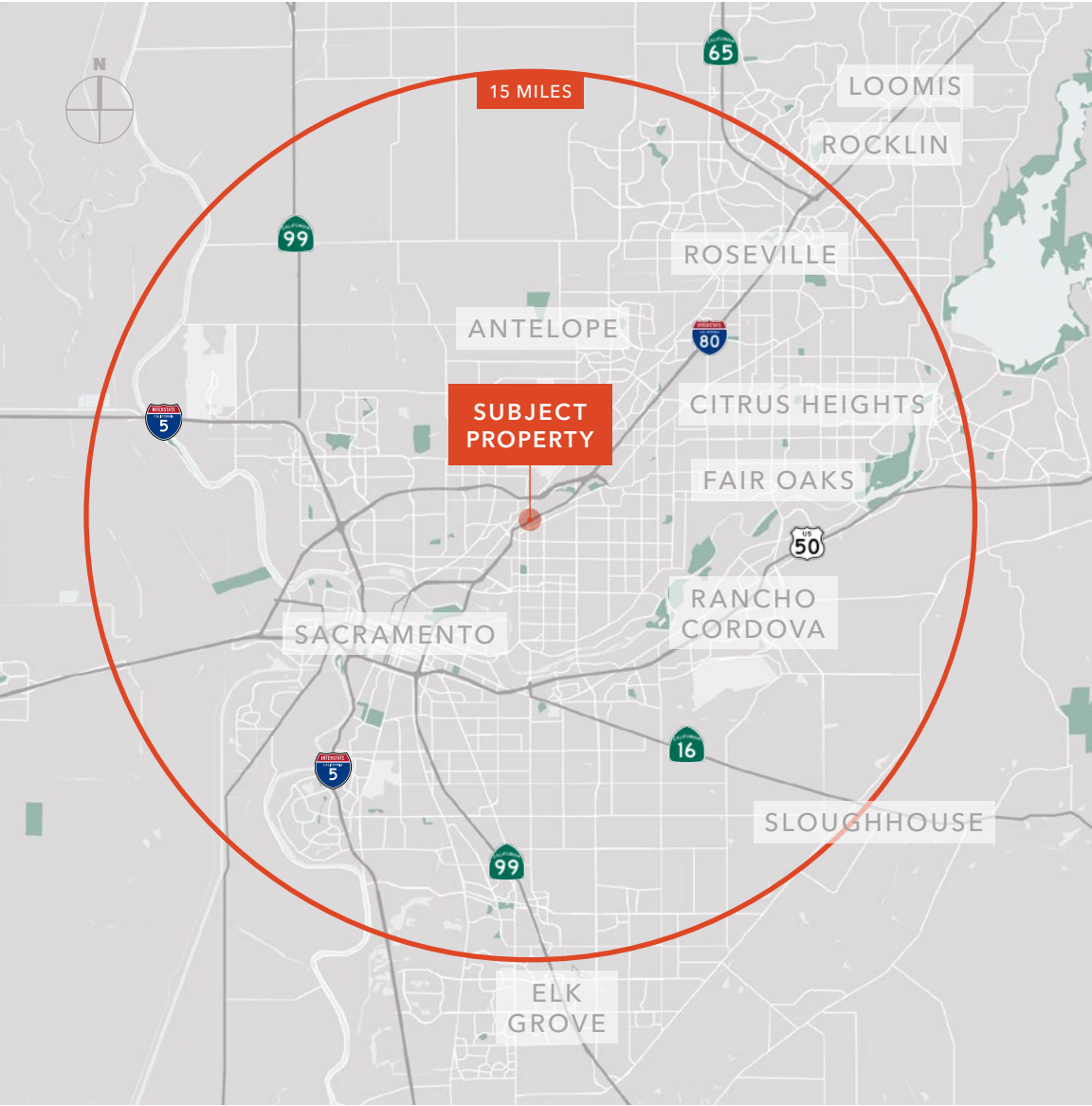
## Population

	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







*Exclusively listed by*

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