

# FOR LEASE

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Corner Space with High Visibility,  
Heavy Traffic, and Strong Consumer Base

7250 Auburn Blvd | Citrus Heights, CA



## HIGHLIGHTS

- Commercial space available for lease in the local retail center located on the Auburn Boulevard.
- Large consumer base with 141,300 households, 376,700 people, and an average income of \$102,100 within a 5-mile radius.
- Highly trafficked intersection with up to  $\pm 16.9$ k ADT.
- Facade signage available.
- Area co-tenants include Costco, Walmart Supercenter, Crumbl, Starbuck's, KFC, A&W, Mr. Pickles, Applebee's, Ciro's Pizza Cafe, Los Nogales, and more.

## PROPERTY OVERVIEW

ADDRESS	7250 Auburn Blvd, Citrus Heights, CA 95610	
PROPERTY TYPE	Multi-Tenant Retail	
LEASE PRICE	Contact Broker	
ZONING	Special Planning Area (SPA)	
AVAILABLE SPACE	Unit C	644 sq ft
BUILDING SIZE	4,949 sq ft	
LOT SIZE	0.54 acres	
APN	211-0490-049-0000	
TRAFFIC	Auburn Blvd	$\pm 16,948$ ADT

AERIAL VIEW



Auburn Blvd ± 16,948 ADT



# MARKET OVERVIEW



Rusch Community Park

Mesa Verde High School



SITE

Sylvan Middle School

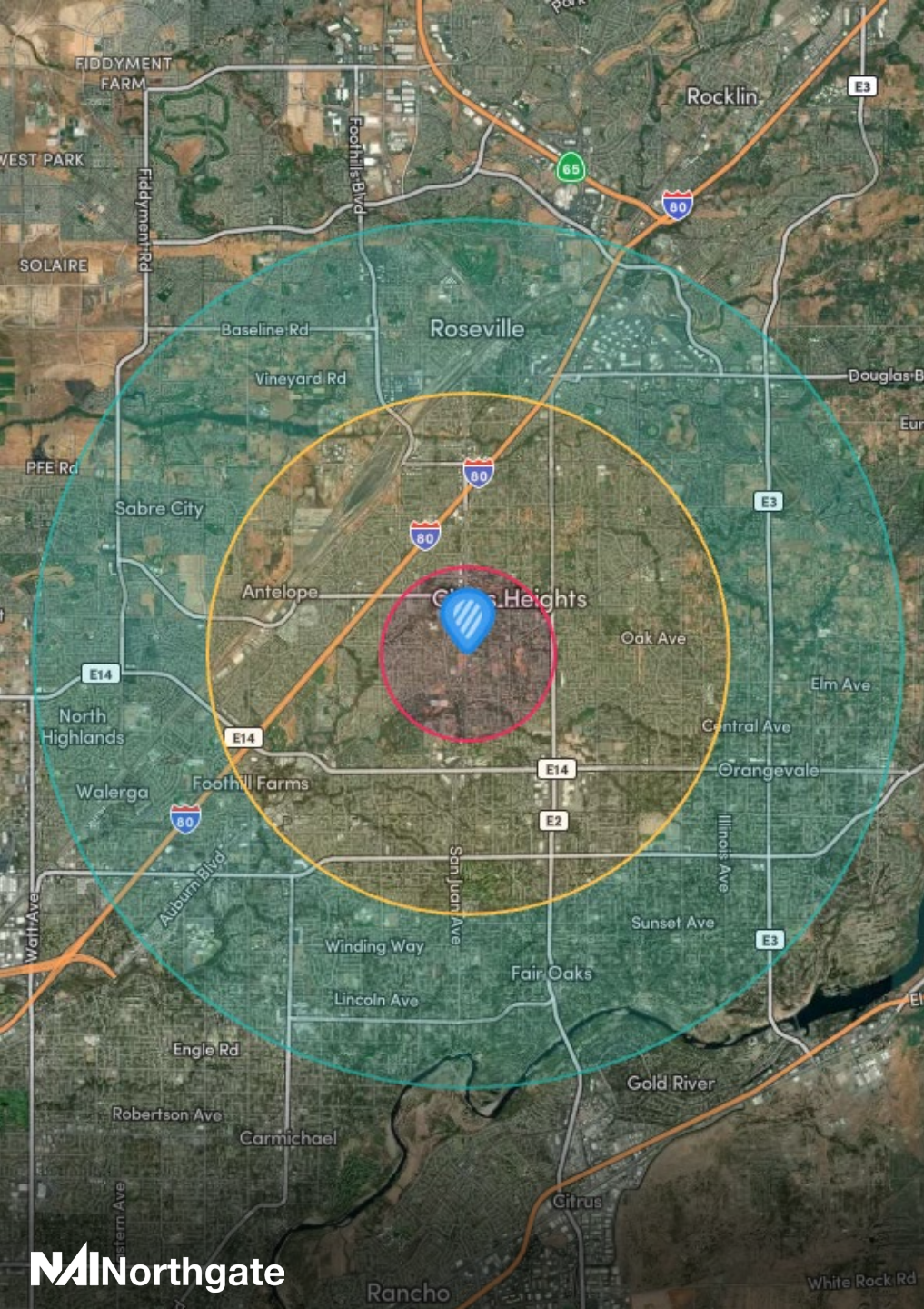
Old Auburn Blvd ± 12,364 ADT

Auburn Blvd ± 16,948 ADT





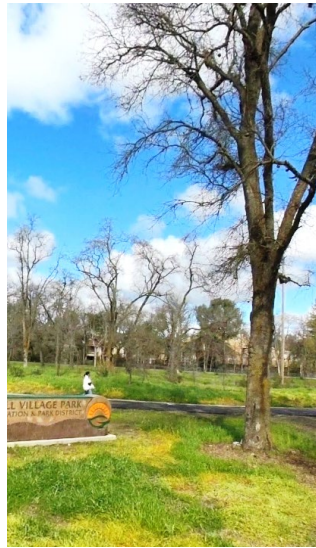




## DEMOGRAPHICS - 2025

	1 MILE	3 MILES	5 MILES
Population	16,560	152,038	387,763
Projected Growth (5 Yr)	16,663	153,784	394,346
Median Age	41	41	41
Households	6,384	58,920	146,061
White Population	10,791	95,476	231,732
Black Population	612	7,206	23,212
Am Indian Population	196	2,005	4,762
Asian Population	853	9,475	33,914
Other Population	4,210	39,622	100,726
Hispanic Population	23.63%	23.32%	22.93%
Average HH Income	\$105.8k	\$104.3k	\$114.9k
Median HH Income	\$82.7k	\$85.5k	\$92.4k
High School Graduates	10,964	99,191	247,898
College Graduates	3,859	40,564	111,307
Total Employees	8,314	73,095	186,149

## CITY OVERVIEW



## CITRUS HEIGHTS, CA

### Prime Suburban Location

Located just 15 miles northeast of downtown Sacramento, Citrus Heights offers a convenient suburban setting with easy access to major employment hubs, highways, and public transit.

### Retail and Service-Oriented Economy

Citrus Heights is a regional shopping destination anchored by Sunrise Mall and a variety of retail centers, restaurants, and service businesses that drive consistent local foot traffic.

### Skilled Local Workforce

With access to nearby colleges and trade schools, Citrus Heights benefits from a well-rounded workforce suited for roles in retail, healthcare, education, and small business operations.

### Established Community Feel

Tree-lined neighborhoods, well-maintained parks, and community events contribute to the city's welcoming, family-friendly environment.

### Efficient Transportation Network

Interstate 80, regional bus lines, and proximity to Sacramento's light rail system provide smooth connections for commuters and visitors alike.

### Business-Friendly Environment

The city fosters a supportive climate for small businesses and entrepreneurs, offering resources and zoning flexibility to encourage commercial growth and redevelopment.

# NAI Northgate

Investment Sales | Leasing | Asset Management | Property Management



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