



OLD AUBURN RD (12,200 VPD)

SUNRISE BLVD (19,000 VPD)

EXISTING SINGLE FAMILY RESIDENCE

AUTO REPAIR SHOP

±2 ACRES

CAR WASH

ARCO

Carl's Jr.

ampm

Chevron

FOR GROUND LEASE

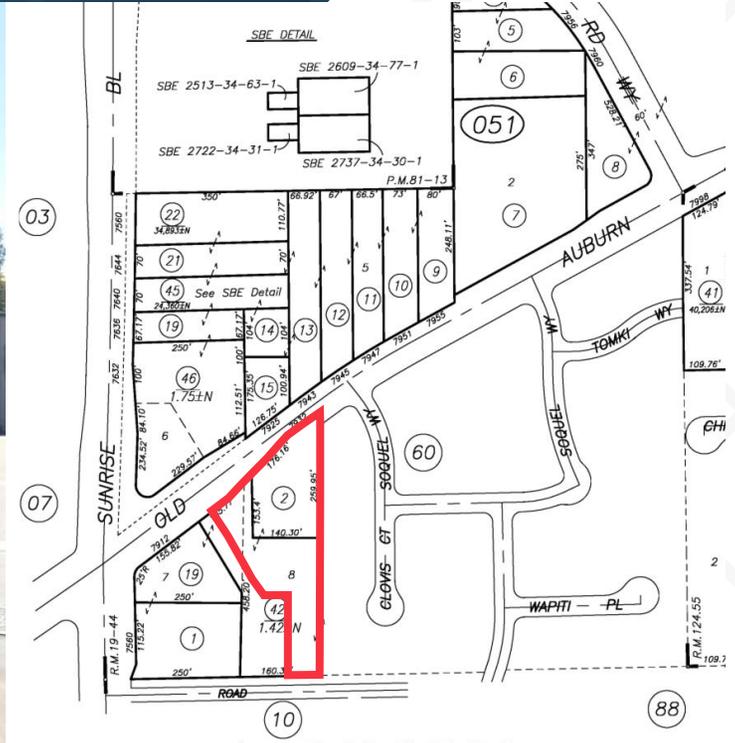
±2 AC Available For Ground Lease

7920 & 7932 Old Auburn Rd | Citrus Heights, CA 95610



Executive Summary

7920 & 7932 Old Auburn Rd | Citrus Heights, CA 95610



±2 Acres
Available

228K Visitors
Adjacent Arco
Annual Foot Traffic

99.5K Visitors
Adjacent Carl's Jr.
Annual Foot Traffic

PROPERTY HIGHLIGHTS

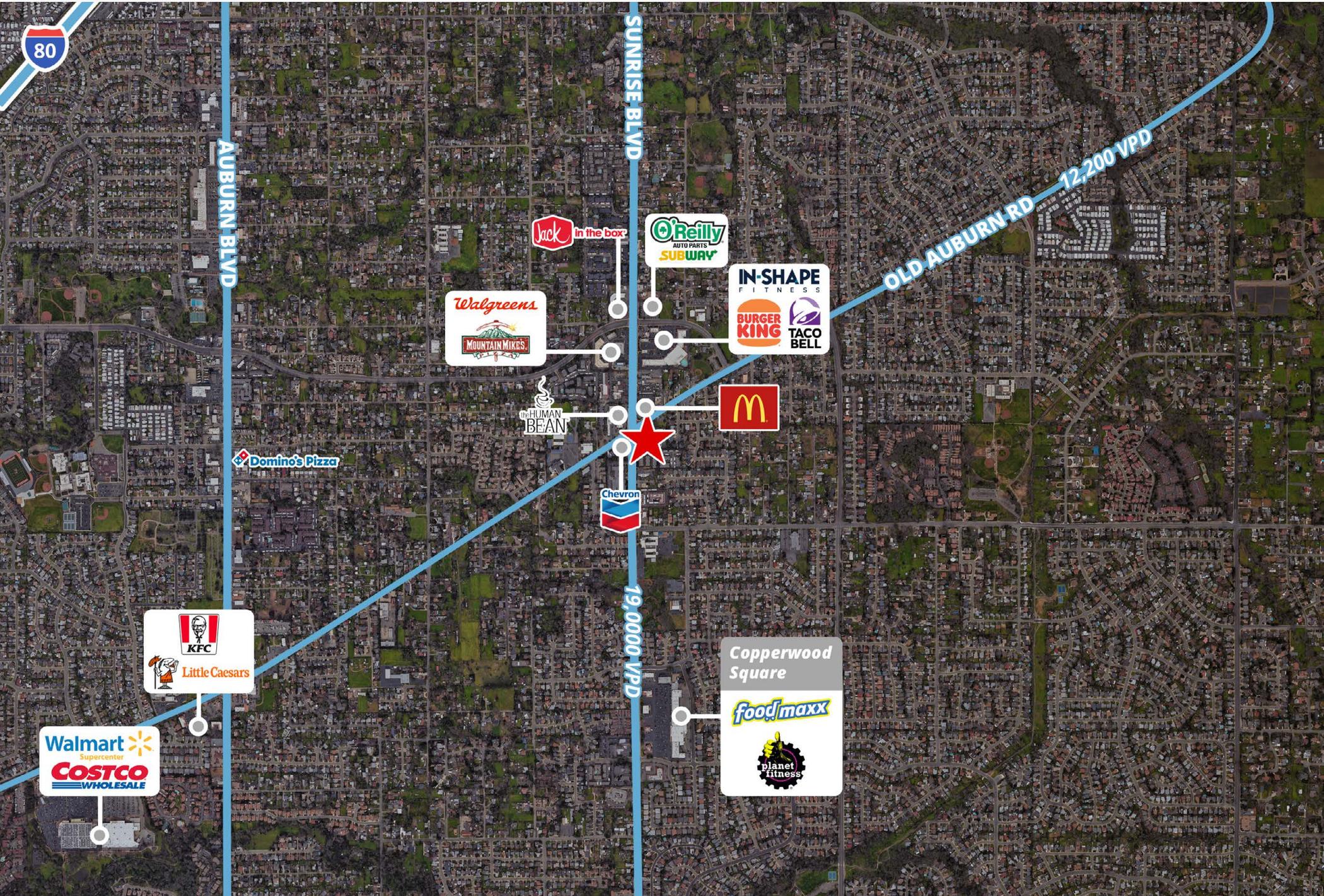
- APN #s:
224-0052-002-0000
224-0052-042-0000
- Located near the prominent corner location at Old Auburn Rd & Sunrise Blvd
- The property is home to an auto repair shop and a single family residence currently occupied by renter
- Convenient access to I-80 and other major arteries of Citrus Heights.

NEARBY RETAILERS



Intersection Aerial

7920 & 7932 Old Auburn Rd | Citrus Heights, CA 95610



80

AUBURN BLVD

SUNRISE BLVD

OLD AUBURN RD 12,200 VPD

19,000 VPD



Trade Aerial

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GROcery OUTLET
planet fitness
TRADER JOE'S
Smart & Final.

Office DEPOT OfficeMax
ROSS
HOBBY LOBBY
TJ-maxx

Roseville Center
Target
Raley's
petco
BIG 5

DOUGLAS BLVD
Sierra Oaks Plaza Center
CRUNCH
Nugget

Rocky Ridge Town Center
SAFeway
SPROUTS FARMERS MARKET
BevMo!

Renaissance Creek
SAFeway
HomeGoods

petco
WinCo FOODS

BEL AIR
FITNESS

Walmart
THE HOME DEPOT



GROcery OUTLET
petco

COSTCO WHOLESALE
Walmart
BIG 5

scrubs & beyond
PR

Copperwood Square
food!maxx
planet fitness

Cable Park Shopping Center
GROcery OUTLET
ROSS

SAFeway

FITNESS

sam's club
SAFeway

SPROUTS
five BELOW

Citrus Town Center
BevMo!
Marshalls
Walmart

WinCo FOODS

Walmart

Madison Square
Walmart
PET SMART
ROSS

KOHL'S
Durlington
ROSS

Sunrise Mall
JCPenney
TORRID
FAMOUS
SHOEPALACE

amazon fresh
TRADER JOE'S

Marketplace At Birdcage
Walmart
Michael's
HOBBY LOBBY
HomeGoods
BEST BUY
LOWE'S
CH2Z FITNESS
WORLD MARKET
BARNES & NOBLE
SKECHERS
Target

SAFeway

Madison Marketplace
Raley's
TJ-maxx
petco

Smart & Final
Target

Aaron's

MADISON AVE
SAFeway

BEL AIR

SUNRISE BLVD

OLD AUBURN RD

HAZEL AVE



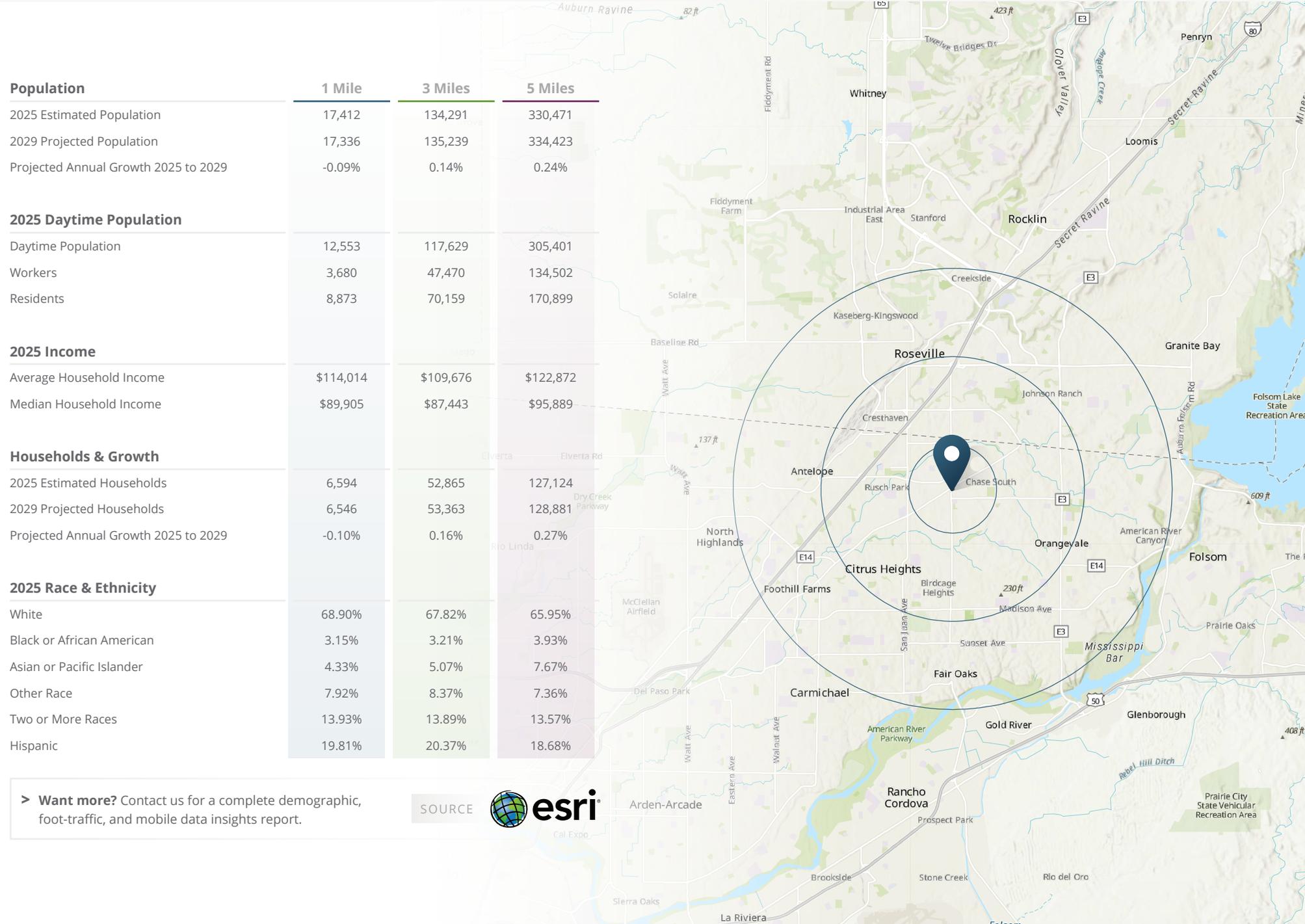
Property Photos

7920 & 7932 Old Auburn Rd | Citrus Heights, CA 95610



Demographic Highlights

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	1 Mile	3 Miles	5 Miles
Population			
2025 Estimated Population	17,412	134,291	330,471
2029 Projected Population	17,336	135,239	334,423
Projected Annual Growth 2025 to 2029	-0.09%	0.14%	0.24%
2025 Daytime Population			
Daytime Population	12,553	117,629	305,401
Workers	3,680	47,470	134,502
Residents	8,873	70,159	170,899
2025 Income			
Average Household Income	\$114,014	\$109,676	\$122,872
Median Household Income	\$89,905	\$87,443	\$95,889
Households & Growth			
2025 Estimated Households	6,594	52,865	127,124
2029 Projected Households	6,546	53,363	128,881
Projected Annual Growth 2025 to 2029	-0.10%	0.16%	0.27%
2025 Race & Ethnicity			
White	68.90%	67.82%	65.95%
Black or African American	3.15%	3.21%	3.93%
Asian or Pacific Islander	4.33%	5.07%	7.67%
Other Race	7.92%	8.37%	7.36%
Two or More Races	13.93%	13.89%	13.57%
Hispanic	19.81%	20.37%	18.68%

> **Want more?** Contact us for a complete demographic, foot-traffic, and mobile data insights report.





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