

Making Your Dreams Come True!



AUBURN MEDICAL & PROFESSIONAL PORTFOLIO

7610 & 7628 Auburn Blvd + Development Parcel

Citrus Heights, California 95610

100% LEASED

16,130 SF

3 PARCELS

~1.59 ACRES

SPA ZONING

EXCLUSIVELY LISTED BY

Nina Kovalyov

Capitol Commercial Real Estate & Business Sales | CA DRE #01718290

(916) 402-1714 | ninakovalyov@sbcglobal.net | www.buybusiness4sale.com

Executive Summary

A fully leased multi-parcel medical / professional investment with future development and expansion potential.

OCCUPANCY 100% Fully leased per owner-provided information	BUILDING AREA 16,130 SF Two income-producing buildings	LAND AREA ~1.59 AC Three separate parcels / 69,160 SF	MONTHLY RENT \$17,050 Current provided rent roll
---	---	--	---

Capitol Commercial Real Estate & Business Sales presents a three-parcel offering on Auburn Boulevard in Citrus Heights, California. The portfolio includes two fully leased office / medical / professional buildings totaling 16,130 square feet, together with a rear vacant parcel of approximately 0.45 acres. The property combines current in-place income with longer-term rental growth and development optionality.

THE INVESTMENT CASE

- 100% leased across a diversified mix of office, medical, service and professional users.
- Low in-place rents, per ownership, create potential mark-to-market and rental growth as leases roll.
- Separate meters and recent renovations support efficient multi-tenant operations.
- Rear SPA-zoned vacant parcel offers development, parking, expansion or future repositioning potential, subject to approvals.
- Prominent Auburn Blvd visibility with convenient access to Antelope Rd and Interstate 80.

STRATEGIC LOCATION

Located in the heart of Citrus Heights, approximately one-half mile from Roseville and 11 miles east of Downtown Sacramento. The property is positioned just off Interstate 80, Exit 102B (Riverside / Auburn Blvd), along a major regional route connecting the Sacramento area with the Bay Area, Lake Tahoe and Reno.

All property, zoning, tenancy, financial and development information is based on materials provided by ownership and should be independently verified by prospective purchasers.

Portfolio Overview

Three contiguous / related parcels offered as a single investment opportunity.

Address / Parcel	Building SF	Lot SF	Acres	Use / Positioning
7610 Auburn Blvd APN 204-0562-023-0000	8,231	22,779	0.52	Office / Medical / Professional
7628 Auburn Blvd APN 204-0562-001-0000	7,899	26,681	0.61	Medical building
Rear Development Parcel APN 204-0562-024-000	-	19,700	0.4522	Vacant land - SPA zoning
PORTFOLIO TOTAL	16,130	69,160	~1.59	Two buildings + development parcel

Property Characteristics

ZONING

SPA (per provided information)

CONFIGURATION

Two buildings + rear vacant lot

USE MIX

Medical / office / professional / service

UTILITIES

Separate meters noted by ownership

CONDITION

Recent renovations noted by ownership

OFFERING

Investment with future owner-user optionality



PROFESSIONAL / MEDICAL OFFICE SETTING WITH ON-SITE PARKING

7610 & 7628 Auburn Blvd Portfolio

Citrus Heights, California

PROPERTY PHOTOGRAPHY



Main Office Building



Medical / Professional Frontage



Courtyard Suites



Storefront 7616 / 7618



CORE Computer Entry

7610 & 7628 Auburn Blvd Portfolio

Citrus Heights, California

DEVELOPMENT PARCEL & MARKET DEMOGRAPHICS



Rear Development Parcel – SPA Zoned

	APN 204-0562-024-000
	19,700 SF Lot
	0.4522 Acres
	SPA Zoning
	Development / Expansion Potential

Demographic Market Comparison Report

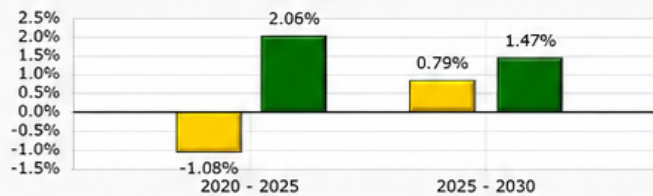
1 mile radius

Rusch Park Professional Plaza 7610 Auburn Blvd, Citrus Heights, CA 95610

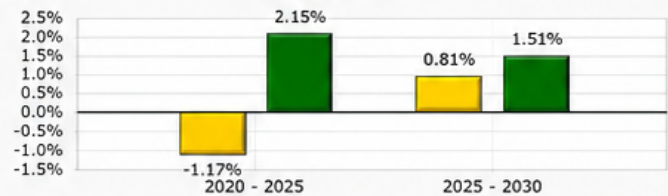
Type: **Class C Office**
County: **Sacramento**

1 Mile
 County

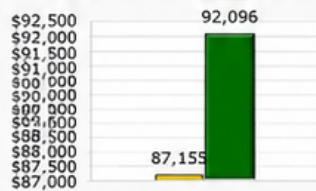
Population Growth



Household Growth



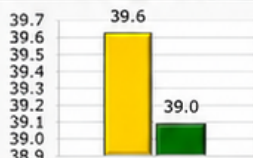
2025 Med Household Inc



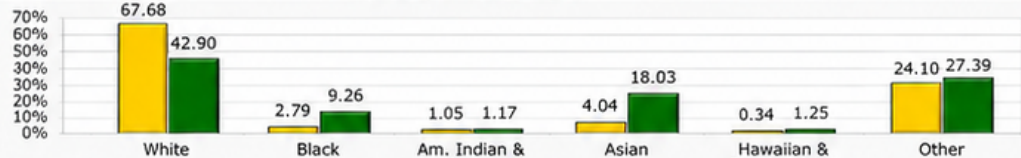
2025 Households by Household Income



2025 Median Age



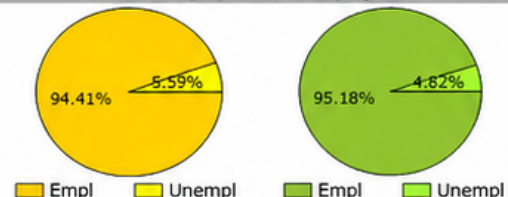
2025 Population by Race



2025 Renter vs. Owner



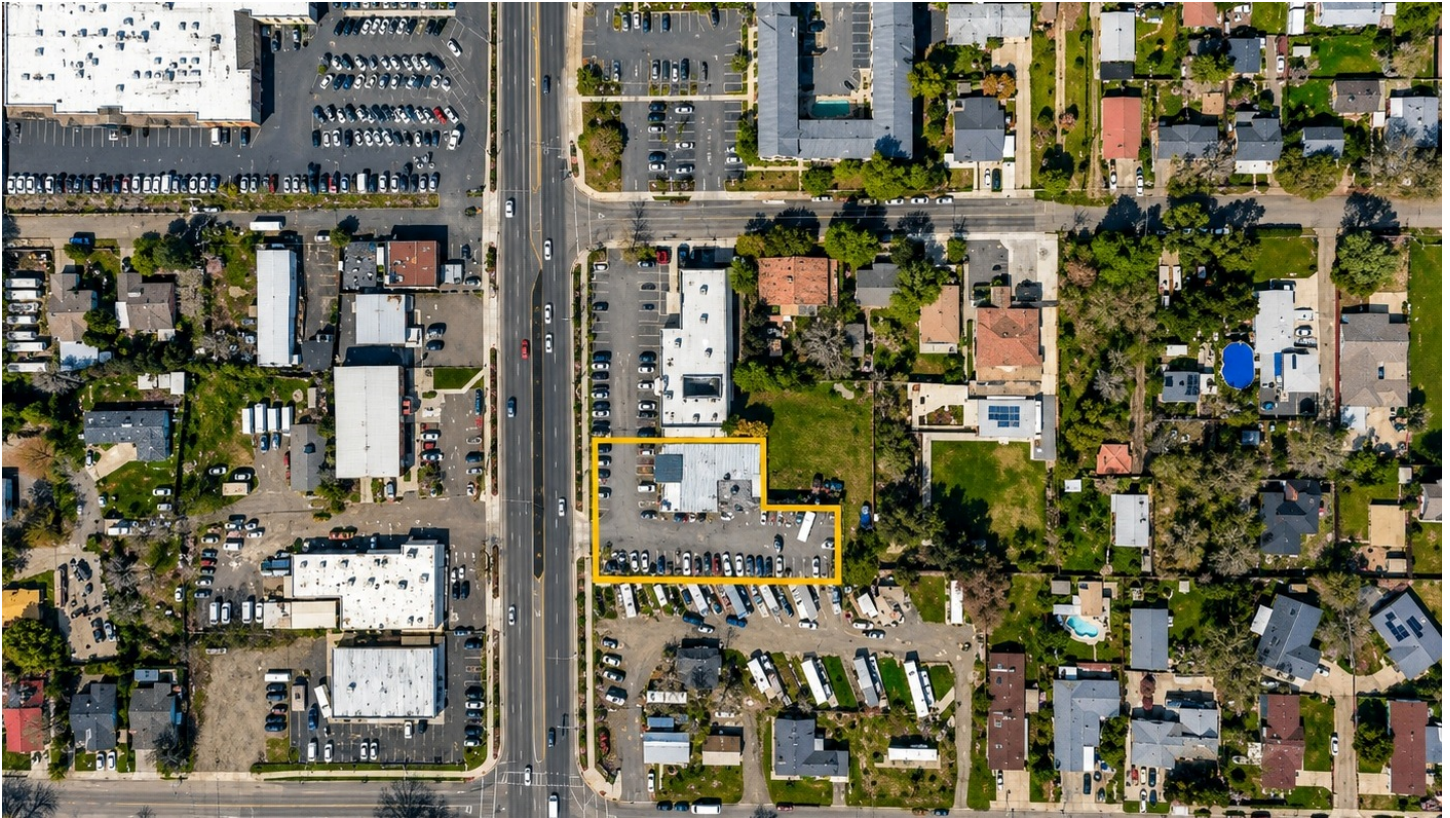
2025 Employed vs. Unemployed



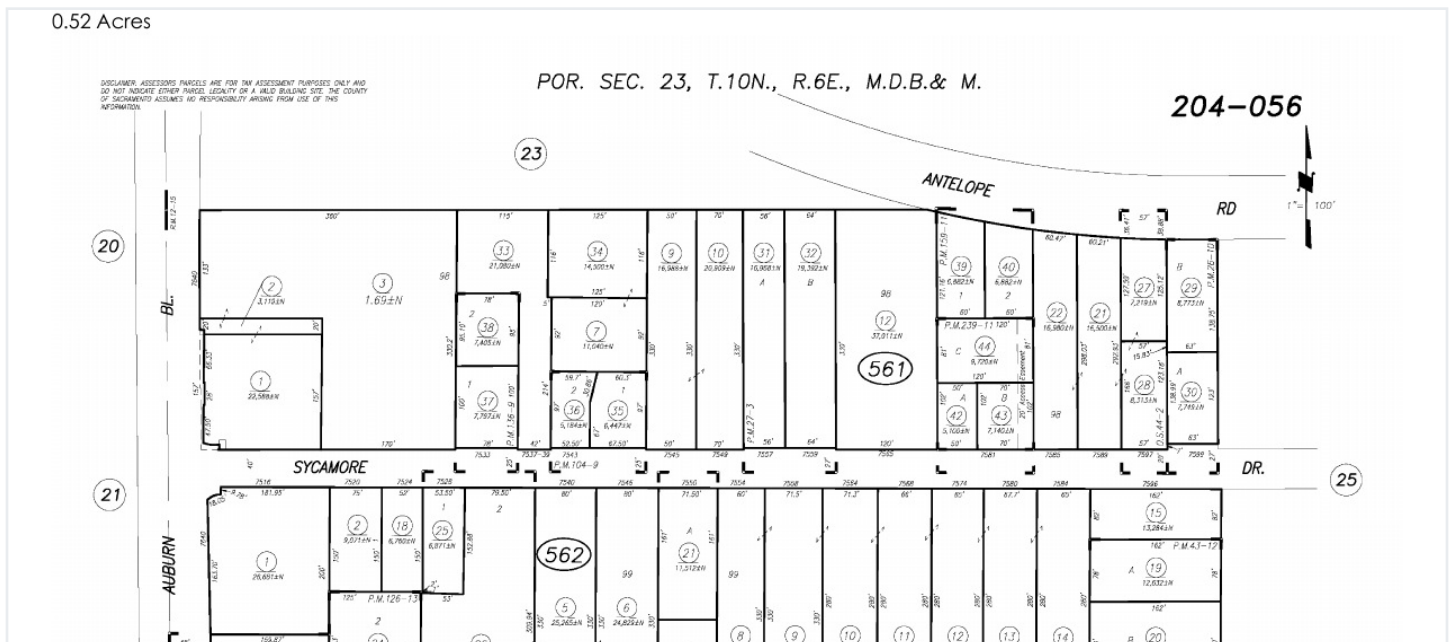
Demographic Market Comparison Report – 1 Mile Radius

Aerial & Parcel Context

Auburn Boulevard frontage, surrounding commercial uses and parcel orientation.



Aerial image provided by ownership; highlighted boundary is illustrative and should be independently verified.



Sacramento County Assessor map excerpt from provided materials. Parcel boundaries and dimensions to be verified by buyer.

Investment & Value-Add Strategy

In-place income today with multiple paths to future value creation

1. Rental Growth

Ownership reports current rents are low relative to the opportunity at the property. As leases expire, a buyer may have the ability to renew, re-tenant or reprice suites, subject to market conditions.

7610 AUBURN

0.52 AC

8,231 SF building

2. Development Parcel

The rear parcel contains approximately 19,700 SF (0.4522 acres) of vacant land with SPA zoning per provided information. Potential uses may include expansion, additional building area, parking or other development, subject to zoning, entitlements and utilities.

7628 AUBURN

0.61 AC

7,899 SF building

3. Flexible Multi-Tenant Basis

Separate meters, multiple suites and a diversified tenant mix provide flexibility to manage rollover, future owner-user occupancy and suite-level improvements over time.

REAR LOT

0.4522 AC

Vacant / development potential

FUTURE OWNER-USER OPTIONALITY

Although currently fully leased, the suite configuration and staggered expirations may provide a future owner-user a path to occupy space as leases roll while retaining income from the balance of the portfolio.

Current Rent Roll

Based on the owner-provided 2026 rent roll. Tenant areas and lease dates are approximate and subject to verification.

Tenant	Suite	Approx. SF	Monthly Rent	Lease End
Vladamyr	1	1,250	\$1,000	07/31/2027
Connex	2	800	\$700	07/30/2029
Pavel Chernov	4	1,000	\$1,000	07/30/2029
Minful	6	1,000	\$1,250	07/30/2028
Alex Tax Service	3	810	\$1,000	07/30/2029
Sky Home Health	5	750	\$1,000	07/30/2029
Mindful Living Center	7	1,250	\$1,562.50	Not provided*
Olsksandr Kyrmos	8	1,000	\$1,250	07/03/2028
Auburn Dental	7628	1,600	\$1,600	08/31/2029
Smart Tech Security	7624	700	\$600	09/2029*
Truck & Car Sale	7622	2,050	\$2,000	12/31/2028
Alex Korn LLC	7620	650	\$2,300	03/31/2028
Core Computer	7616B-7618	1,250	\$600	07/30/2027
My Beauty Clinic LLC	7616	1,000	\$1,187.50	07/30/2027
TOTAL (provided rent roll)		15,110	\$17,050	

MONTHLY BASE RENT

\$17,050

Provided rent roll total

ANNUALIZED BASE RENT

\$204,600

12x current monthly rent

OCCUPANCY

100%

Per ownership

* One lease end date was not provided. Smart Tech Security lease end was provided as "09/312029"; this memorandum presents the date as 09/2029 pending verification. Suite areas total 15,110 SF in the rent roll versus 16,130 SF reported gross building area; buyer should verify rentable and gross areas.

Financial Summary

Income and expenses are annualized from the provided rent roll and operating expense schedule.

GROSS ANNUAL RENT

\$204,600

Annualized from \$17,050 / month

OPERATING EXPENSES

\$78,231

Provided annual operating expenses

NET OPERATING INCOME

\$126,369

Before debt service / income taxes

Annual Operating Expenses

Operating Expense	Annual
Property taxes	\$26,259.30
Utilities (SMUD + local utilities)	\$20,076.00
Trash / refuse	\$14,328.00
Maintenance	\$8,400.00
Insurance	\$6,588.00
Alarm	\$2,580.00
TOTAL OPERATING EXPENSES	\$78,231.30

Indicative Value Sensitivity

Cap Rate	Indicative Value
5.0%	\$2,527,374
5.5%	\$2,297,613
6.0%	\$2,106,145
6.5%	\$1,944,134
7.0%	\$1,805,267

OPERATING METRICS

Expense Ratio

38.2%

NOI Margin

61.8%

Gross Rent / SF

\$12.68

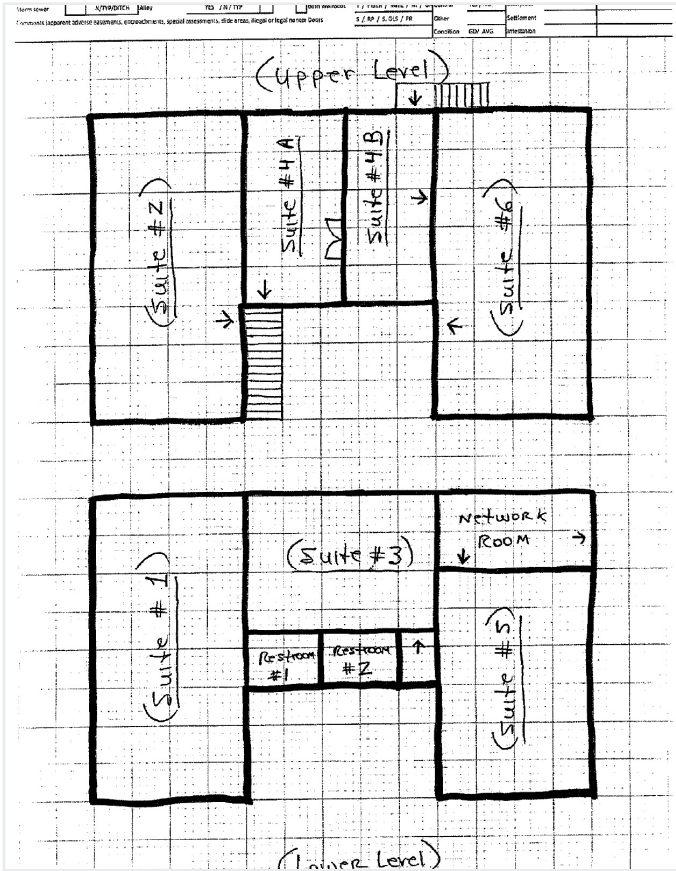
NOI / SF

\$7.83

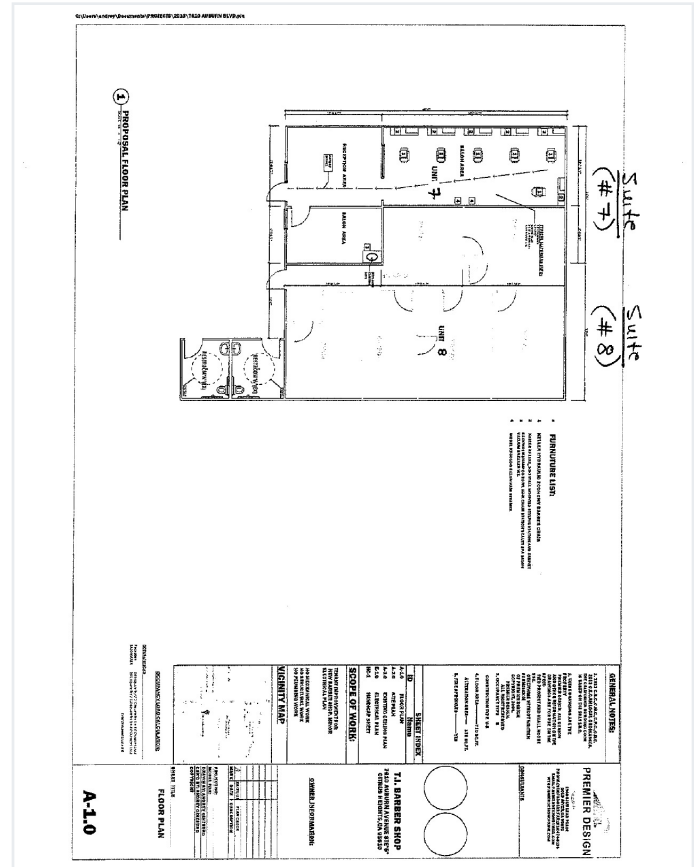
Cap-rate values are illustrative only and are not an appraisal or offering price. NOI reflects the provided rent roll less provided operating expenses and excludes financing.

Suite & Floor Plans

Plans are provided for reference only and are not represented as as-built, measured or to scale.



Multi-suite lower / upper level schematic



Architectural proposal / suite layout

Multi-Tenant Flexibility

- Multiple suite sizes support a broad range of medical, office and professional tenants.
- Suite configuration can support staggered lease rollover and phased repositioning.
- Existing restroom and common-area configurations are shown in the provided plans.
- Prospective purchasers should independently verify floor areas, accessibility, building systems and code compliance.

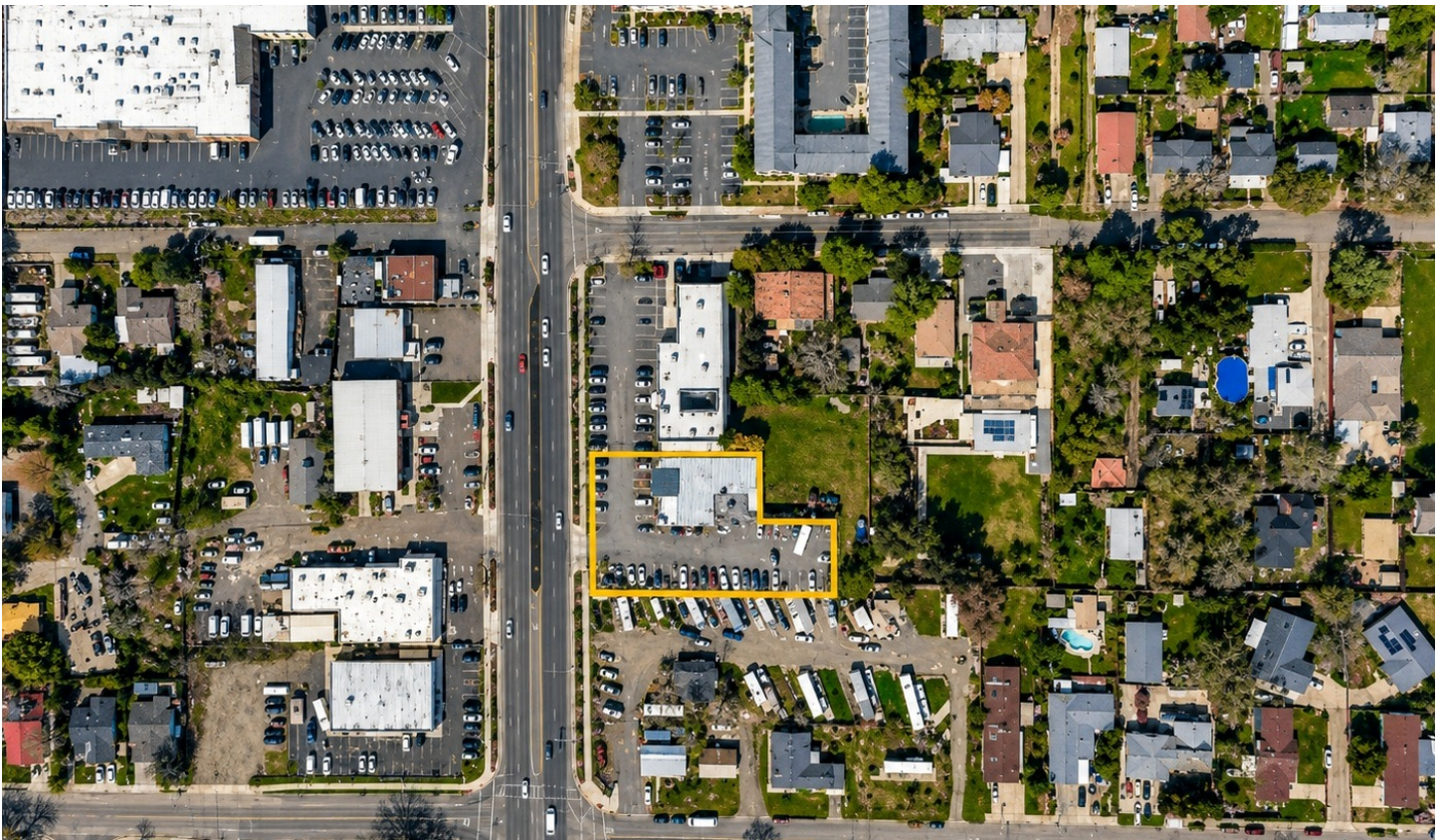
Location & Access

Central Citrus Heights positioning with regional freeway connectivity and visibility.

Auburn Boulevard Corridor

The portfolio is situated along Auburn Boulevard near Antelope Road, serving the Citrus Heights, Antelope and Roseville trade areas. The property is approximately one-half mile from Roseville and 11 miles east of Downtown Sacramento.

- Interstate 80: convenient access via Exit 102B (Riverside / Auburn Blvd).
- Regional connectivity to Sacramento, the Bay Area, Lake Tahoe and Reno.
- High-visibility Auburn Blvd frontage, signage and lighting.
- Surrounding medical, office, retail, service and residential uses support a diverse tenant base.



Distances and access descriptions are approximate and based on information provided by ownership / prior marketing materials.

Request Additional Information

Nina Kovalyov

Listing Broker | Capitol Commercial Real Estate & Business Sales

CA DRE #01718290

Citrus Heights
ENDODONTICS

(916) 402-1714

ninakovalyov@sbcglobal.net

www.buybusiness4sale.com



Choice Realty

**CORE
COMPUTER**
7614 AUBURN BLVD

CONFIDENTIALITY & DISCLAIMER

This Offering Memorandum has been prepared for informational purposes only. The information contained herein has been obtained from ownership, owner-provided rent rolls, prior marketing materials, public/private data sources and other sources believed to be reliable; however, Capitol Commercial Real Estate & Business Sales and the seller make no representation or warranty, express or implied, as to accuracy or completeness. Prospective purchasers are responsible for conducting their own independent investigation and due diligence regarding all financial, lease, zoning, development, environmental, physical, legal, tax, title, building area and operating matters. Any projections, capitalization-rate sensitivities, development concepts or value-add discussions are illustrative only and are not guarantees of future performance. The seller reserves the right to withdraw, modify or reject any offer without notice and to negotiate with any party at any time.

7610 & 7628 AUBURN BLVD + REAR DEVELOPMENT PARCEL

Citrus Heights, CA 95610 | Fully Leased | 16,130 SF | Three Parcels