

Retail 24/7.

# STOCK RANCH AUBURN BOULEVARD

CITRUS HEIGHTS :: CALIFORNIA

NOW MARKETING PHASE II  
OF A ±401,322 SF REGIONAL  
DRAW SHOPPING CENTER



FOR MORE INFORMATION  
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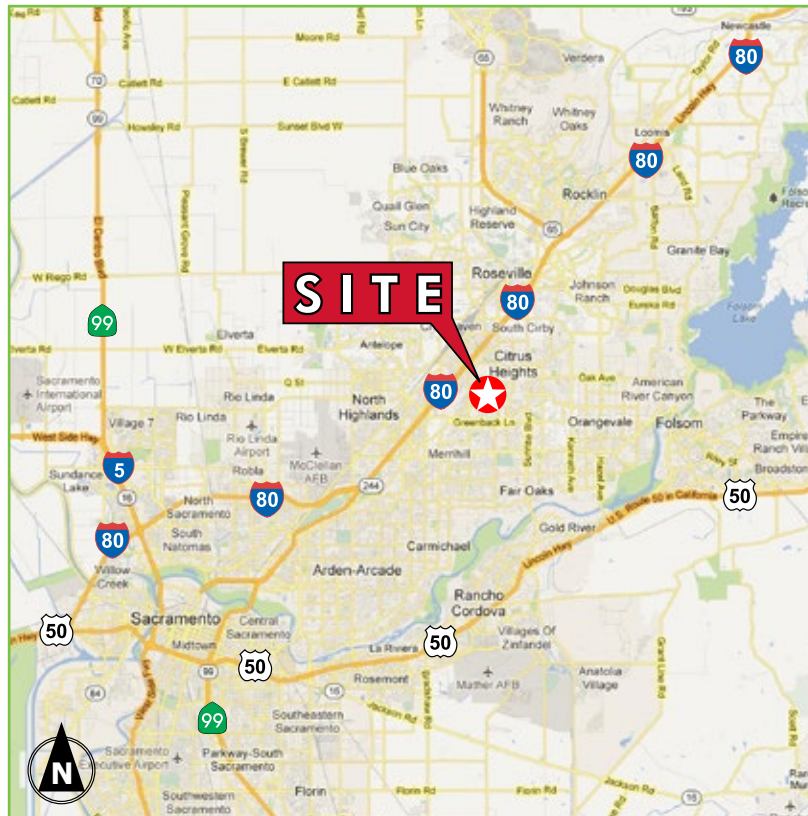
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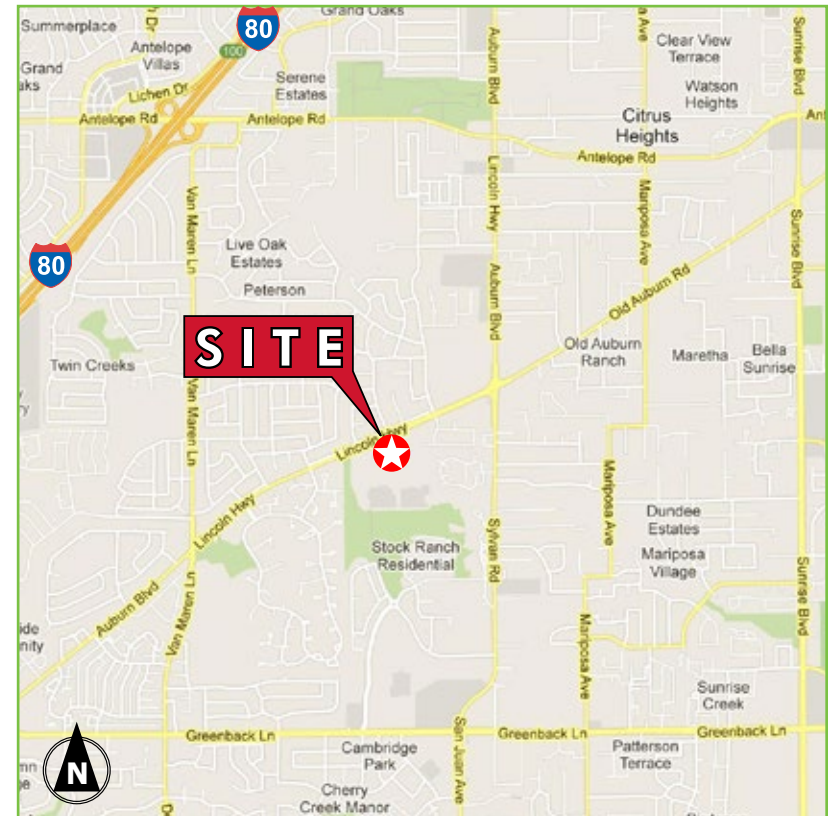
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AREA MAP



LOCATION MAP



MAPS NOT TO SCALE

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## PROPERTY INFORMATION

The city of Citrus Heights is approximately 15 miles north of Sacramento—California’s capital—located between downtown Sacramento and Roseville along Interstate 80. Citrus Heights has over 83,700 residents and 2,000 businesses, with over 61,984 residents in the primary trade area, and has emerged as a regionally important retail destination with the Sunrise Mall and Sunrise Marketplace.

The Auburn Boulevard corridor is home to more than 200 businesses, and serves as a vital business services and retail node in Citrus Heights. Auburn Boulevard is surrounded by major employment and shopping centers and is a major regional transportation corridor. In fact, the stretch of Interstate 80 at its intersection with Auburn Blvd is one of the most heavily travelled commuter corridors in the region.

Phase II of the ±401,322 SF Stock Ranch Shopping Center is ±102,075 SF of new retail development located in front of a Costco and a Walmart Supercenter on Auburn Boulevard in Citrus Heights. The property has Anchor, Junior Anchor, and Pad space available from ±½ acre to ±3½ acre parcels. The property benefits from its proximity to Costco, Costco Gas, and Walmart Supercenter, as well as the high traffic count on Auburn Boulevard, strong daytime employment and dense residential population in the immediate area.

## HIGHLIGHTS

- :: Anchor, junior anchor, pad space and pad shop space available
- :: Parcels from ±½ acre to ±3½ acres
- :: Development parcels with buildable space from ±5,000 SF to ±50,000 SF
- :: Anchored by Costco and Walmart Supercenter—both very high-volume stores
- :: Costco operates a high volume fuel center on the property
- :: Excellent visibility to Auburn Boulevard
- :: Strong traffic count
- :: Near proposed new Citrus Heights City Hall with potential daytime population of over 480 employees
- :: Dense residential
- :: Drive-through possible
- :: Building and monument signage
- :: Signalized access

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## DEMOGRAPHICS (2015 EST.)

### Population

3-mile	150,841
5-mile	364,023

### Average Household Income

3-mile	\$66,384
5-mile	\$69,725

### Median Household Income

3-mile	\$54,103
5-mile	\$53,509

### Daytime Employment

Employees (3-mile)	44,163
Employees (5-mile)	112,575

### Significant Employers (3-mile)

Employers	Employees
Mercy San Juan Medical Center	2,000
Walmart	525
SD Deacon Corp. of California	500
JCPenney	350
Sunrise Recreation & Park District	300
Lowe’s	300
Syntrol Plumbing Heating & Air Inc	300
Manor Care Health Service	250
Home Depot	250
Costco	220

Source: Claritas

## TRAFFIC COUNTS (2012)

Auburn Boulevard	27,646 ADT
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Source: City of Citrus Heights



PARCEL MAP





**STOCK RANCH**  
**AUBURN BOULEVARD**  
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MASTER CONCEPTUAL SITE PLAN



**SITE**



NOT TO SCALE—  
 ALL DIMENSIONS  
 ARE APPROXIMATE.





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**PROPOSED SITE PLAN**

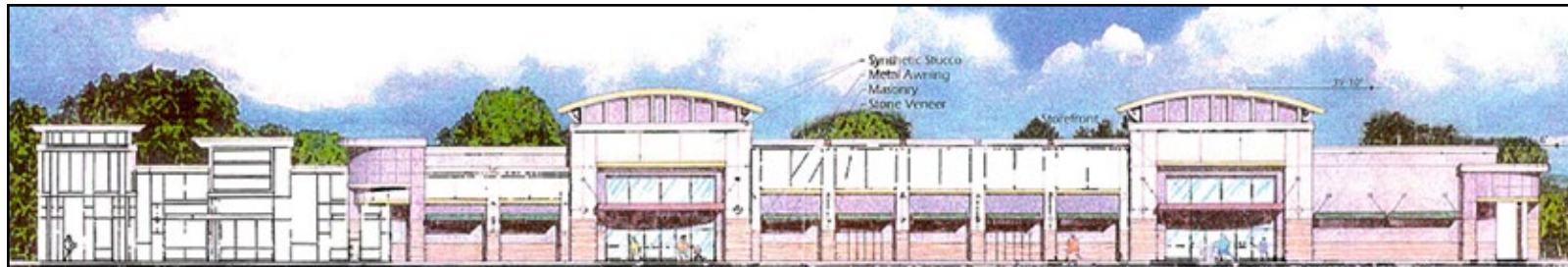


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PROPOSED ELEVATIONS

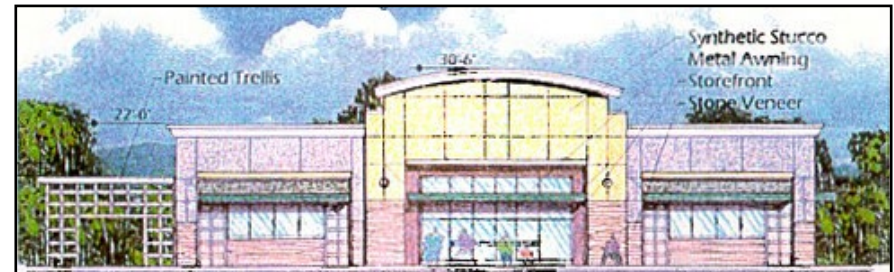
MAJOR 'C' WEST ELEVATION



RETAIL BUILDING 'K' NORTH ELEVATION



RESTAURANT BUILDING 'L' SOUTH ELEVATION



DRIVE-THRU RESTAURANT BUILDING 'G' SOUTH ELEVATION



BUILDING 'J' NORTH EAST ELEVATION



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PROPOSED CITY HALL NEAR SITE





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**SITE**

AUBURN BLVD

SYLVAN RD

Mesa Verde High School

Citrus Heights Elementary School

Sylvan Middle School

Applebees

COSTCO WHOLESALE

Walmart Supercenter

STARBUCKS

KFC  
A&W

Van Maren Park

Proposed City Hall

Bayside Church

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Smart & Final  
**K**  
 kmart

DOLLAR GENERAL

Raley's  
 1  
 Delta-Tee Stores, Inc.

Walmart  
 THE HOME DEPOT

KOHL'S

Mesa Verde High School

**SITE**

Walgreens

CALIFORNIA Family Fitness

80

VAN MAREN LN

SUNRISE BLVD

FOODMAXX  
 1  
 Delta-Tee Stores, Inc.

24 FITNESS  
 RITE AID

Walmart Supercenter

BIG 5 SPORTING GOODS  
 Pier 1 imports  
 aaronbrothers  
 ART & FRAMING

COSTCO WHOLESALE

SAFeway  
 1  
 Delta-Tee Stores, Inc.

San Juan High School

LOWE'S  
 TARGET  
 BEST BUY  
 TOYS R US  
 WORLD MARKET  
 BARNES & NOBLE BOOKSELLERS  
 Michaels  
 M  
 SPORTS AUTHORITY  
 OFF BROADWAY  
 ULTA BEAUTY  
 Walgreens

SPROUTS  
 RITE AID  
 Marshalls  
 PET SMART  
 BevMo!  
 STAPLES

SAFeway  
 CVS pharmacy

petco  
 GROCERY OUTLET  
 Purgain Market

BIG LOTS  
 Sam's Club

macy's  
 RED ROBIN  
 jcpenny  
 us bank  
 sears  
 UNITED ARTISTS Theatres  
 ELEPHANT BAR RESTAURANT  
 Famous Footwear

CENTURY THEATRES

AUBURN BLVD

GREENBACK LN

Walgreens

KOHL'S  
 Burlington Sport Society  
 ROSS  
 DRESS FOR LESS

Orchard

SAFeway  
 CVS pharmacy

Harbor Freight.com  
 AMERICA'S FAVORITE TOOL STORE

CBRE