

*Making Your Dreams Come True!*



7610- AUBURN  
BLVD, CITRUS  
HEIGHTS,  
CA95610

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FOR LEASE  
MEDICAL /  
PROFESSIONAL

- 

7610 AUBURN  
SUITE 7: 1250 SF  
SUITE 8: 1000 SF  
7610 AUBURN  
VACANT LOT  
0.52 ACRES

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Medical / Professional building with retail exposure and high traffic count for lease.

The subject's market area is the Citrus Heights, Antelope, Roseville regions located in Sacramento County central region of California.

With quick access, your business can be easily seen from Auburn Blvd. / Antelope Rd. with its neon sign & lighting. The subject property is located just off Highway 80, exit #102B (Riverside/Auburn Blvd). Highway 80 is a heavily traveled highway and major connection between the Bay Area, Lake Tahoe and Reno, Nevada regions.

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Nina Kovalyov

Lic.#01718290

[www.buybusiness4sale.com](http://www.buybusiness4sale.com)

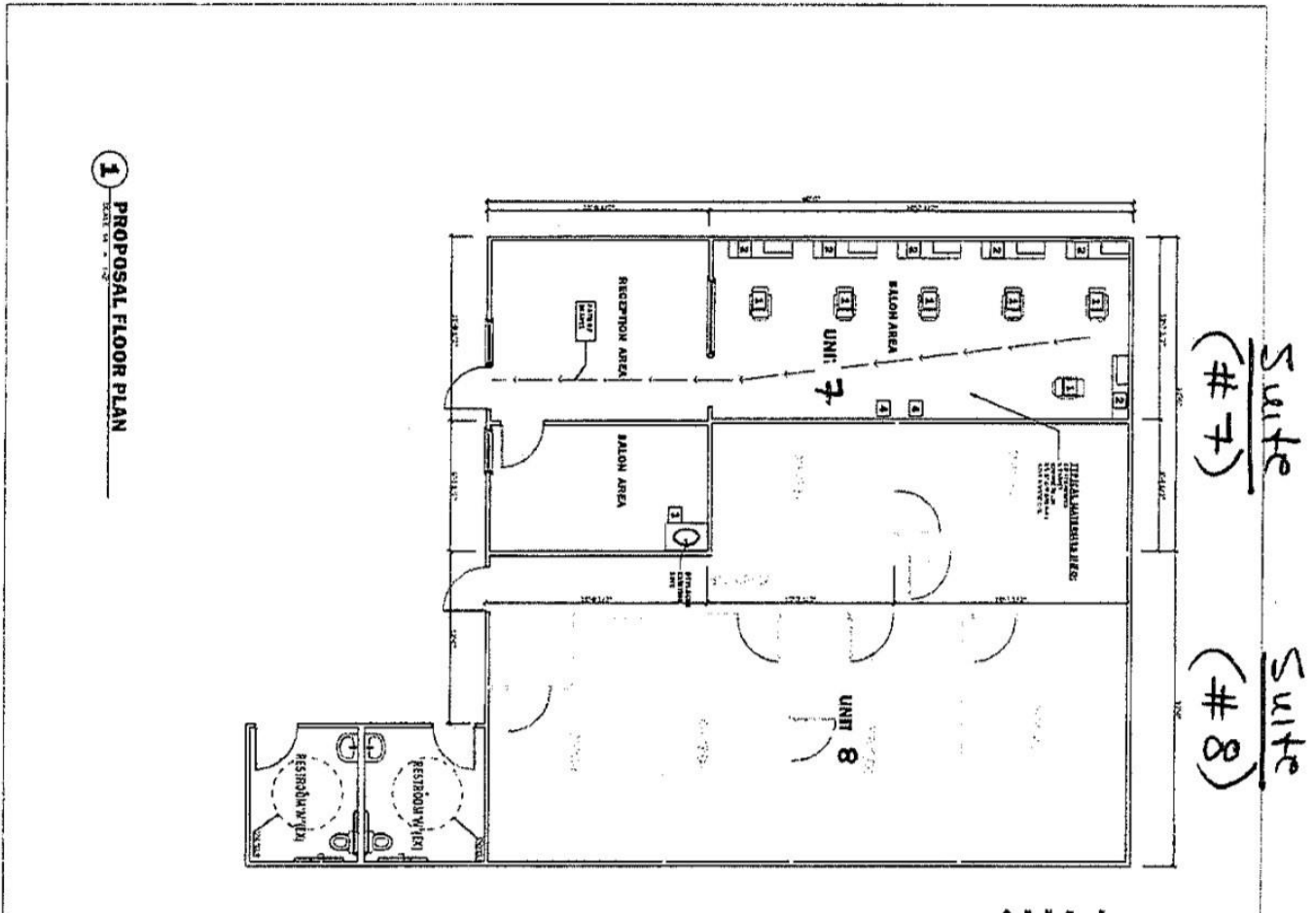
ninakovalyov@sbcglobal.net

(916)402-1714

**7610 Auburn Blvd, Citrus Heights, CA 95610**

Suite #7 +/- 1250 SF  
Suite #8 +/- 1000 SF

C:\Users\endrey\Documents\PROJECTS\2023\7610 AUBURN BLVD.plt



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**7610 Auburn Blvd, Citrus Heights, CA 95610-2200, Sacramento County**  
**APN: 204-0562-023-0000 CLIP: 4607247440**

**POPULATION**

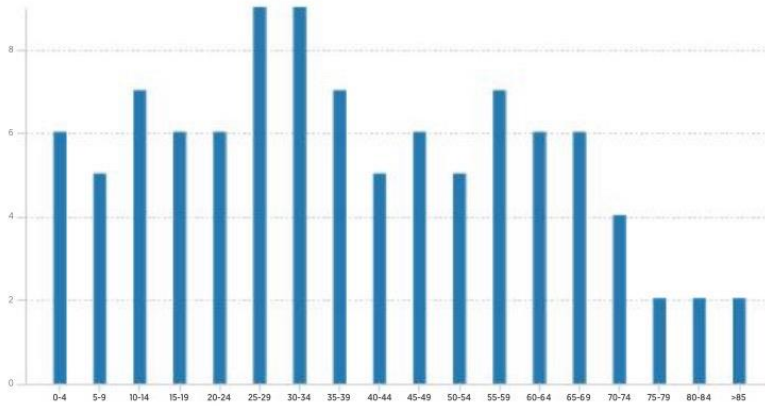
**SUMMARY**

|                                 |               |
|---------------------------------|---------------|
| Estimated Population            | <b>45,792</b> |
| Population Growth (since 2010)  | <b>0.4%</b>   |
| Population Density (ppl / mile) | <b>5,776</b>  |
| Median Age                      | <b>37</b>     |

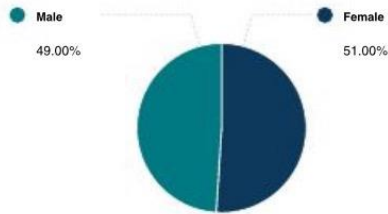
**HOUSEHOLD**

|                        |               |
|------------------------|---------------|
| Number of Households   | <b>17,254</b> |
| Household Size (ppl)   | <b>3</b>      |
| Households w/ Children | <b>9,414</b>  |

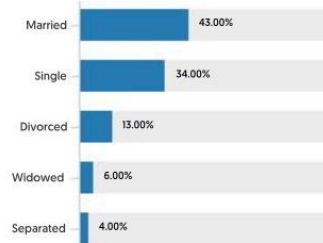
**AGE**



**GENDER**



**MARITAL STATUS**



**HOUSING**

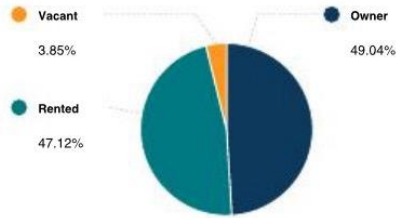
**SUMMARY**

|                        |                  |
|------------------------|------------------|
| Median Home Sale Price | <b>\$375,700</b> |
| Median Year Built      | <b>1977</b>      |

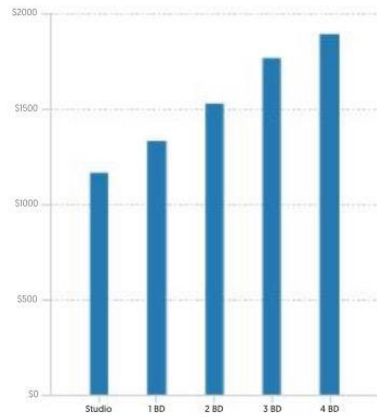
**STABILITY**

|                             |               |
|-----------------------------|---------------|
| Annual Residential Turnover | <b>15.66%</b> |
|-----------------------------|---------------|

### OCCUPANCY



### FAIR MARKET RENTS (COUNTY)

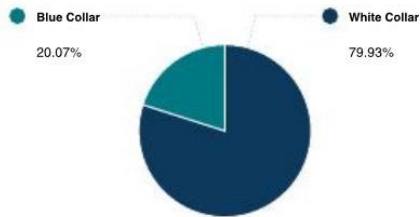


### QUALITY OF LIFE

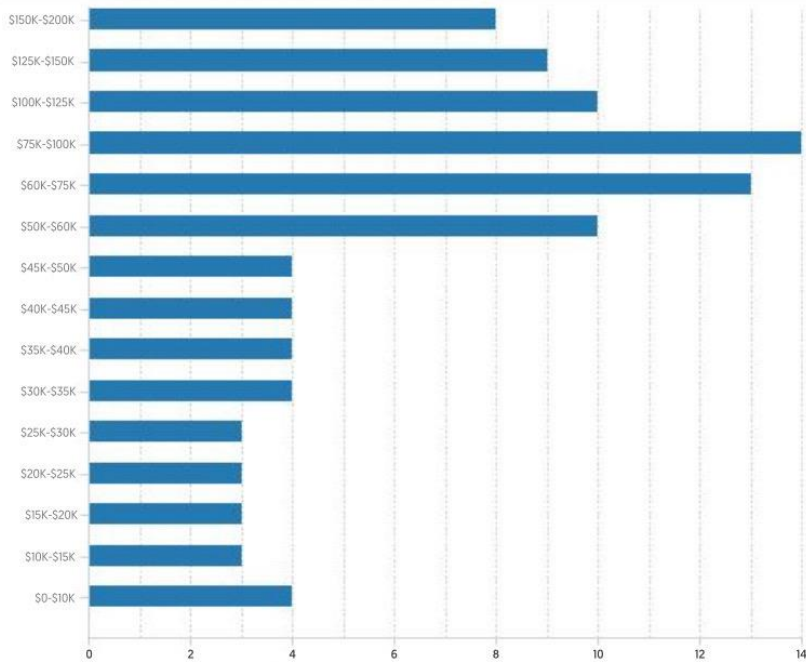
#### WORKERS BY INDUSTRY

|                                    |       |
|------------------------------------|-------|
| Agricultural, Forestry, Fishing    | 103   |
| Mining                             |       |
| Construction                       | 1,961 |
| Manufacturing                      | 936   |
| Transportation and Communications  | 988   |
| Wholesale Trade                    | 744   |
| Retail Trade                       | 3,334 |
| Finance, Insurance and Real Estate | 1,569 |
| Services                           | 8,601 |
| Public Administration              | 1,766 |
| Unclassified                       |       |

#### WORKFORCE



#### HOUSEHOLD INCOME



Average Household Income **\$68,868**

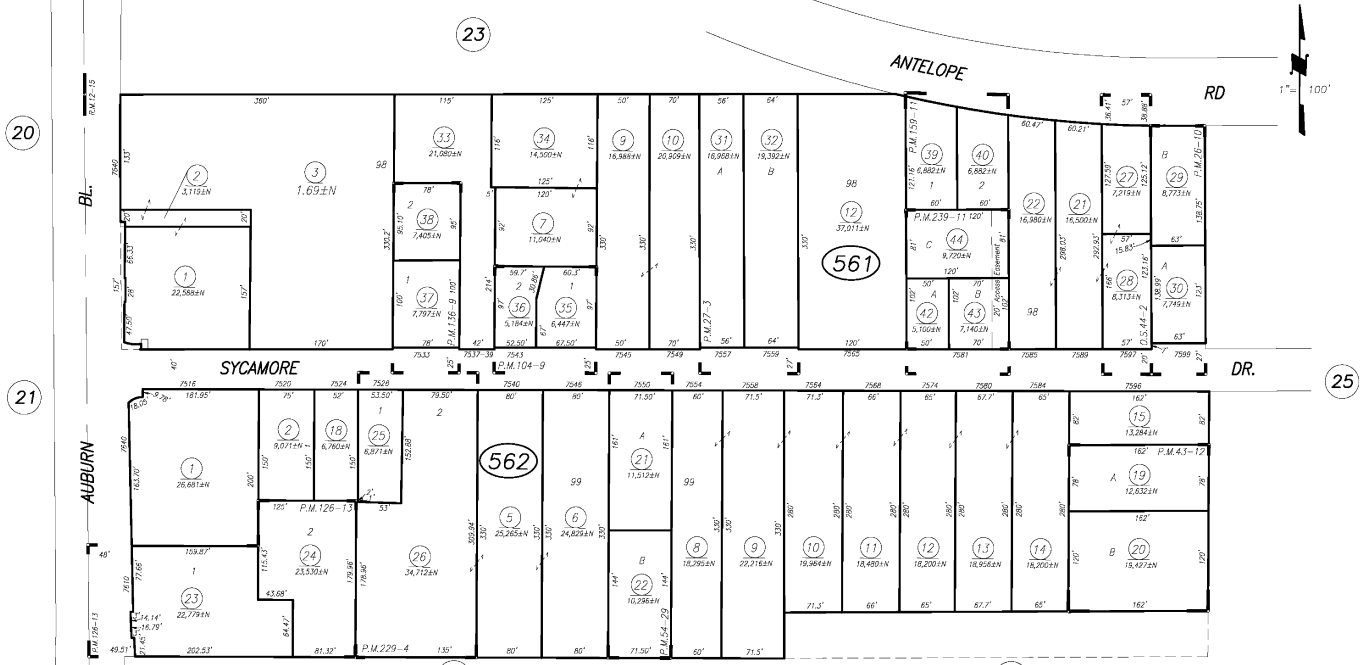
Average Per Capita Income **\$34,783**

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 APN# 204-0562-023-0000  
 0.52 Acres

DISCLAIMER: ASSESSORS PARCELS ARE FOR TAX ASSESSMENT PURPOSES ONLY AND DO NOT INDICATE EITHER PARCEL LEGALITY OR A VALID BUILDING SITE. THE COUNTY OF SACRAMENTO ASSUMES NO RESPONSIBILITY ARISING FROM USE OF THIS INFORMATION.

POR. SEC. 23, T.10N., R.6E., M.D.B.& M.

204-056



Natoma Water & Mining Co. Sub. No.1, R.M. Bk.2 Pg.21 (10-19-2001)  
 Record of Survey, O.S. Bk.38 Pg.10 (7-6-1983)  
 Parcel Map, P.M. Bk.54 Pg.29  
 Parcel Map, P.M. Bk.43 Pg.12

Parcel Map, P.M. Bk.104 Pg.9  
 Parcel Map, P.M. Bk.26 Pg.10  
 Parcel Map, P.M. Bk.136 Pg.9  
 Parcel Map, P.M. Bk.229 Pg.4 (2-22-2017)

CITY OF CITRUS HEIGHTS  
 Assessor's Map Bk. 204 Pg. 056  
 County of Sacramento, Calif.

Mar 14TH, 2020

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