

*\$1.00/SF Moving Allowance + 1 Month Free Rent on a New 37-Month Lease with approved credit. Full Fee to Procuring Broker.*

2320-2324 AUBURN BLVD (NEW EXTERIOR UNDERWAY)

RENDERING



AUBURN BLVD



268,000+ ADT  
EAST/WEST

±26,000 SF HIGH VISIBILITY  
SHOWROOM/FLEX *FOR LEASE*

2330 AUBURN BLVD, SACRAMENTO, CA 95821



**ABC**  
AUBURN BUSINESS  
CENTER

2330 AUBURN BLVD

## Prominent Showroom/Flex Space With Business 80 Frontage

Kidder Mathews is pleased to offer for lease one of Greater Sacramento's most visible buildings, located at 2324 Auburn Blvd in Sacramento, California. American Furniture Galleries continues to anchor the project and has had its namesake associated with the property for over 25 years.

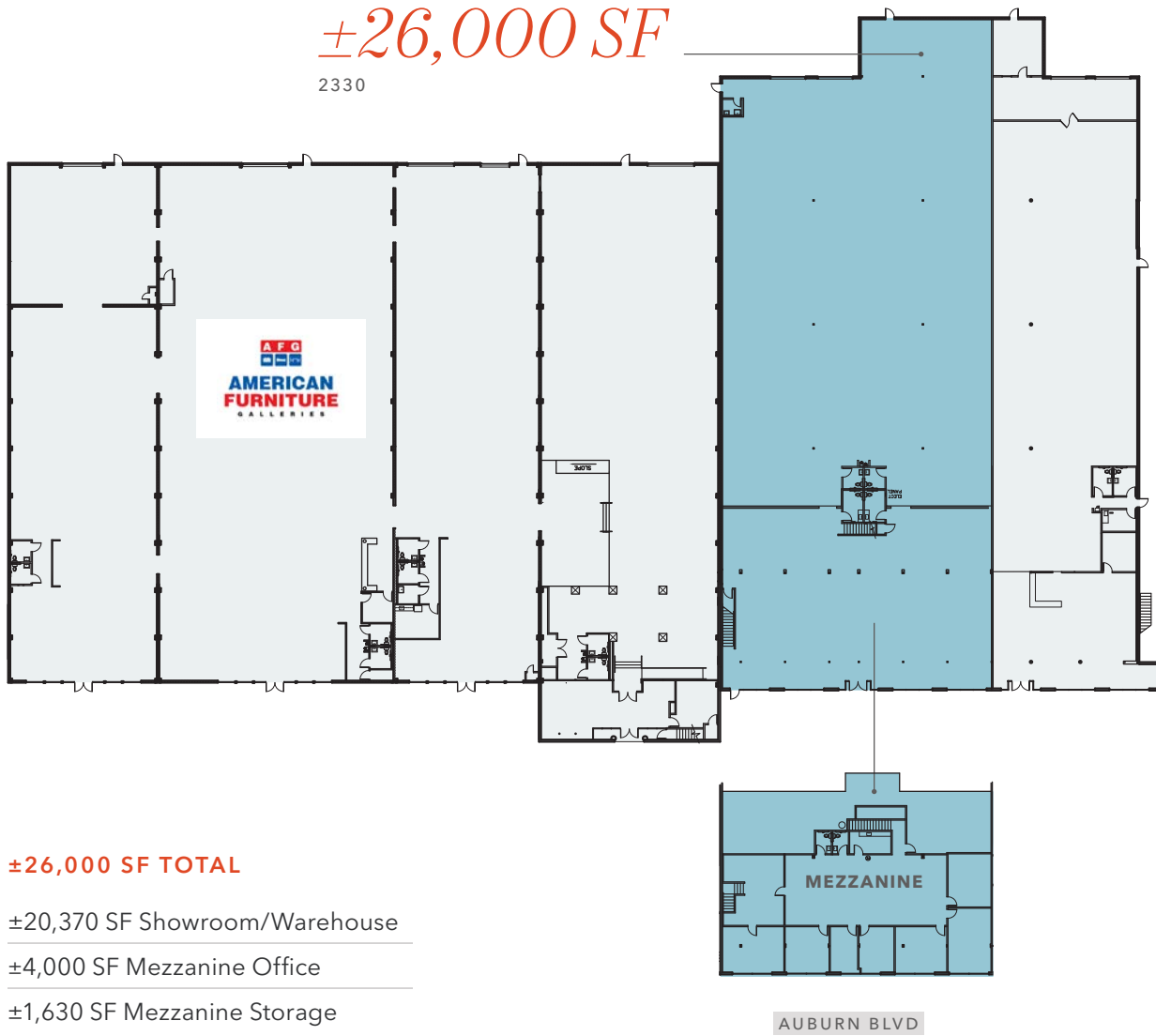
ADDRESS	2330 Auburn Blvd Sacramento, CA 95821
UNIT 2330	±26,000 SF
DOCKS & DOORS	1 Exterior Depressed Loading Dock 2 Grade Level Doors
LEASE RATE	\$1.00 PSF + NNN, \$0.18 PSF
UNDER RENOVATION	Q1 2026 Completion Date <ul style="list-style-type: none"><li>• 3 Tone exterior paint scheme</li><li>• New vinyl, laminate, &amp; epoxy flooring</li><li>• Updated mechanical, electrical and plumbing loops</li><li>• Revamped site work and landscaping</li><li>• New Awnings</li></ul>
TURNKEY SHOWROOM	<ul style="list-style-type: none"><li>• Full HVAC</li><li>• Retail Showroom with drop ceiling</li><li>• Warehouse showroom with 18' clear height</li><li>• 2 Grade Level Doors</li><li>• Exterior Loading Dock</li></ul>
FIRE SPRINKLER	Yes
CEILING HEIGHT	20'
ZONING	SPA-West Auburn Blvd - General Commercial
TRAFFIC COUNTS	Capital City Freeway - 268,000 ADT



# FLOOR PLAN

*±26,000 SF*

2330



**±26,000 SF TOTAL**

±20,370 SF Showroom/Warehouse

±4,000 SF Mezzanine Office

±1,630 SF Mezzanine Storage



## 2 MILE RADIUS

The two mile stretch of Auburn Boulevard where the Subject Property sits is mainly an auto retail hub attracting traffic from all over the region. To both the north and south of the Subject Property are Haggin Oaks Golf Complex and Del Paso Country Club. The nearest major intersection is Auburn Boulevard and Fulton Avenue with an average daily traffic count of 26,947 cars per day, and over 250,000 ADT on Business 80.



**268,000 VEHICLES**  
ADT (East/West)

**SUBJECT  
PROPERTY**



BELL ST

Niello Audi

MAITA  
TOYOTA

RAMADA

NISSAN

MAITA  
SUBARU

HONDA

CHRYSLER  
DODGE  
Jeep  
RAM

DEL PASO  
EST. 1916

MORSE AVE



AUBURN BLVD

EDISON AVE

FULTON AVE

FULTON AVE

BUSINESS  
80

HOWE AVE





# DEMOGRAPHICS



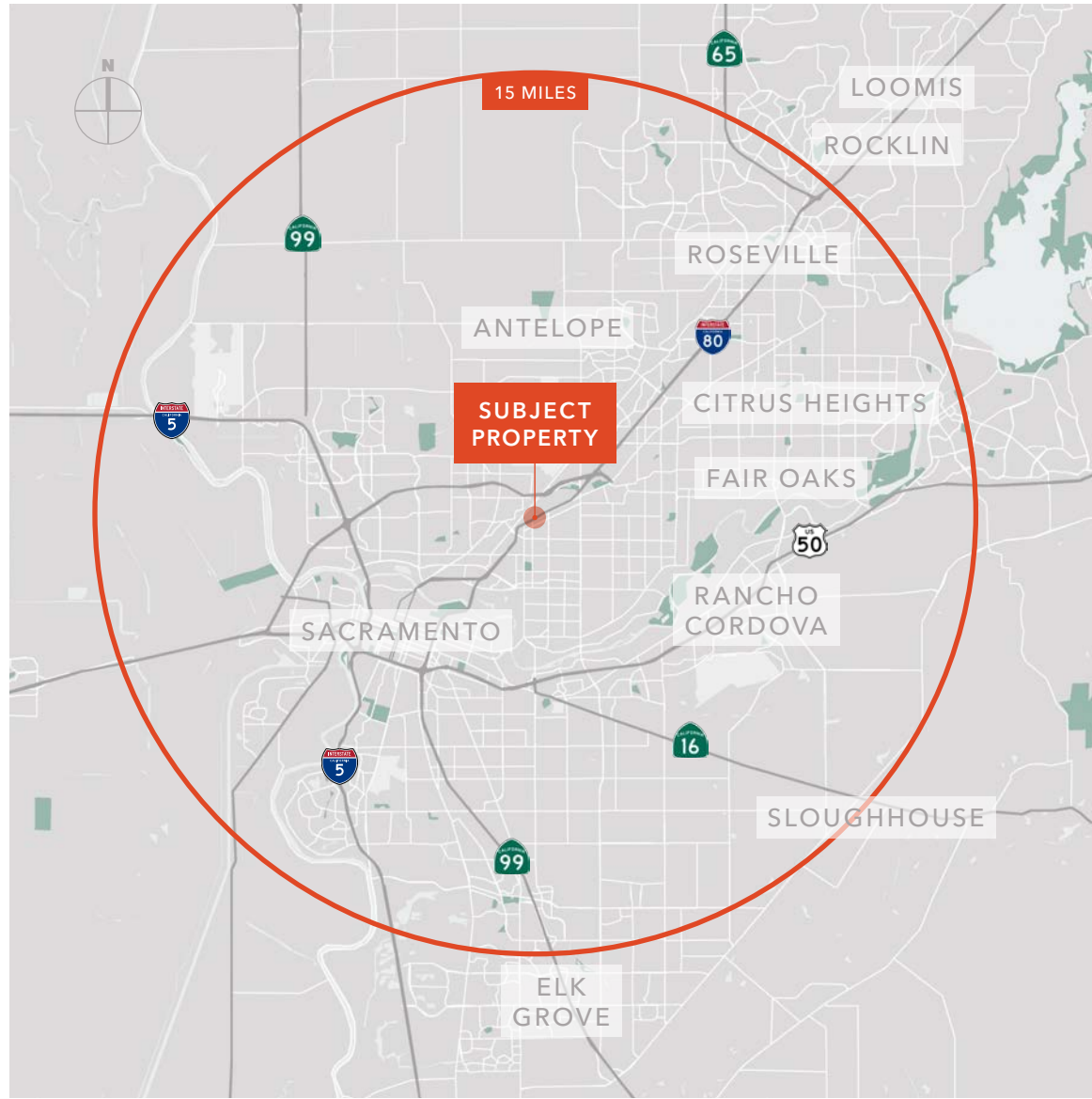
## Population

	5 Miles	10 Miles	15 Miles
2010 TOTAL POPULATION	311,798	984,462	1,500,943
2023 TOTAL POPULATION	356,609	1,113,865	1,712,500
2010 TOTAL HOUSEHOLDS	122,350	374,063	551,729
2023 TOTAL HOUSEHOLDS	132,527	414,640	620,754



## Household Income

	5 Miles	10 Miles	15 Miles
2023 MEDIAN INCOME	\$67,403	\$76,220	\$83,356
2028 MEDIAN PROJECTED	\$78,804	\$86,474	\$96,107
2023 AVERAGE	\$100,972	\$105,124	\$115,034
2028 AVG PROJECTED	\$115,766	\$121,001	\$132,112



# TENANT PROFILES

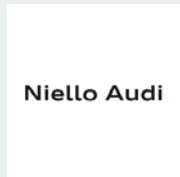
## Future Tenant

**±26,000**

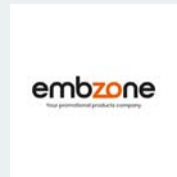
UNIT 2330



Family owned since 1991 with four locations in the Greater Sacramento Area including Rancho Cordova, Folsom, Elk Grove, and the Subject Property.



In 2014, Niello Audi opened it's doors on Auburn Boulevard. The company has been in the area since 1955 and has expanded greatly since then.



EMB Zone is a family owned embroidery promotional products and branding supplier specializing in custom apparel and merchandise servicing the communities of Sacramento, Sonoma and Napa.





*Exclusively listed by*

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