

FOR LEASE Retail Space For Lease
7725 Auburn Blvd., Citrus Heights, CA 95610

Laverty Chacón
Commercial Real Estate



For More Information Contact:
Marc Chacon, CPM
916.722.0333 | marc@lavertychacon.com
BRE Officer #1431257

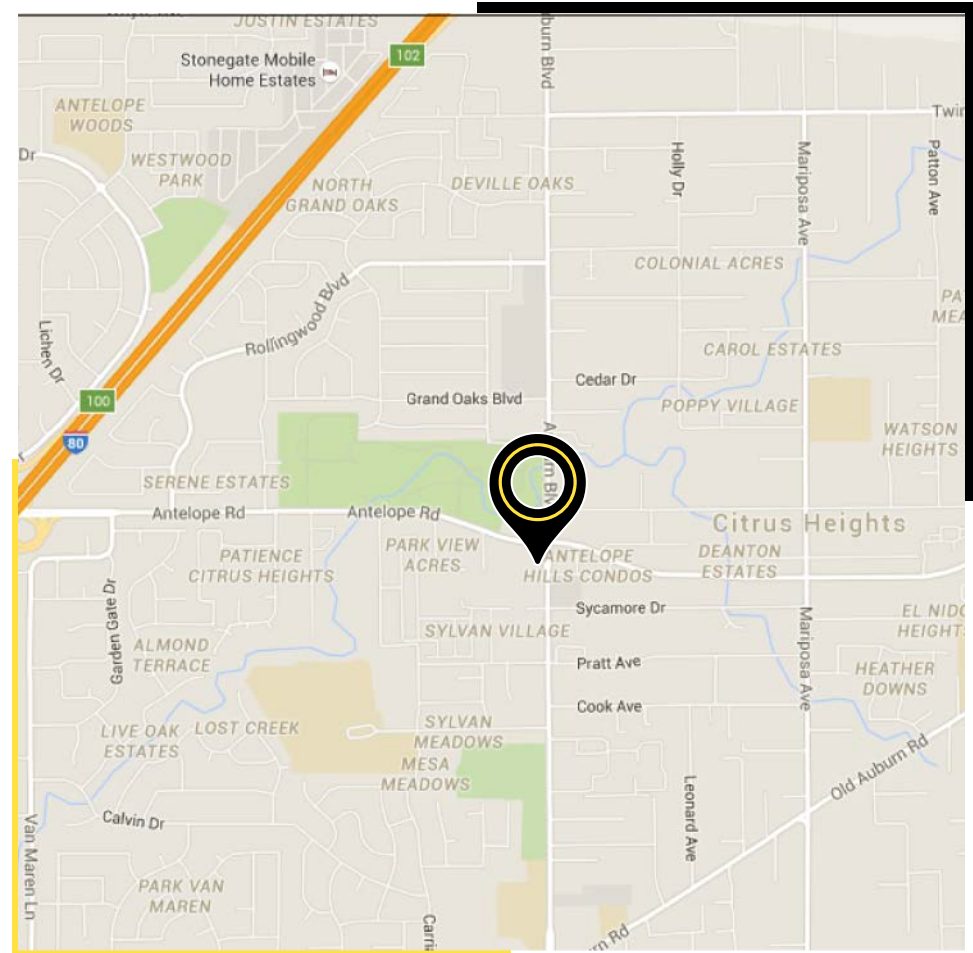
6939 Sunrise Blvd | Suite 210 | Citrus Heights, CA 95610
916.722.0333 | info@lavertychacon.com | www.lavertychacon.com

Property Information

Building Size:	2,583 SF
Rental Rate:	\$1.50/SF/Month
Lease Type:	NNN
Term:	60 Months
Lot Size:	10,361 SF
Property Type:	Retail
Available:	Immediately

Highlights

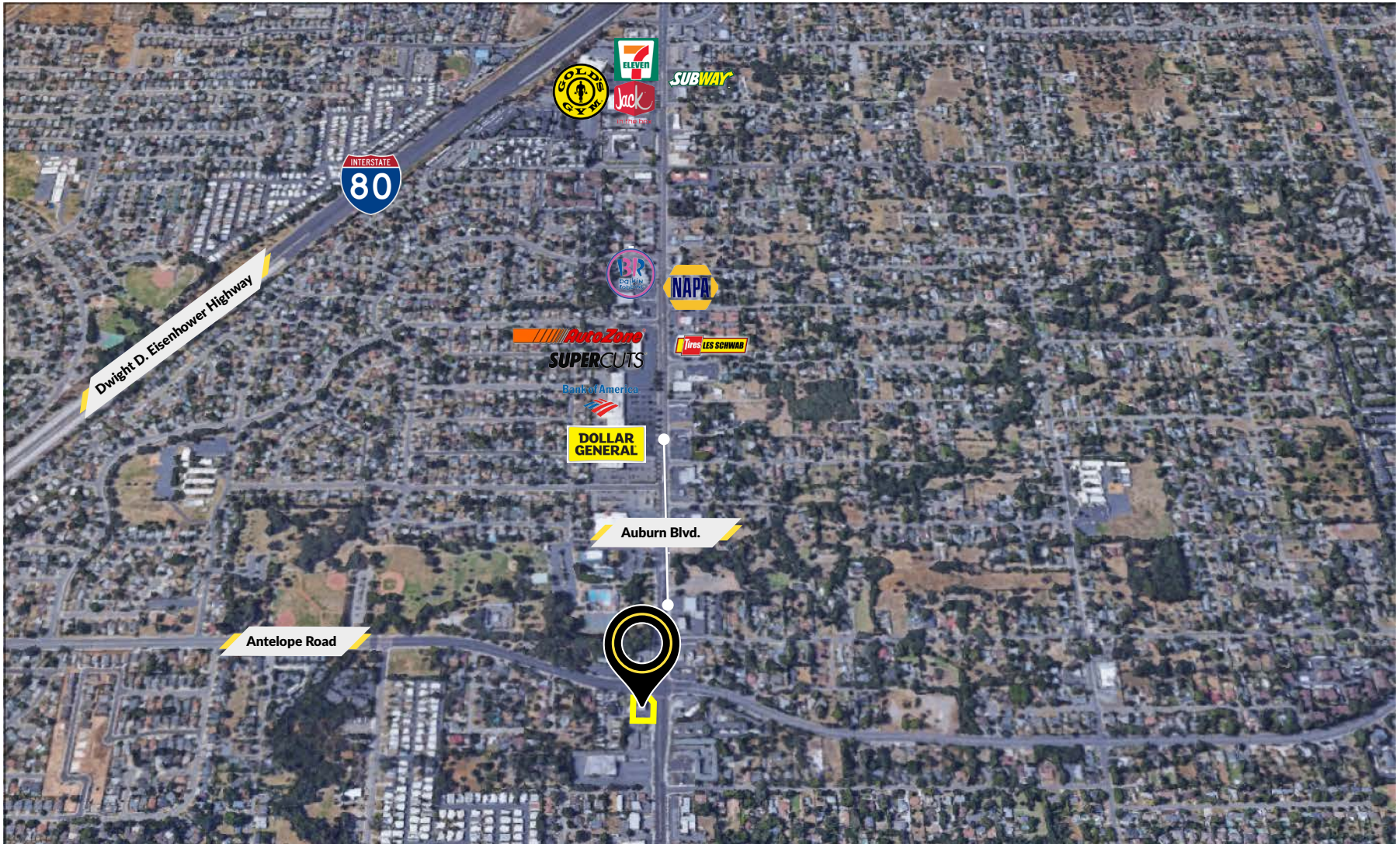
- Freestanding Building located on the corner of Antelope Road & Auburn Blvd
- Parking lot was recently resurfaced
- TI negotiable to well qualified tenant
- High visibility with convenient ingress and egress to both streets



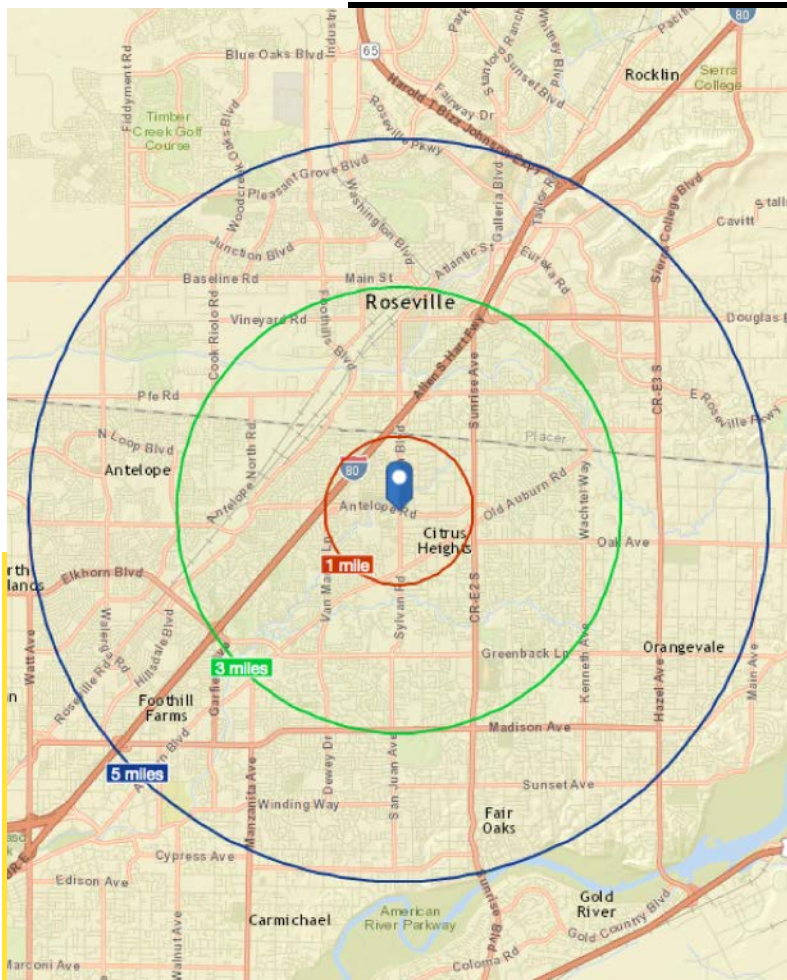
Property Photos



Area Retailers



Demographics



2016 Summary	1 Mile	3 Miles	5 Miles
Population	16,782	142,922	365,733
Households	6,428	54,145	135,467
Families	4,218	35,903	92,202
Average Household Size	2.60	2.62	2.68
Owner Occupied Housing Units	3,511	31,910	79,264
Renter Occupied Housing Units	2,916	22,235	56,203
Median Age	35.2	37.6	37.1
Median Household Income	\$53,280	\$56,384	\$59,044
Average Household Income	\$61,629	\$70,971	\$78,436
2021 Summary			
Population	17,437	148,619	381,665
Households	6,644	56,056	140,710
Families	4,362	37,169	95,735
Average Household Size	2.61	2.63	2.70
Owner Occupied Housing Units	3,641	32,883	81,866
Renter Occupied Housing Units	3,002	23,174	58,843
Median Age	35.8	38.2	37.7
Median Household Income	\$58,037	\$61,474	\$65,536
Average Household Income	\$67,075	\$76,921	\$84,972



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Lavery Chacon Commercial Real Estate
Sacramento Valley San Francisco Bay Area
916.722.0333 408.622.4490
info@lavertychacon.com | www.lavertychacon.com