

FOR SALE OR LEASE

Colliers

High-visibility office and medical buildings in Citrus Heights

±1,250 – 4,943 SF For Lease

Scott Bennett

Executive Vice President
+1 916 563 3013
scott.bennett@colliers.com
CA Lic. 01351389

8340 and 8350 Auburn Boulevard
Citrus Heights, CA



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Property details

Positioned along one of Citrus Heights' primary commercial corridors, 8340 and 8350 Auburn Boulevard offer a rare opportunity to acquire or lease highly visible office and medical buildings with immediate access to Interstate 80 and the greater Sacramento region. The properties benefit from strong street presence, established surrounding neighborhoods, and close proximity to a wide range of retail, dining, healthcare, and service amenities that support both employees and clients. Currently approximately 60% leased, the offering provides a compelling opportunity for an owner-user to occupy space while generating income, as well as for investors to capitalize on lease-up potential and enhance long-term cash flow.

Combining accessibility, flexibility, and strong identity, the project is well-positioned within a corridor experiencing ongoing investment and revitalization. Flexible configurations and excellent visibility, paired with convenient regional connectivity, make the properties attractive to a diverse range of users, including healthcare providers, professional office tenants, owner-users, and investors seeking a well-located and functional presence in one of Citrus Heights' most established commercial areas.



- ±18,049 SF across two buildings
- From ±1,250 to ±4,943 SF for lease
- Approximately 60% leased offering an opportunity for an owner user to occupy space while having income in-place
- Total of 15 suites with long-term tenants throughout the project
- Shared common area breakroom
- Excellent visibility along Auburn Boulevard
- Immediate freeway access to Interstate 80
- Numerous amenities including the nearly completed Citrus Heights Food Truck Plaza featuring food trucks and outdoor seating
- Building and monument signage opportunities available

\$2,050,000 Sales Price

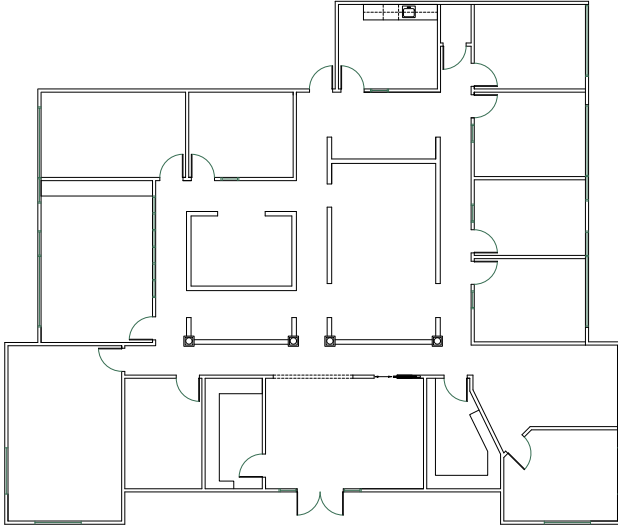
\$1.65/SF Full Service Lease Rate

Floorplans

8340 Auburn Boulevard

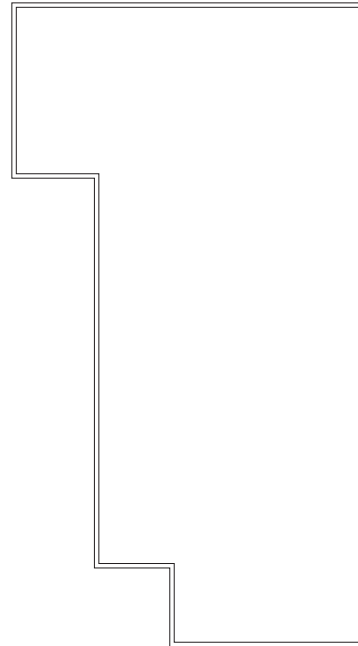
Suite 100: ±4,943 SF

Suite 100 features double door access from the road as well as interior access through the building



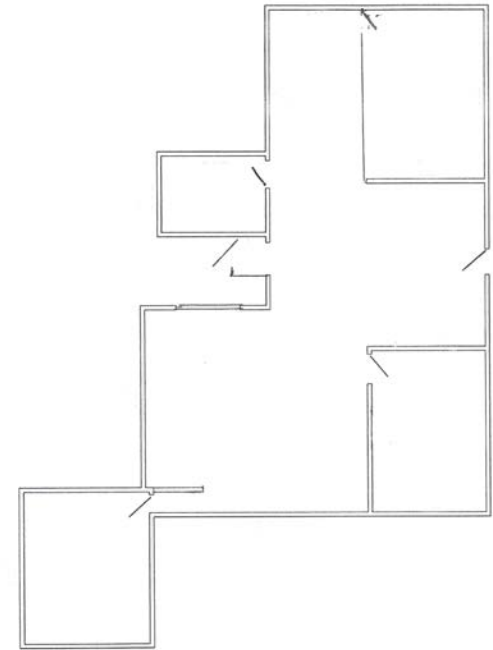
8350 Auburn Boulevard

Suite 105: ±1,270 SF



8350 Auburn Boulevard

Suite 120: ±1,250 SF





Whyte Avenue

Jack in the Box
California Burgers
Greenhouse Cafe & Catering
Gold's Gym
Wells Fargo Bank

Citrus Heights Food Truck Plaza

Auburn Oaks Court

Auburn Boulevard

Twin Oaks Avenue

8350 Auburn Boulevard

CONTACT US

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