

# 8525

## AUBURN BLVD.

### CITRUS HEIGHTS, CA

**YOUR NAME  
HERE**



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## SUMMARY

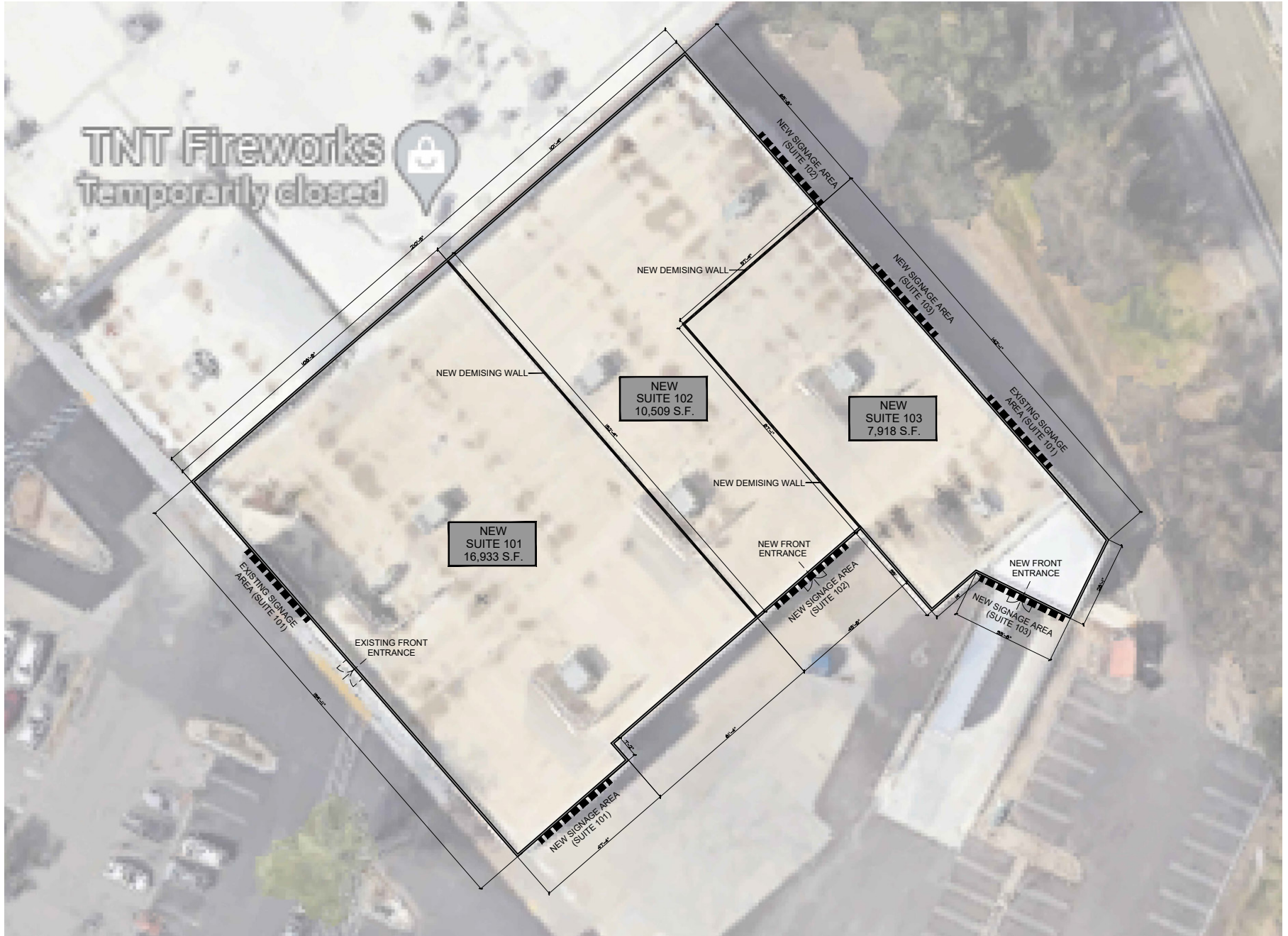
<b>ADDRESS</b>	8501 Auburn Blvd., Citrus Heights
<b>COUNTY</b>	Sacramento County
<b>AVAILABLE</b>	Immediately
<b>RENT</b>	Call to Inquire
<b>SIZE</b>	35,360 SF or Divisible
<b>TRAFFIC COUNTS</b>	Auburn Blvd. - 27,349 ADT Twin Oaks Ave. - 1,619 ADT I-80 - 195,404 ADT

## HIGHLIGHTS

- Former Big Lots
- Great Visibility & Easy Access from Interstate 80
- Densely Populated  
(Residential Surrounding the Center)
- Recently Remodeled
- Recessed Loading Dock
- Ample Parking
- 224,372 Cars per Day



# DEMISING FLOOR PLAN



VER 01 | 08|22|2023



CONCEPTUAL PERSPECTIVE (FACING SOUTH)  
SCALE: NTS



EXISTING VIEW  
SCALE: NTS



VER 01 | 08|22|2023



CONCEPTUAL PERSPECTIVE (FACING WEST)  
SCALE: NTS



EXISTING VIEW  
SCALE: NTS



# MARKET AERIAL | 3 & 5 Miles Radius




**Westfield Roseville**



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**Summerhill Plaza**



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**Creekside Town Center**


**Roseville Center**


**Placer Center Plaza**


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**San Juan Plaza Shopping Center**


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## POPULATION

1 MILE	3 MILES	5 MILES
14,718	134,728	366,851



## ESTIMATED HOUSEHOLDS

1 MILE	3 MILES	5 MILES
5,737	51,593	137,734



## ESTIMATED AVERAGE HOUSEHOLD INCOME

1 MILE	3 MILES	5 MILES
\$84,309	\$90,262	\$98,836



## ESTIMATED AVERAGE HOUSEHOLD NET WORTH

1 MILE	3 MILES	5 MILES
\$852,157	\$978,816	\$1.12 M



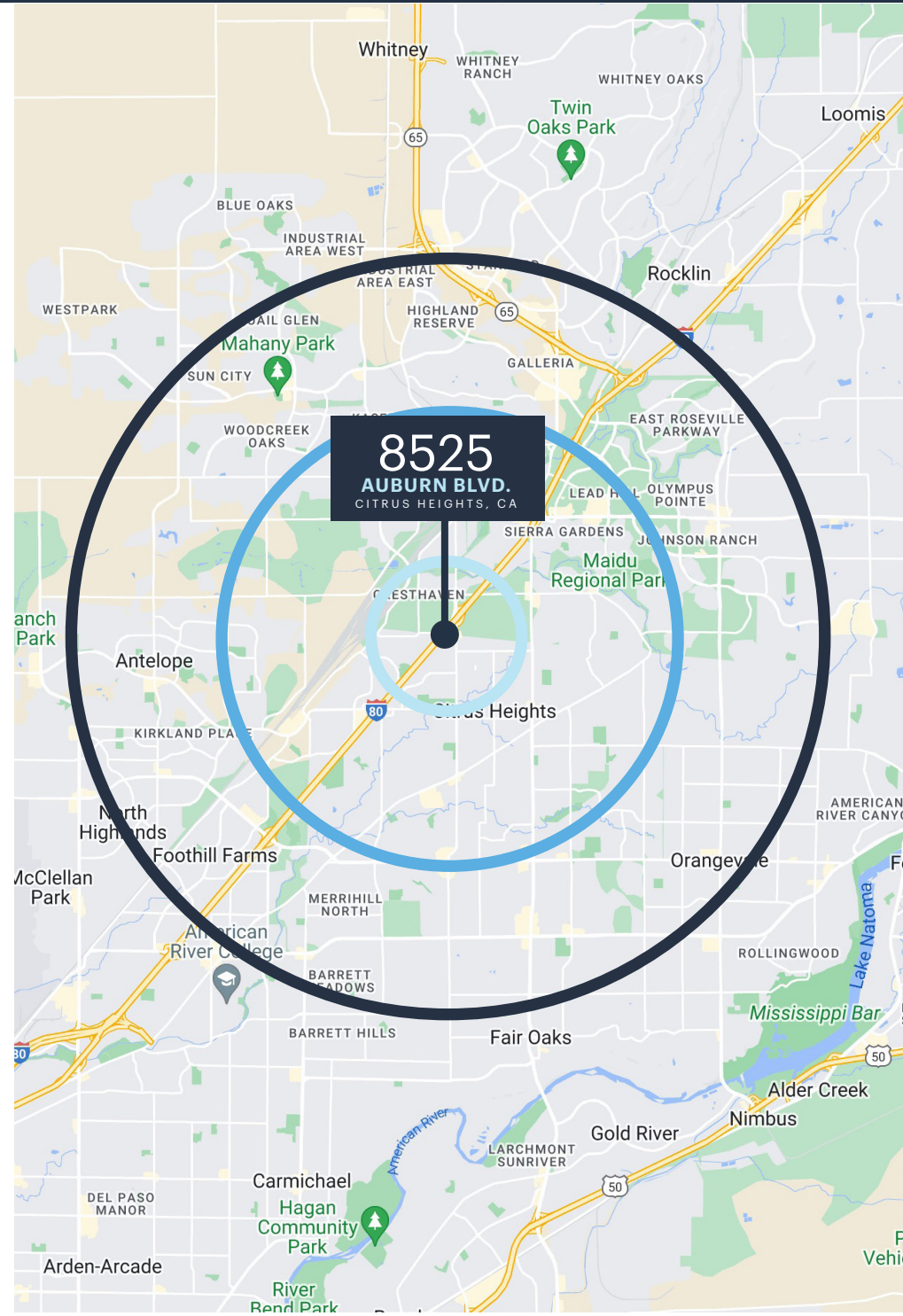
## COLLEGE DEGREE BACHELOR DEGREE OR HIGHER

1 MILE	3 MILES	5 MILES
28.6%	28.9%	31.9%



## TOTAL RETAIL EXPENDITURE

1 MILE	3 MILES	5 MILES
\$186.35 M	\$1.85 B	\$5.26 B



\*Demographic Source: Sites USA REGIS Online 9/7/23





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# LOCKEHOUSE