

6518 antelope road





executive summary

Price: \$3,962,400 (\$200 PSF)

For Lease: \$1.55 PSF, Fully Serviced

- » ±20,314 SF Two-Story Class A Office Building on a Dedicated ±1.33-Acre Parcel
- » Available for Sale or Lease – Ideal Owner/User Opportunity
- » Prime Location Near I-80 Interchange – Exceptional Visibility to ±180,000 Vehicles Daily
- » Part of a Professionally Managed Owners Association
- » Reciprocal Parking & Access Agreement in Place
- » Generous Parking Ratio of 4 Spaces per 1,000 RSF – Total of 75 Spaces, Including Two Covered Garage Spots

property details

Address: 6518 Antelope Road, Citrus Heights, CA 95621

APN: 209-0240-026-000

Property Type: Office

County: Sacramento

Building SF: ±20,314 SF

Year Built: 1987

Parking: 4/1,000 SF

Number of Stories: 2

Occupancy: Tenant or Owner-User Opportunity

Land Area: ±1.33 Acres

Zoning: General Commercial (CAB)

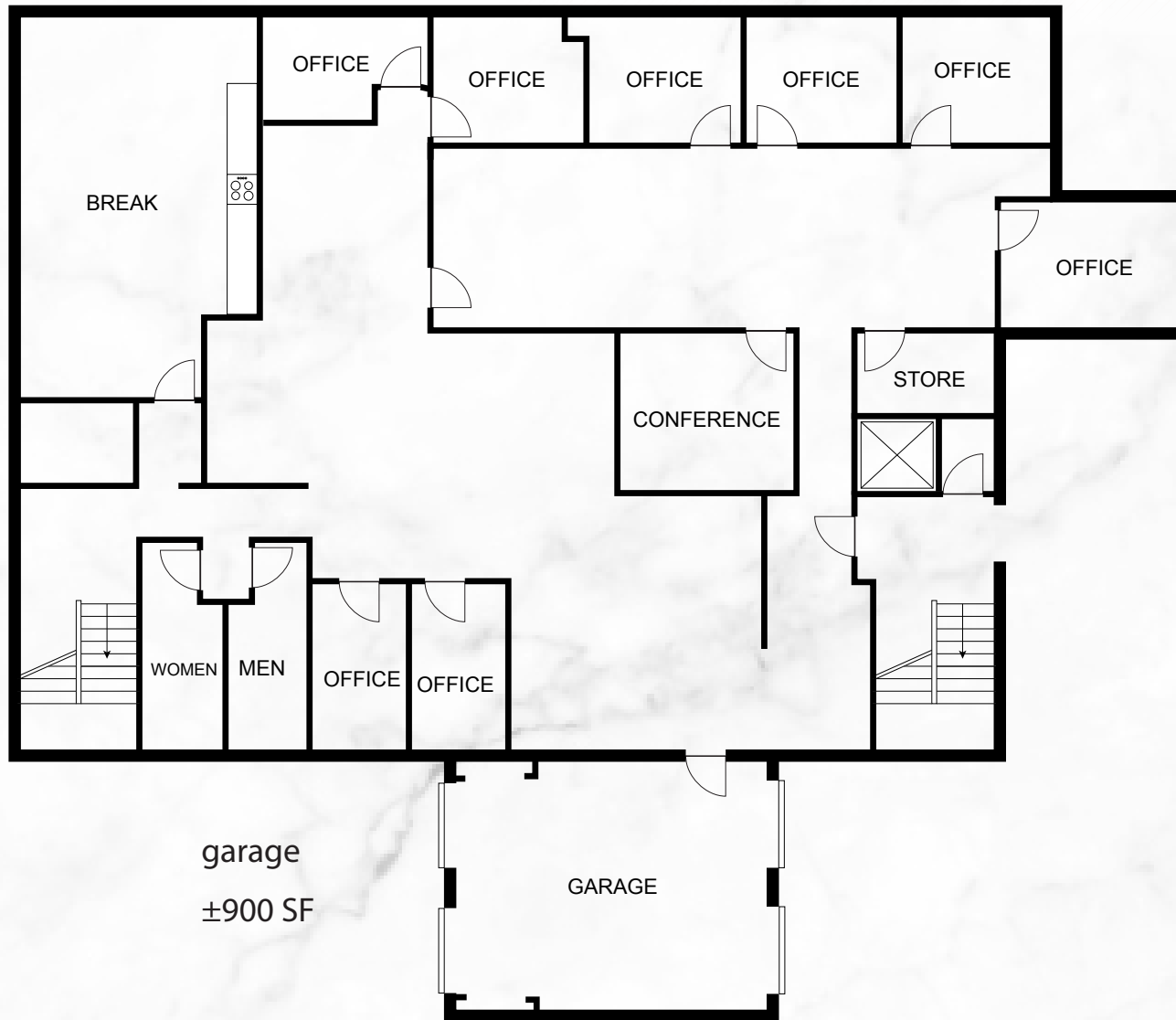
Permitted Uses: Refer to the City of Citrus Heights Zoning Codes



floor plan

first floor

±7,520 SF



not to scale. all dimensions are approximate.

floor plan

second floor

±11,894 SF



not to scale. all dimensions are approximate.

The drawing is a technical survey plan for a road interchange. It features several key elements:

- Main Map:** Shows the intersection of Interstate 80 and Antelope Road. Key features include:
 - Stationing:** Various points are marked with station numbers such as 38, 19, 20, 53, 55, 31, 32, 54, 41, and 08.
 - Curves:** Detailed curve information is provided, including radii (R=25, R=175) and bearings (N 01° 20' 00" W, N 78° 56' 00" W).
 - Existing Features:** Labels like "Par A", "MILLWOOD DRIVE", "STONERIDGE WAY", "GLENHURST MAR VISTA TERRACE", and "TUPALO" identify existing infrastructure.
- Detail A:** A callout providing a magnified view of a specific area near the intersection. It shows:
 - Curve Data:** R=25, N 01° 20' 00" W 6.48, N 78° 56' 00" W 42.41.
 - Measurements:** Distances like 1.366±N, 1.883±A, and 1.883±B.
 - Bearings:** Precise bearings such as N 62° 18' 30" W, N 18° 35' 30" N, and N 30° 44' 45" E.
- Scale and Orientation:** A scale bar indicates 1" = 200'. A north arrow is located in the upper right corner.

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AREA OVERVIEW

Located at 6518 Antelope Road in Citrus Heights, this property sits just under 1.5 miles from the vibrant Roseville/Placer County border—an area experiencing dynamic growth and transformation. South Placer County, home to the thriving Roseville/Rocklin submarket, has outpaced every other submarket in the Sacramento region, fueled by a steady influx of residents from the Bay Area and Los Angeles. This migration has brought fresh energy, innovation, and demand for both commercial and residential development. Citrus Heights, nestled in the heart of this momentum, benefits from its strategic location just ± 80 miles northeast of San Francisco, offering a compelling blend of suburban comfort and metropolitan accessibility.

The region's upward trajectory began in the early 1980s with Hewlett-Packard's relocation from the Bay Area to Roseville, setting the stage for decades of economic expansion. Today, Placer County continues to attract new and growing businesses, creating a ripple effect of opportunity and infrastructure development. With easy access to Interstate 80, Citrus Heights offers seamless connectivity to major employment hubs, retail centers, and recreational destinations. The area surrounding Antelope Road is a prime example of this evolution—where business potential meets residential appeal in a community that's both established and forward-looking.





AERIAL MAP



CARL'S JR

7-ELEVEN

USPS

LIFESTYLE GYM

RALEY'S

WENDY'S

DUTCH BROS

TACO BELL

POP EYE'S

MCDONALD'S

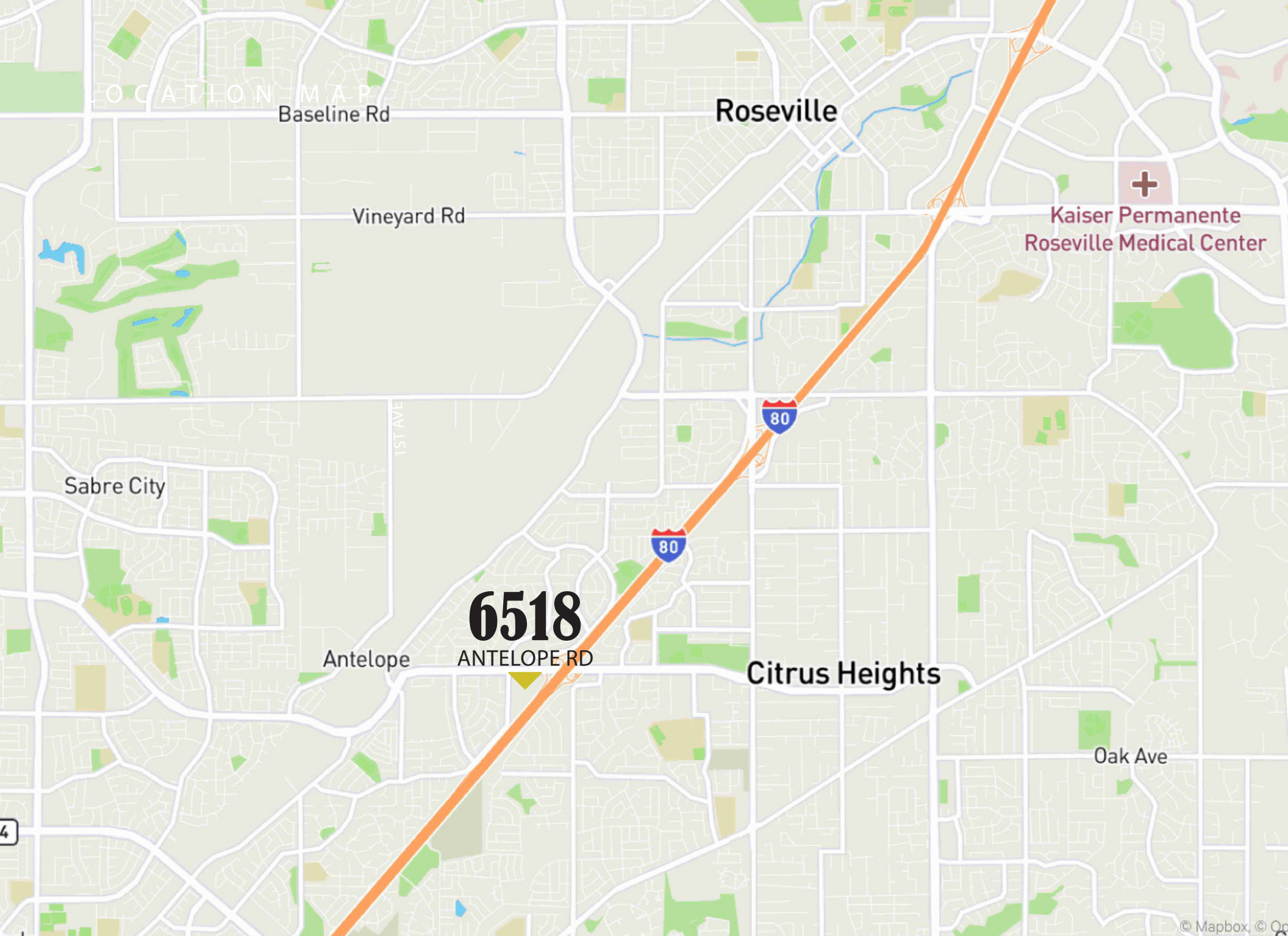
STONES
GAMBLING HILL

QUACK QUACK

1ST AVE

ANTELOPE ROAD

INTERSTATE 80



LOCATION MAP
Baseline Rd

Roseville

Vineyard Rd



Kaiser Permanente
Roseville Medical Center



Sabre City

1ST AVE

6518

Antelope

ANTELOPE RD

Citrus Heights

Oak Ave

6518

antelope road

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