## **GQ**<u>North</u> real estate

Call, Text or Email... 10018 Fair Oaks Blvd | Fair Oaks, CA 95628 O - 916.678.0880 F - 916.880.5566 www.GQNorth.com info@gqnorth.com

Grand Oaks Shopping Center 7927-7959 Auburn Blvd Citrus Heights, CA

DOLLAR GENERAL

A THIR ROLE

#### **Exclusively Listed By**

**Bob Shahlaie** 

(916) 708-5977 bob@gqnorth.com DRE# 01441761 Nate Giwoff (916) 524-6097 nate@gqnorth.com DRE# 01711995

### **PAD Spaces Available**



The information provided while not guaranteed has been secured from sources we deem reliable. However, no warranty or representation express or implied is made as to the accuracy of the information contained herein. All information should be verified by the recipient prior to purchase or execution of legal documents.

AVAILABLE



#### **Property Information**

- Easy Access to I-80
- Zoned SC
- Approx. ±20,000 SF Shopping Center
- Abundant parking with good access
- Abundant Parking

### Available

Spaces available:  $\pm 1,800$  SF -  $\pm 8,400$  SF

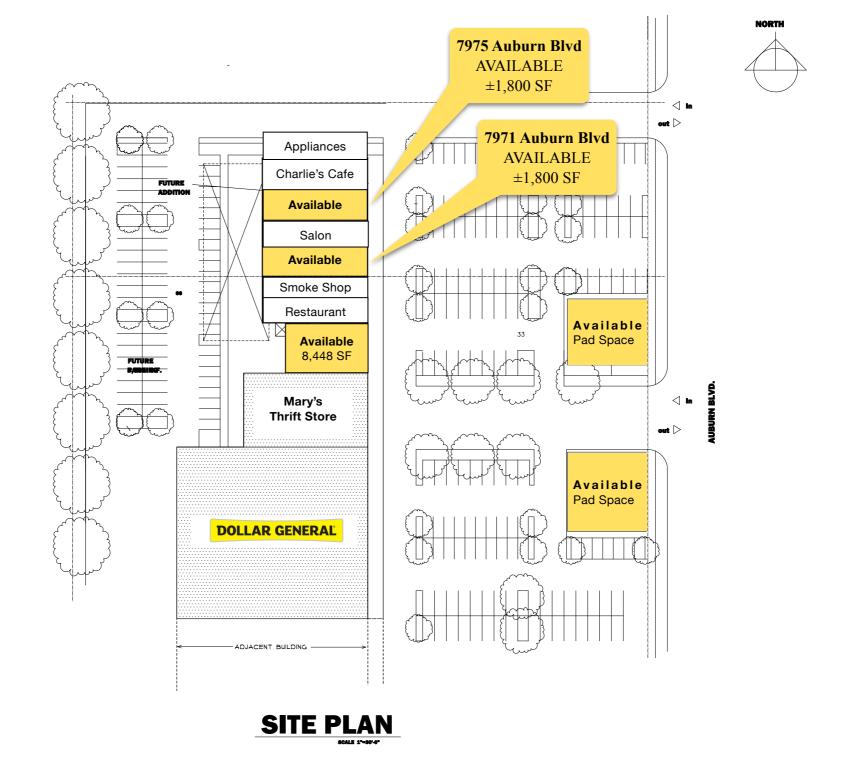
Demographics	1 Mile	3 Mile	5 Mile
Population	20,052	149,001	363,326
Income	\$60,301	\$67,921	\$71,635
Daytime Pop	5,357	58,388	146,202

#### **Traffic Counts**

San Juan Ave: 25,646 ADT

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