

4619 AUBURN BLVD  
SACRAMENTO, CA 95841

FOR LEASE

HARD-TO-FIND COMMERCIAL BUILDING WITH GATED PARKING



#### Property Highlights:

- 480 sf - 4,305 sf Offices for lease
- Suite C1: 480 sf, Suite A1: 900 sf, Suite A2: 500 sf
- Suite A3: 2905 sf
- Suites A1, A2 and A3 may be combined
- Ideal for office use with fleet parking requirement
- Suites feature multiple offices & Open areas
- Paved, fenced, gated parking
- Immediate highway 80 access

#### Ranga Pathak

Broker Associate

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**RE/MAX**  
COMMERCIAL



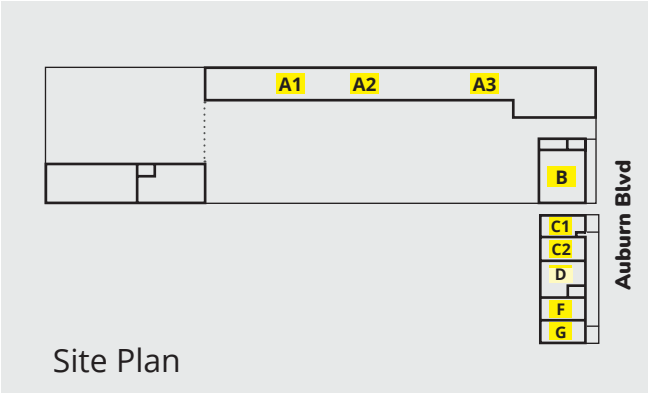
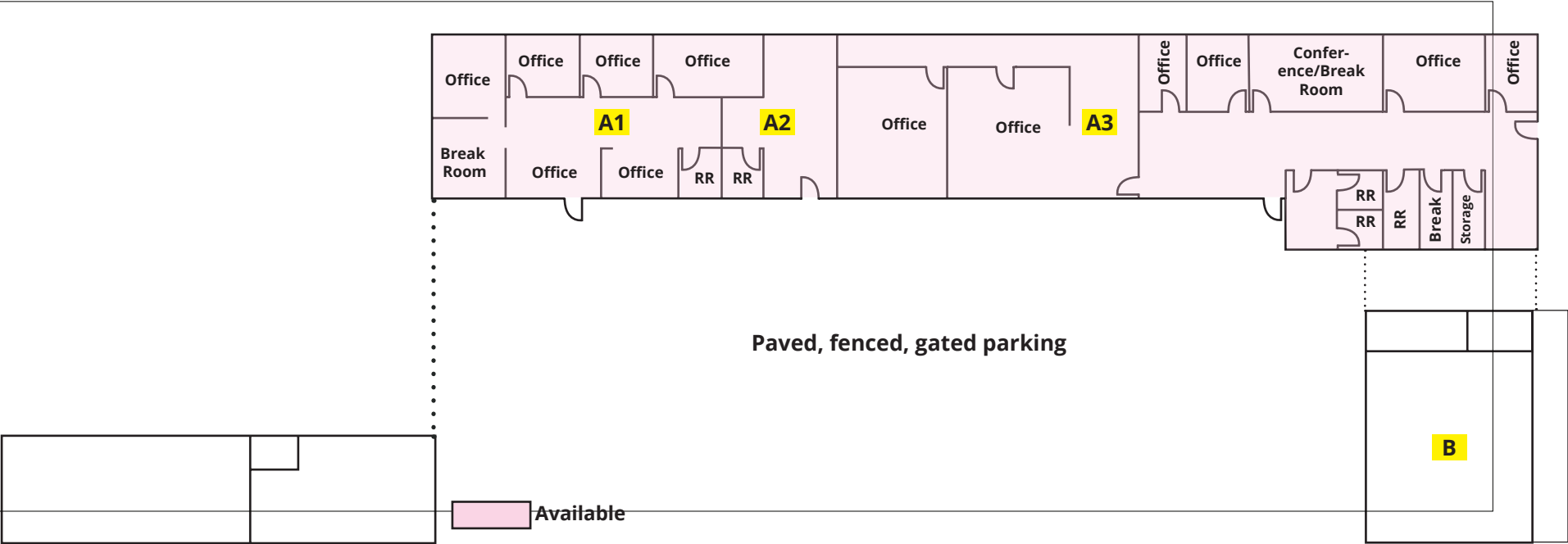
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# OVERHEAD VIEW



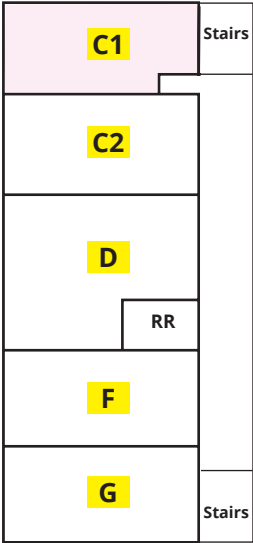
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# FLOOR PLAN



Suite	
C1	480 s.f.
A1	900 s.f.
A2	500 s.f.
A3	2905 s.f.
Total Contiguous	4305 s.f.

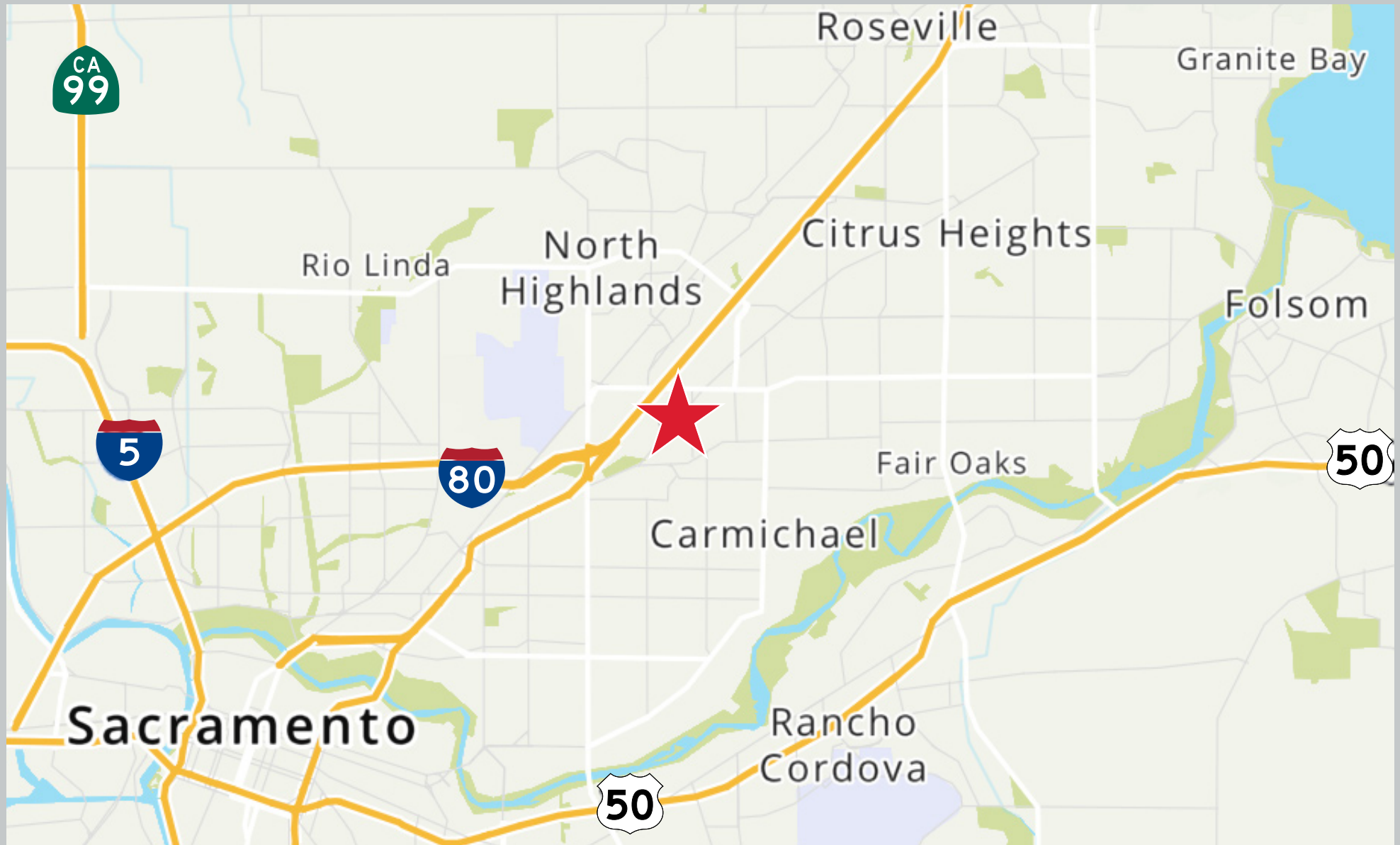
Second Floor Plan



Schematic Diagram Not to Scale

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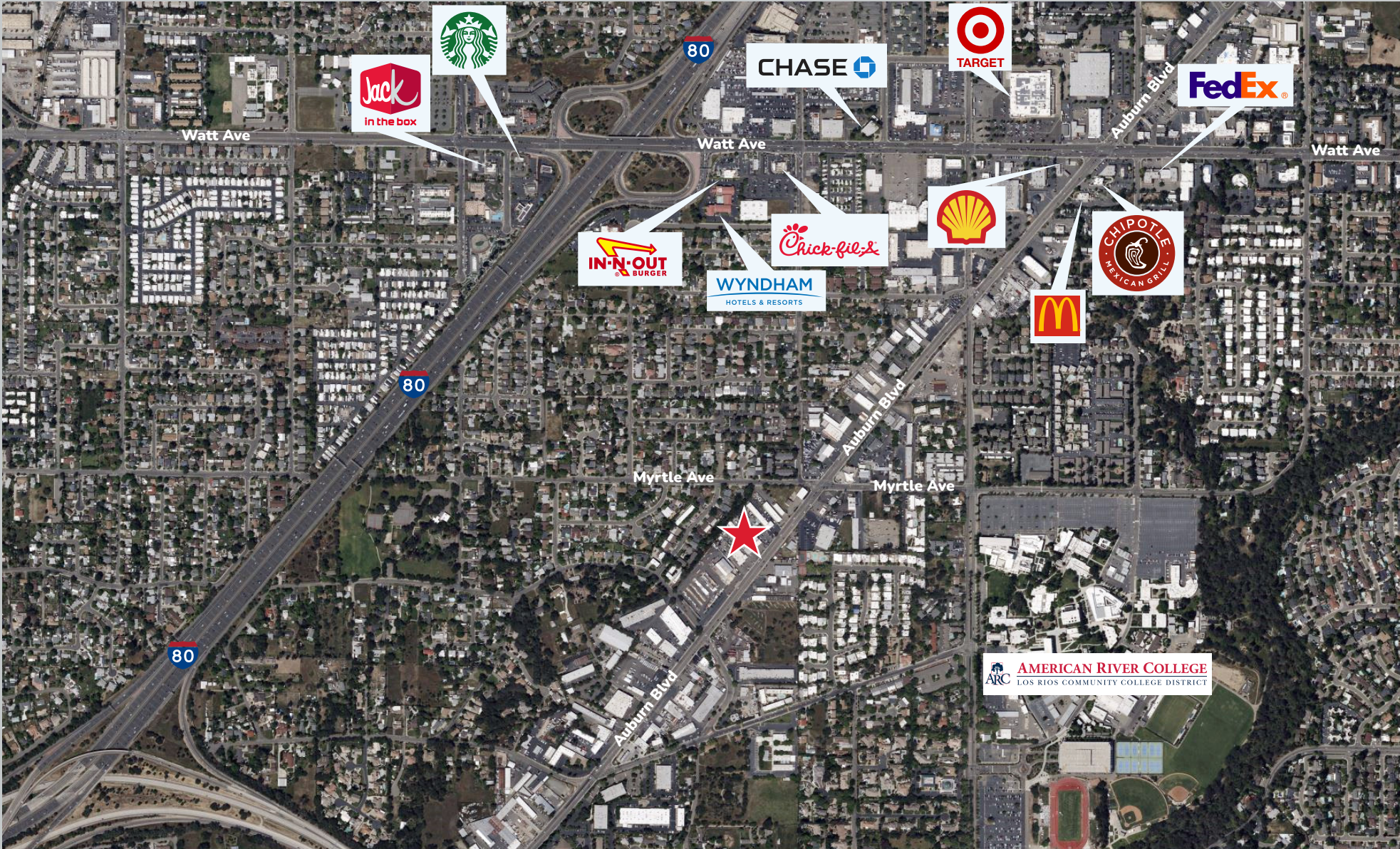
# LOCATION MAP





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# VICINITY MAP





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# DEMOGRAPHICS

## Key Facts: 5 Mile Radius



**389,932**  
Total Population



**\$85,398**  
Average Household Income



**13,823**  
# Businesses



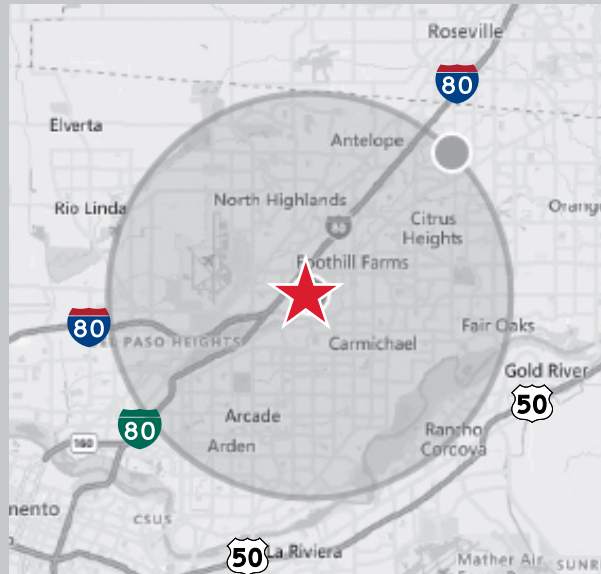
**98,330**  
Daytime Employees



**81,363**  
Owner Occupied Households



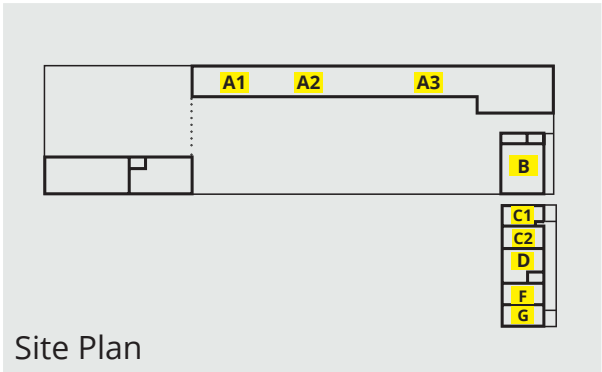
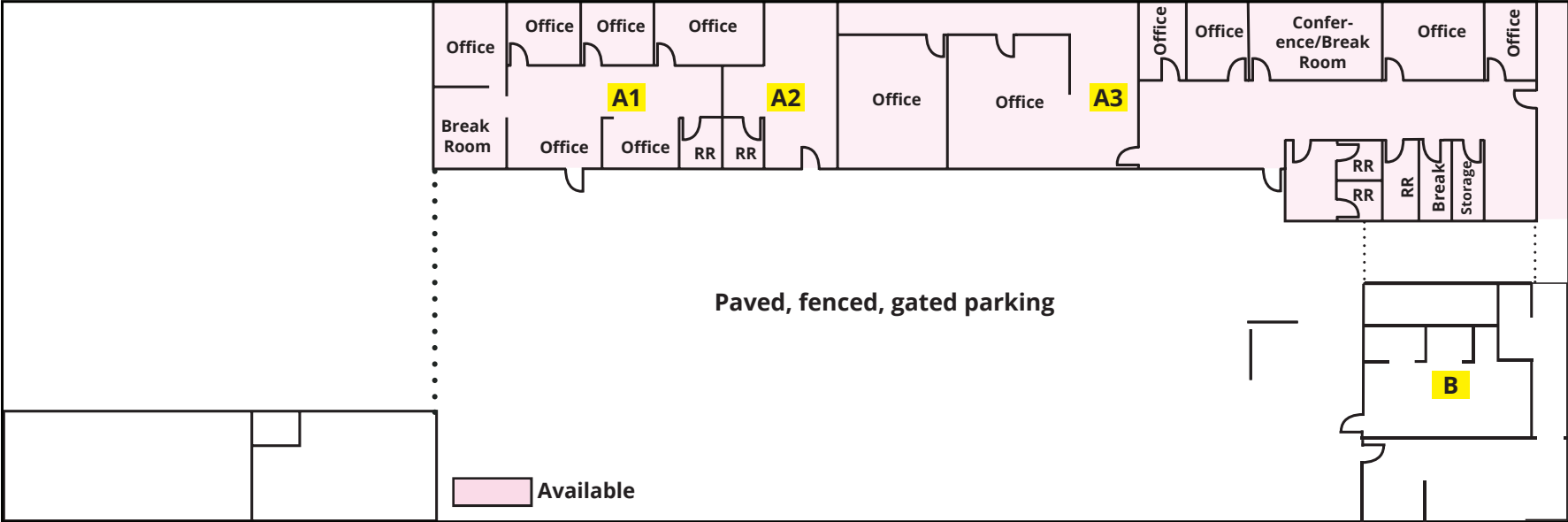
**\$361,731**  
Median Home value



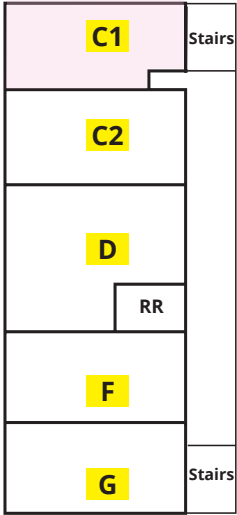
ADT Auburn Boulevard at Aldona Lane **33,833** (2018) Data obtained from CoStar

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Suite	
C1	480 s.f.
A1	900 s.f.
A2	500 s.f.
A3	2905 s.f.
B	1360 S.F.



Second Floor Plan