

**FOR
LEASE**

**6026-6048 SAN JUAN AVE,
CITRUS HEIGHTS, CA**

±1,780 - 3,560 SF RETAIL SPACE AVAILABLE

±7,931 SF AUTO REPAIR BUILDING AVAILABLE



**3D Tour
Click Here**



CHASE BURKE
916.705.8132
CHASE@ROMECRE.COM
DRE: 01879336

ANDY JONSSON
916.813.8409
ANDY@ROMECRE.COM
DRE: 02076108

ROME
REAL ESTATE GROUP

SAN JUAN PLAZA

SUITE	SIZE	LEASE RATE	SPACE NOTES
6026 - UNIT A	+/-1,780 SF	\$1.65 PSF, NNN NNN COSTS: \$0.56 PSF	ENDCAP RETAIL SUITE FRONTING SAN JUAN AVE
6026 - UNIT B	+/-1,780 SF	\$1.65 PSF, NNN NNN COSTS: \$0.56 PSF	ENDCAP RETAIL SUITE FRONTING SAN JUAN AVE
6026 - UNITS A & B	+/-3,560 SF	\$1.35 PSF, NNN NNN COSTS: \$0.56 PSF	ENDCAP RETAIL SUITE FRONTING SAN JUAN AVE
6046 - AUTO REPAIR	+/-7,931 SF	\$1.15 PSF, NNN NNN COSTS: \$0.56 PSF	EXISTING AUTO REPAIR SHOP

ALL SUITES ABOVE ARE CURRENTLY OCCUPIED AND AVAILABLE WITH 30 DAYS' NOTICE



PROPERTY HIGHLIGHTS:

- Hard Corner Visibility:** Fronts a signalized intersection along busy San Juan Ave with $\pm 26,000$ vehicles per day—ideal for signage and easy customer access.
- Retail-Heavy Trade Area:** Surrounded by strong national anchors like Green Acres Nursery, Safeway, Kohl's, Burlington, and Ross Dress for Less - this property gets steady neighborhood traffic seven days a week.
- Strong Local Demographics:** 158K residents within 3 miles, with household incomes averaging \$97K—an ideal base for service, food, and health-related tenants.
- School & Civic Traffic:** Just blocks from local high schools and the Citrus Heights Community Center—capturing student, faculty, and event-driven traffic.
- Signage & Site Presence:** ± 1.84 -acre parcel offers building and monument signage plus expansive parking for seamless visibility and convenience.
- Tenant-Ready Flexibility - "Turn-Key" Auto Repair:** Multi-tenant layout with efficient configurations, including an existing auto repair building available For Lease.



STRONG TRAFFIC COUNTS

SAN JUAN AVE: 26,235 ADT
GREENBACK LN: 28,970 ADT



AVERAGE
\$97,079
WITHIN 3 MILE
HOUSEHOLD INCOME



PROPERTY ZONING
SHOPPING CENTER
(SC)
SACRAMENTO COUNTY



45 SPACES

FLOOR PLAN

3D Tour
Click Here 

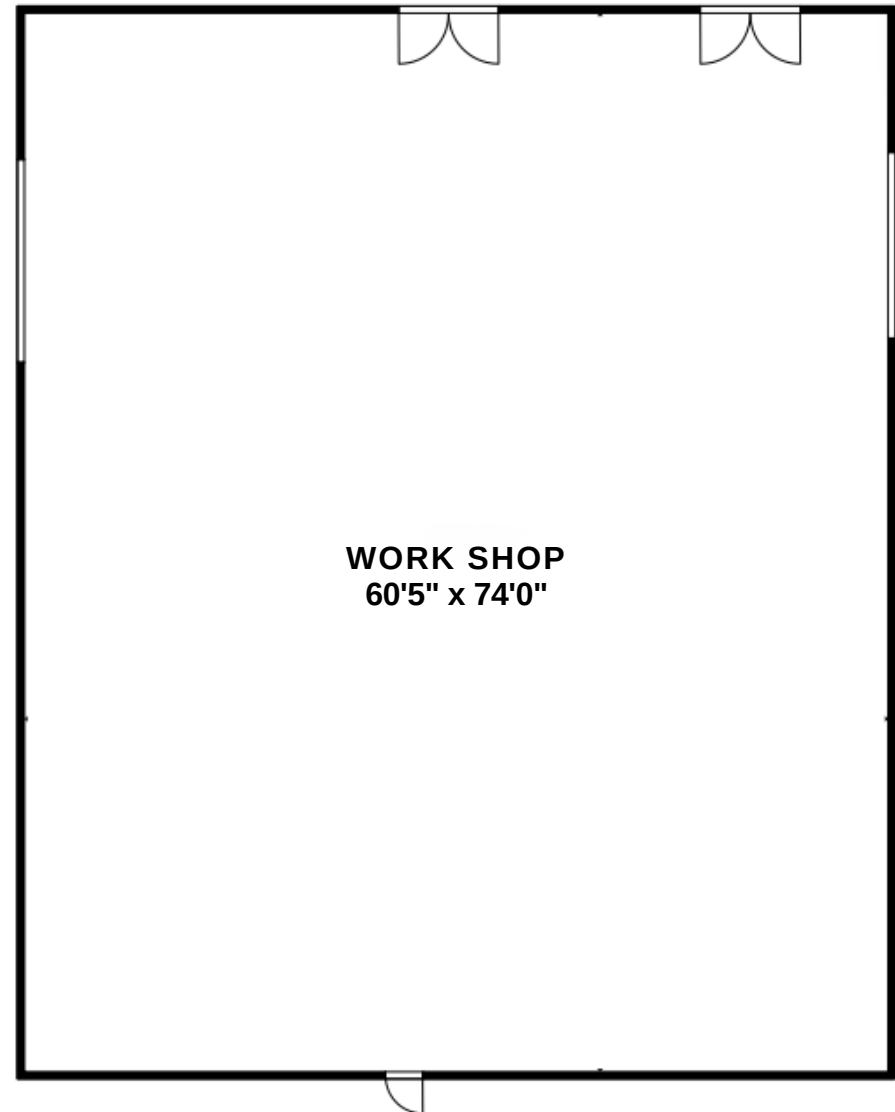
6046 SAN JUAN AVE

Size: +/- 7,931 SF

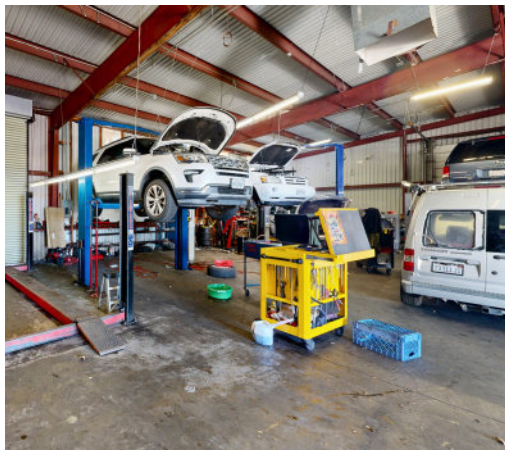
Base Rent: \$1.15 PSF, NNN

NNN Costs: \$0.56 PSF

3D tour and floor plan below is of shop space only. Office space (+/- 4,000 SF not shown).



INTERIOR PHOTOS



SAN JUAN PLAZA
SHOPPING CENTER

SAFEWAY  T Mobile

 DOLLAR TREE



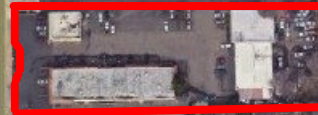
SAN JUAN AVE:
26,235 ADT



GREENBACK LN:
28,970 ADT



KOHL'S
Burlington
ROSS
DRESS FOR LESS®



SUBJECT
PROPERTY



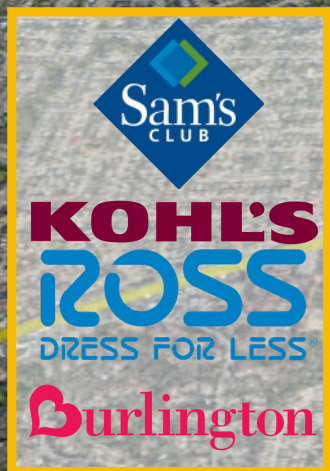
297 m



EXTERIOR PHOTOS



AUBURN BLVD



SUNRISE BLVD

MADISON AVE

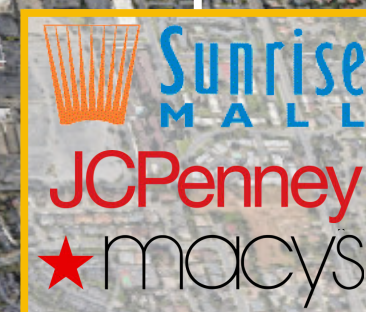


SAN JUAN AVE



GREENBACK LN

PROPERTY
LOCATION



DEMOGRAPHIC SUMMARY REPORT

6026 - 6048 SAN JUAN AVE, CITRUS HEIGHTS, CA 95610



POPULATION 2024 ESTIMATE

1-MILE RADIUS	20,742
3-MILE RADIUS	158,727
5-MILE RADIUS	376,313



HOUSEHOLD INCOME 2024 AVERAGE

1-MILE RADIUS	\$87,083.00
3-MILE RADIUS	\$97,079.00
5-MILE RADIUS	\$98,914.00

POPULATION 2029 PROJECTION

1-MILE RADIUS	20,933
3-MILE RADIUS	159,451
5-MILE RADIUS	379,779

HOUSEHOLD INCOME 2024 MEDIAN

1-MILE RADIUS	\$72,727.00
3-MILE RADIUS	\$78,563.00
5-MILE RADIUS	\$78,681.00



POPULATION 2024 BY ORIGIN

	1-MILE RADIUS	3-MILE RADIUS	5-MILE RADIUS
WHITE	13,538	107,522	239,277
BLACK	1,017	6,465	20,364
HISPANIC ORIGIN	4,458	29,777	73,874
AM. INDIAN & ALASKAN	219	1,685	4,131
ASIAN	808	7,695	25,314
HAWAIIAN/PACIFIC ISLANDER	127	892	2,102
OTHER	5,033	34,470	85,125

CONTACT US!

FOR MORE INFORMATION ABOUT
THESE RETAIL SUITES



Chase Burke

PARTNER | RETAIL BROKERAGE
AND INVESTMENT SALES

916.705.8132

chase@romecre.com

DRE: 01879336



(916) 932-2199



ANDY@ROMECPRE.COM

CHASE@ROMECPRE.COM



@ROMECPREGROUP



101 PARKSHORE DRIVE, SUITE 100, FOLSOM, CA 95630

2901 K STREET, SUITE 306, SACRAMENTO, CA 95816



Andy Jonsson

PARTNER | RETAIL BROKERAGE
AND INVESTMENT SALES

916.813.8409

andy@romecre.com

DRE: 02076108

