

NOW LEASING



FOOTHILL FARMS

5431 & 5441 AUBURN BLVD
CITRUS HEIGHTS, CA 95841

PRIME RETAIL ON CORNER LOT HIGH TRAFFIC CENTER

+/- 1,500 SF TO +/- 4,800 SF



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FOOTHILL FARMS

PRIME RETAIL | FOR LEASE

PROPERTY DETAILS



Foothill Farms Shopping Center represents one of the best retail opportunities on the Auburn Blvd corridor. Anchored by Goodwill, Harbor Freight and O'Riley Auto Parts, this $\pm 65,275$ SF multi-tenant center sits at the signalized intersection of Auburn Blvd and Manzanita with high exposure and excellent access. Minimum divisible spaces of $\sim 1,500$ SF make it ideal for both local businesses and national tenants.

With recent capital investment and renovations in 2019, the center is positioned for strong performance in a densely populated residential area. The growing retail demand and proximity to major arterials makes this a rare chance to secure a space in a proven location. Tenants will benefit from abundant parking, signage visibility, plus strong co-tenant synergy with nearby national retailers.

Flexible lease terms, TI contributions, and open floor plans make this center highly adaptable to your brand's requirements.

FOOTHILL FARMS

PRIME RETAIL | FOR LEASE

5431 AUBURN
FLOOR PLAN

SUITE PLAN

COMING SOON

*not to scale

+/- 1,500 SF
\$1.75/SF NNN

FOOTHILL FARMS

PRIME RETAIL | FOR LEASE

5431 AUBURN
STORE FRONT



Contact us

Competitive Month-to-Month Rates

+/- 1,500 SF

FOOTHILL FARMS

5441 AUBURN

PRIME RETAIL | FOR LEASE

SUITE PLAN

COMING SOON

+/- 4,800 SF
\$1.65/SF NNN

FOOTHILL FARMS

PRIME RETAIL | FOR LEASE

5441 AUBURN
INTERIOR SHOT



Contact Us

Competitive Month-to-Month Rates

**ANCHORED BETWEEN TWO
NATIONAL TENANTS**

**+/- 4,800 SF HIGH CEILINGS
REAR ROLL UP DOOR**

FOOTHILL FARMS

PRIME RETAIL | FOR LEASE

PARKING OVERVIEW



TWO (2) UNITS AVAILABLE

FOOTHILL FARMS

PRIME RETAIL | FOR LEASE

PROPERTY
PHOTO




FOOTHILL FARMS










LOCAL SNAPSHOT

PRIME RETAIL | FOR LEASE



CITRUS HEIGHTS LOCAL SNAPSHOT



-  Population (2020 Census) ~ 87,583
-  Estimated Population (2023) ~ 87,036
-  City Area 14.22 sq mi
-  Population Density 6,160,9 per/sq mi
-  Ethnic / Racial Composition
 - White (Non-Hispanic): ~66.8%
 - Other (Hispanic): ~7.99%
 - Asian alone ~4.0%
-  Educational Attainment (Age 25+) 90.5% High school graduate or higher
-21.7% Bachelor's degree or higher
-  Primary School District San Juan Unified School District
-  Average Commute Time ~ 28.2 minutes
-  Major Employment Sectors Retail Trade, Health Care & Social Assistance

Media Household Income (2023 est.) ~\$77,167
Homeownership Rate 60.3%
Other (Hispanic): ~7.99%
White (Hispanic): ~4.85%
Two or more races: ~6.6%
Black/African American: ~3.64%
Notable High Schools Mesa Verde High School San Juan High School