



6412 TUPELO DRIVE CITRUS HEIGHTS, CA 95621

AVAILABLE FOR LEASE • FREEWAY FRONTAGE SPACE



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GROUP

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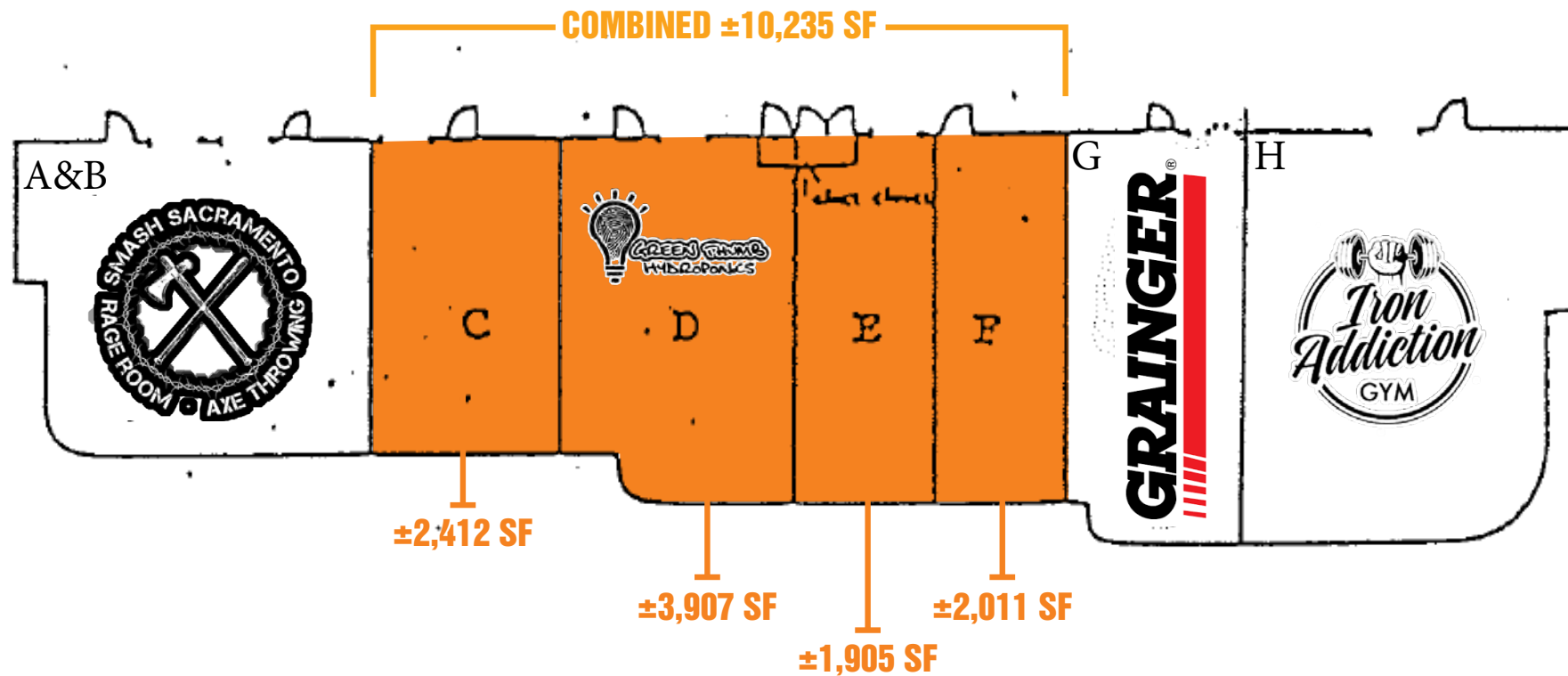
PROPERTY HIGHLIGHTS

- **Excellent Freeway Visibility** — Positioned along Interstate 80, the property offers prime exposure to high-traffic commuter routes.
- **Signage Opportunity** — Outstanding signage potential to capture roadside attention and increase tenant branding.
- **Flexible, Functional Layout** — Each unit includes a roll-up door plus storage, and open showroom space suitable for a variety of uses (retail, showroom, light industrial)
- **Strong Co-Tenant Mix & Retail Environment** — Located within a mixed-use retail center with complementary retail tenants nearby.
- **Ample Parking** — Sufficient parking to support retail traffic and customer visits

LEASE RATE:
\$1.25/PSF NNN

NNN estimated at \$0.50 PSF

SITE PLAN



SUITE C: $\pm 2,412$ SF

SUITE D: $\pm 3,907$ SF

SUITE E: $\pm 1,905$ SF

SUITE F: $\pm 2,011$ SF

DEMOGRAPHICS

MARKET OVERVIEW

6412 Tupelo Drive, Citrus Heights, CA 95621

3 Mile Radius

KEY FACTS

POPULATION	157,564	AVERAGE HOUSEHOLD SIZE	2.7
MEDIAN AGE	38	AVERAGE HOUSEHOLD INCOME	\$111,930

EDUCATION

28.01%	28.42%	21.54%
HIGH SCHOOL GRADUATE	SOME COLLEGE	BACHELOR/GRAD/ DOC DEGREE

HOUSING STATISTICS

\$437,506	58,838	40.63%
AVERAGE HOME VALUE	HOUSEHOLDS	% RENTER OCCUPIED HOUSING UNITS

BUSINESS

43,311
TOTAL EMPLOYEES

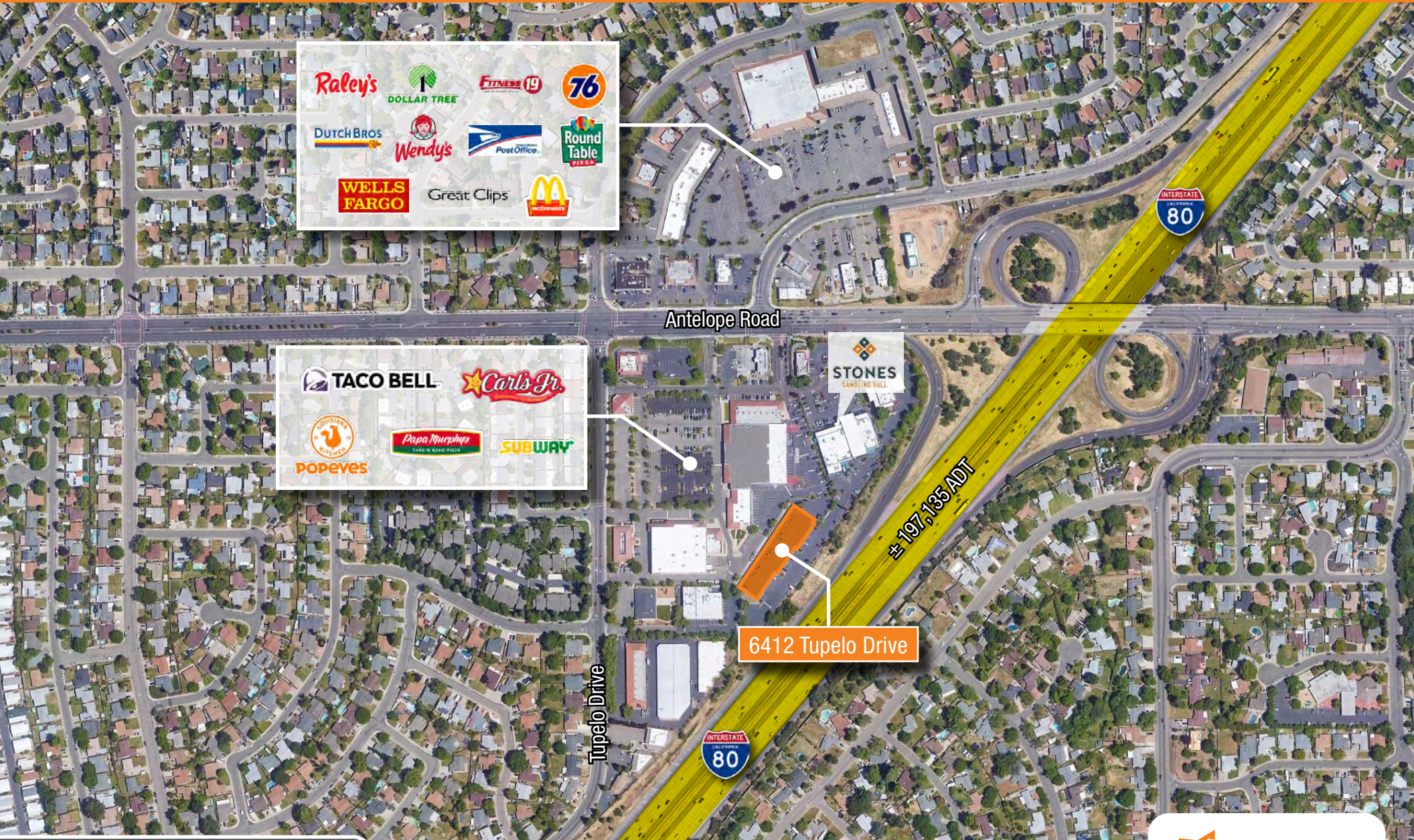
COMMUTERS

0.53%	86.67%
USED PUBLIC TRANSPORTATION	DROVE ALONE TO WORK

EMPLOYMENT

57.39%	42.61%
WHITE COLLAR	BLUE COLLAR

RETAIL AERIAL



PROPERTY PHOTOS



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