

FOR LEASE

**7725 AUBURN BLVD
CITRUS HEIGHTS, CA 95610**

 **Lavery Chacón**
Commercial Real Estate

7725 AUBURN BLVD

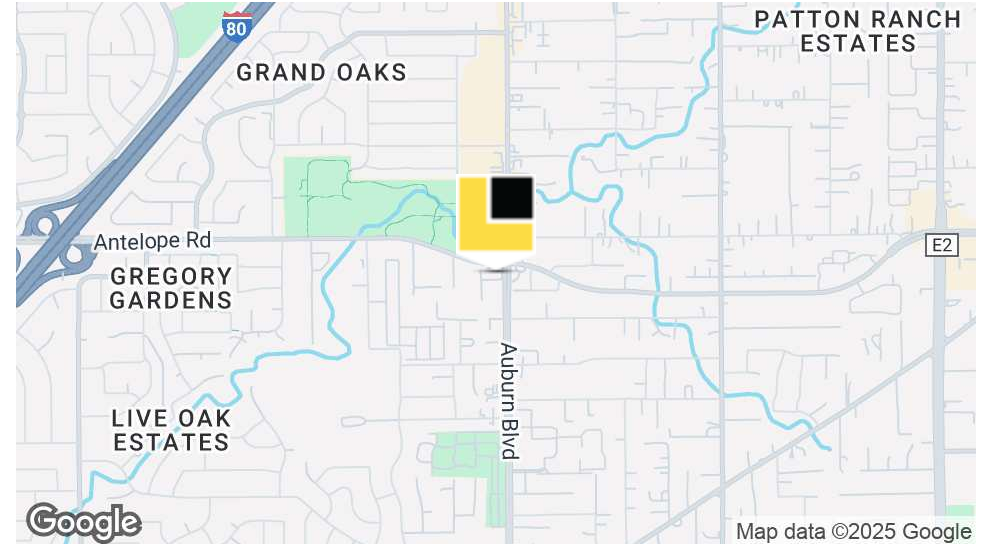
MARC CHACON, CPM

916.722.0333 x101
marc@laverychacon.com
DRE #1431257

TANNER LAVERTY, CCIM

408.622.4490 x201
tanner@laverychacon.com
DRE Officer #01436559

PO BOX 1003 //
CITRUS HEIGHTS, CA 95611
916.722.0333 // INFO@LAVERTYCHACON.COM
DRE CORPORATE ID #1901749 // LAVERTYCHACON.COM



LEASE INFO

Lease Rate:	\$1.70 /SF/Month (NNN)
Building Size:	2,583 SF
Available SF:	2,583 SF
Lot Size:	0.24 Acres
Number of Units:	1
Year Built:	1982
Zoning:	SPA
Market:	Sacramento
Submarket:	Orangevale/Citrus Hts Ret

PROPERTY OVERVIEW

Freestanding Building
Parking lot was recently resurfaced
Building recently rehabbed
Open interior

LOCATION OVERVIEW

6 minutes to 80 freeway
Signalized Intersection
High traffic area
High visibility with convenient ingress and egress to both Auburn and Antelope

- Prime location at the corner of Antelope Road & Auburn Blvd
- High visibility for maximum exposure

Marc Chacon, CPM
916.722.0333 x101
marc@lavertychacon.com
DRE #1431257

Tanner Laverty, CCIM
408.622.4490 x201
tanner@lavertychacon.com
DRE Officer #01436559

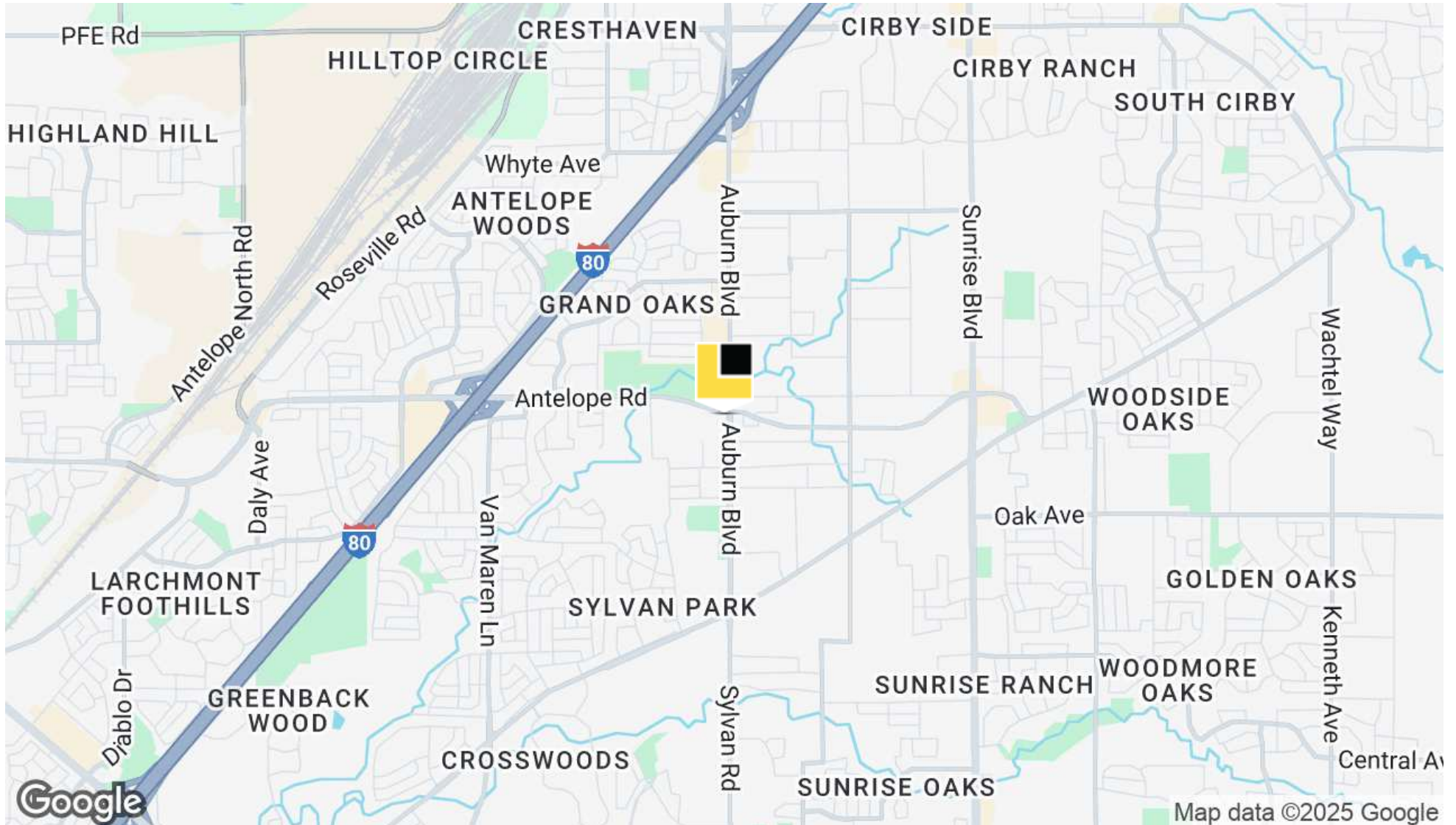
PO Box 1003 //
Citrus Heights, CA 95611
916.722.0333 // info@lavertychacon.com
DRE Corporate ID #1901749 // lavertychacon.com



Marc Chacon, CPM
916.722.0333 x101
marc@lavertychacon.com
DRE #1431257

Tanner Laverty, CCIM
408.622.4490 x201
tanner@lavertychacon.com
DRE Officer #01436559

PO Box 1003 //
Citrus Heights, CA 95611
916.722.0333 // info@lavertychacon.com
DRE Corporate ID #1901749 // lavertychacon.com



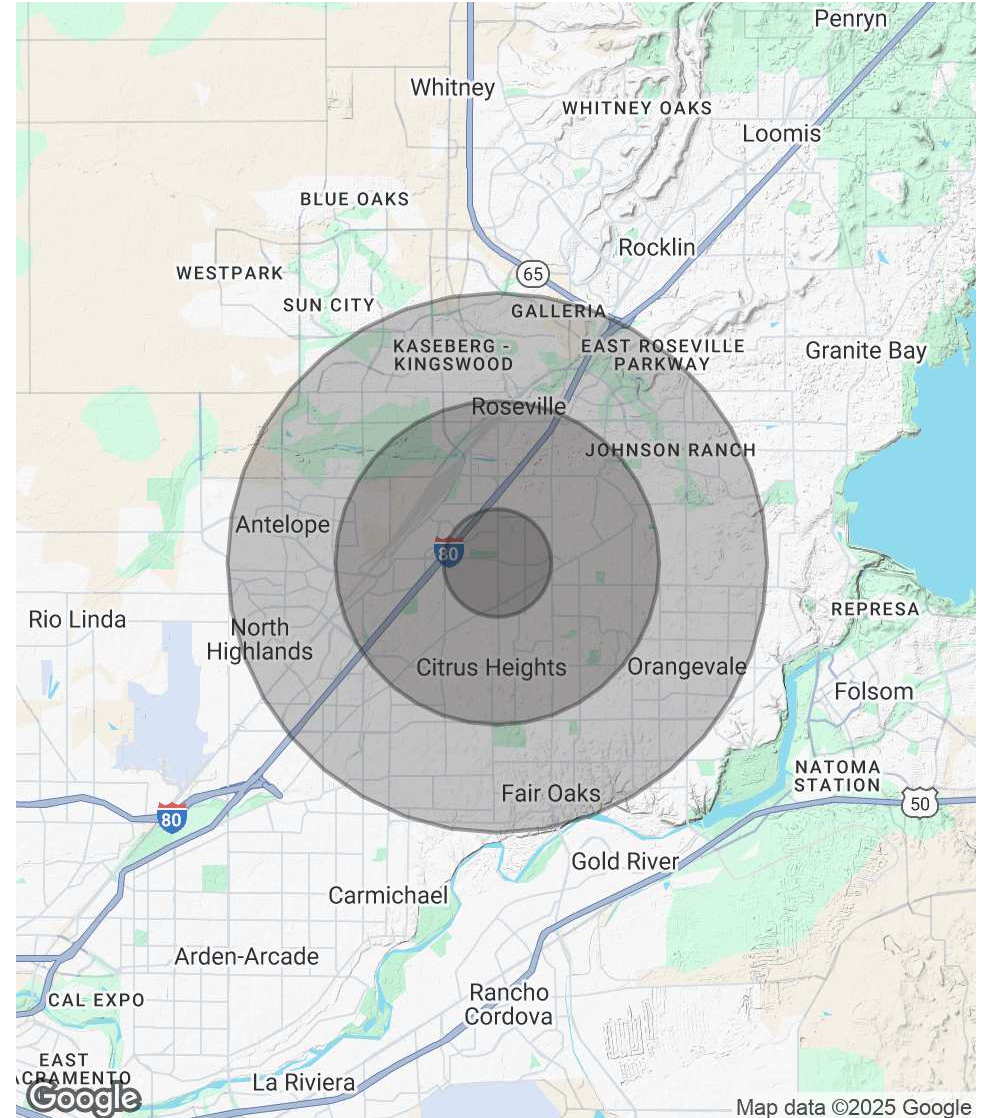
Marc Chacon, CPM
916.722.0333 x101
marc@lavertychacon.com
DRE #1431257

Tanner Laverty, CCIM
408.622.4490 x201
tanner@lavertychacon.com
DRE Officer #01436559

PO Box 1003 //
Citrus Heights, CA 95611
916.722.0333 // info@lavertychacon.com
DRE Corporate ID #1901749 // lavertychacon.com

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	17,348	142,194	344,438
Average Age	33.3	37.4	37.4
Average Age (Male)	31.5	35.6	35.8
Average Age (Female)	35.6	39.5	39.3
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	6,382	55,721	133,771
# of Persons per HH	2.7	2.6	2.6
Average HH Income	\$59,156	\$66,414	\$72,467
Average House Value	\$260,981	\$297,396	\$337,971

2020 American Community Survey (ACS)





RETAIL PROPERTY FOR LEASE

7725 Auburn Blvd
Citrus Heights, CA 95610

For More Information:

MARC CHACON, CPM

916.722.0333 x101
marc@lavertychacon.com
DRE #1431257

TANNER LAVERTY, CCIM

408.622.4490 x201
tanner@lavertychacon.com
DRE Officer #01436559

DRE Corporate ID #1901749

LAVERTY CHACÓN COMMERCIAL REAL ESTATE
Sacramento Valley San Francisco Bay Area
916.722.0333 **408.622.4490**
info@lavertychacon.com | www.lavertychacon.com