

**5948 AUBURN BLVD
CITRUS HEIGHTS, CA**

**FOR LEASE
5,482 SF RESTAURANT AND
BAR SUITE**

ETHAN CONRAD
PROPERTIES INC.

VIEW VIRTUAL TOUR

FOR MORE INFORMATION CONTACT:

Race Merritt
DRE: #01700659
race@ethanconradprop.com

Ravjeet Basi
DRE: #02087094
basi@ethanconradprop.com

916.779.1000

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1300 NATIONAL DRIVE, SUITE 100 | SACRAMENTO CA, 95834 | 916.779.1000
www.ethanconradprop.com

FEATURES:

- Turn-key 2nd generation restaurant and bar
- Well-located building on busy Auburn Blvd
- Extensive restaurant/bar FF&E (see FF&E plan on page 3)
- Highly visible, large pylon sign available
- Zoning: GC - General Commercial
- Strong traffic count on Auburn Blvd
- Parking: 4.9/1,000 SF

PROPERTY DETAILS:

Well-located retail building on a busy thoroughfare in a densely populated area of Citrus Heights, CA. Good mix of neighboring tenants.

Convenient access to and from I-80 and Greenback Lane.



LEASE RATE:

Suite J: 5,482 SF \$9,265.00 (\$1.69 PSF, NNN)

NNN costs are approximately \$0.36 PSF.

DEMOGRAPHICS:

	1 Mile	3 Mile	5 Mile
2025 Total Population (est):	21,220	181,203	384,344
2025 Average HH Income:	\$91,174	\$103,833	\$115,041
Traffic Count @ Auburn Blvd:	9,444		

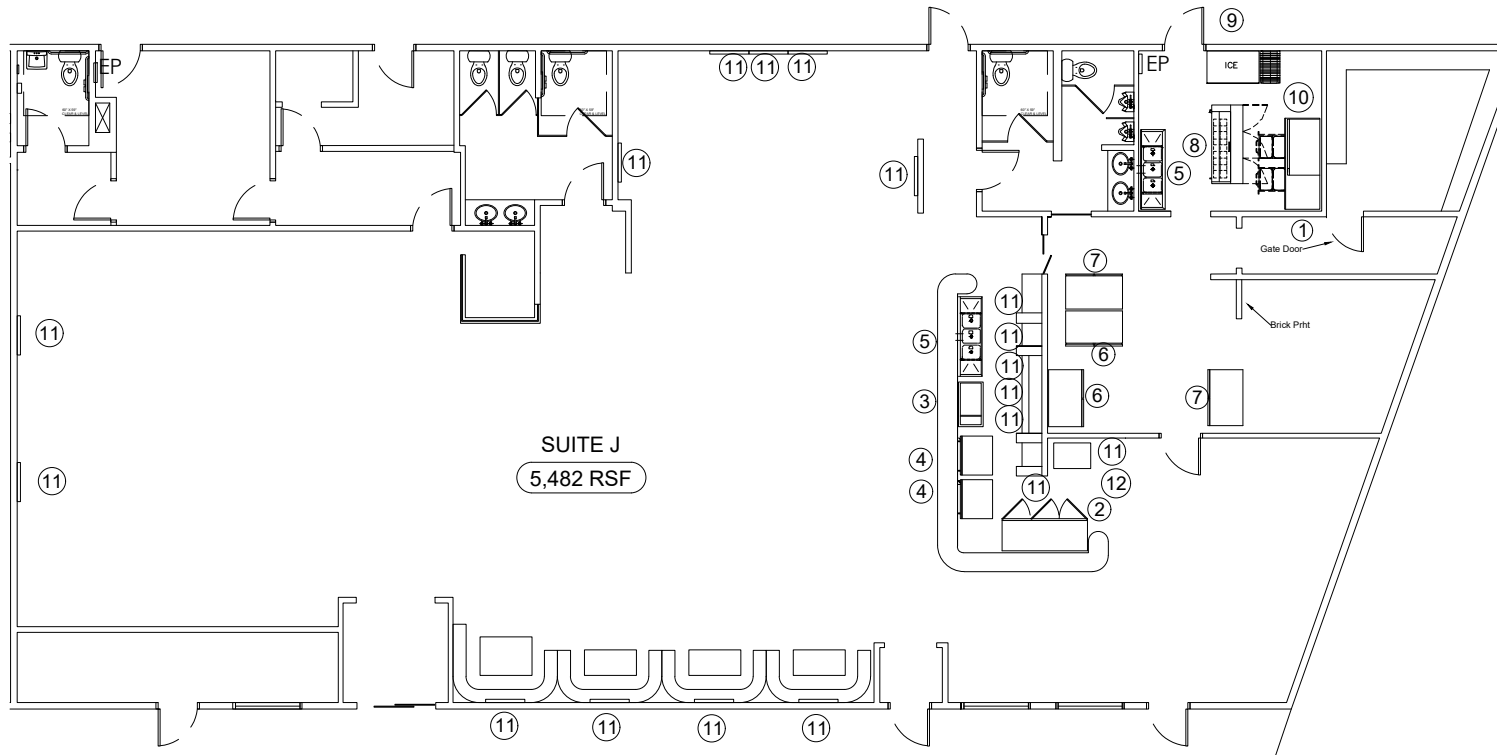
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The information contained herein has been obtained from sources we believe to be reliable. However, we cannot guarantee, warrant or represent its accuracy and all information is subject to error, change or withdrawal. An interested party and their advisors should conduct an independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

FLOOR PLAN



FFE List		
Attached	Non-Attached	
1	Type-1 Hood	
2	Counter Height Refrigerator	
3	Tub Sink	
4	Low Refrigerator	
5	3-Bin Sink	
6	Commercial Refrigerator	
7	Commercial Freezer	
8	Saladette Counter	
9	Ice Machine	
10	Flat Top Grill w/ Warmer Drawers	
11	TV	
12	Beer Cooler w/ Tap Handles	

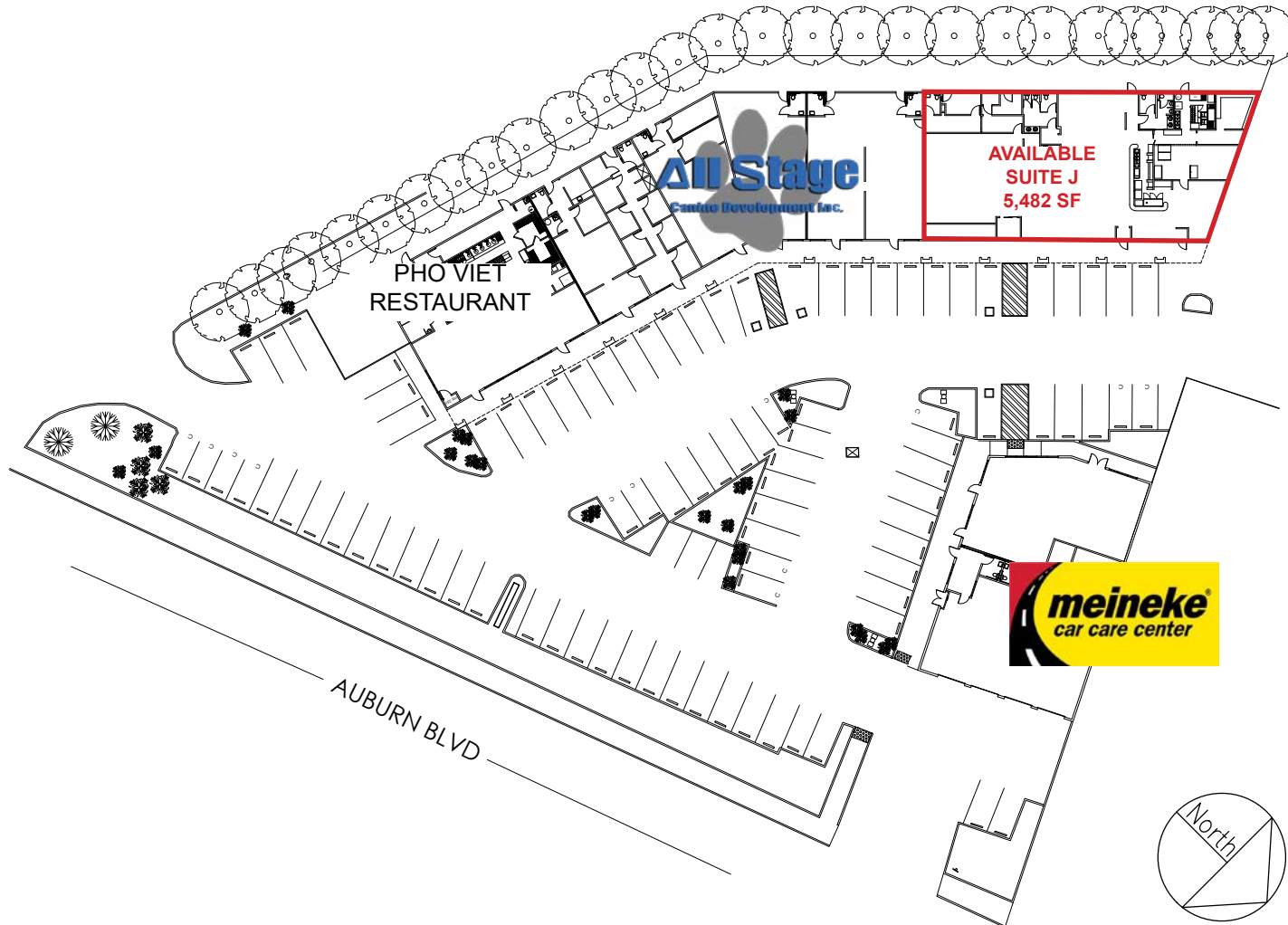
Suite	SF	Lease Rate	Monthly Rent
J	5,482	\$1.69 PSF, NNN	\$9,265.00
NNN costs are approximately \$0.36 PSF.			

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SITE PLAN



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