

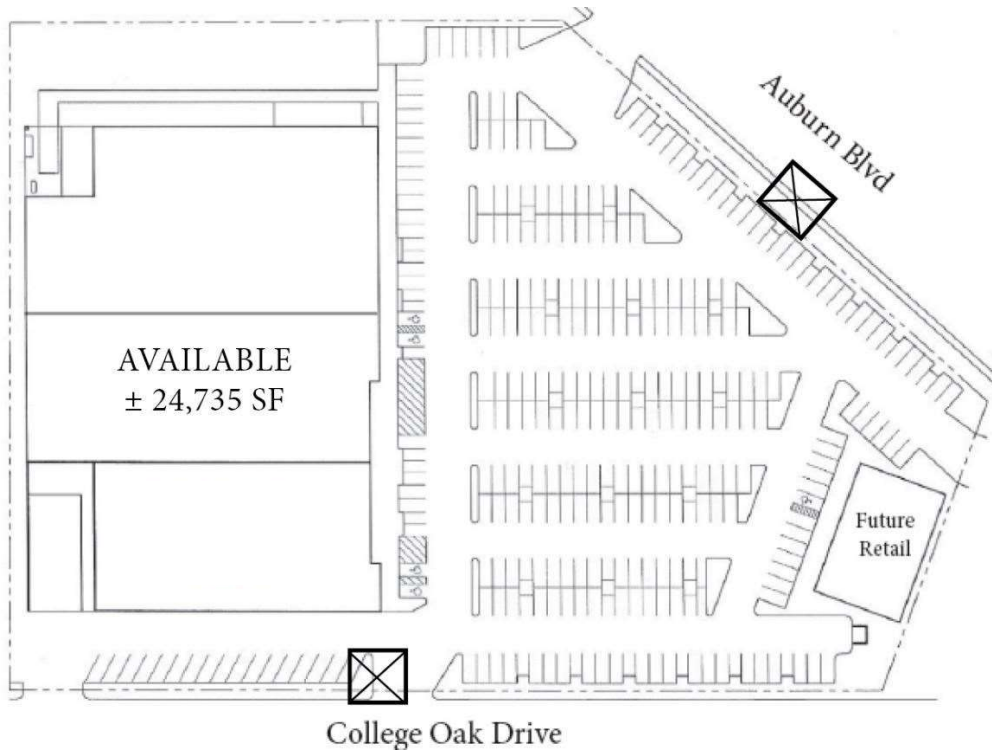


Prime Retail Space Available for Lease

Address: 4909 Auburn Boulevard, Sacramento, CA
Location: Auburn Boulevard (@ Madison and College Oak Drive), busy and visible corner
Available Spaces: ~~16,365 s.f.~~ (Leased)
24,735 s.f. (Space B)
~~26,400 s.f.~~ (Leased)
Signage: Highly visible building signage and two monuments
Rental Rate: \$1.00/psf (as-is condition)
Traffic Count: 21,250+ on Auburn (daily), 63,800+ on Madison (daily)
Parking: Great parking ratio of 4.53/1,000 s.f.
Description: 99cents Only Store anchored center with newer façade, low NNN's, very clean space with strong traffic counts and high visibility location that is just off Interstate 80 & right down the street from American River College.

Demographics:	1 Mile	3 Miles	5 Miles
Population	20,771	151,067	358,046
	\$55,257	\$62,666	\$67,412





For further information or schedule a tour, please contact Owner's Exclusive Advisor

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