



# Retail Space for Lease

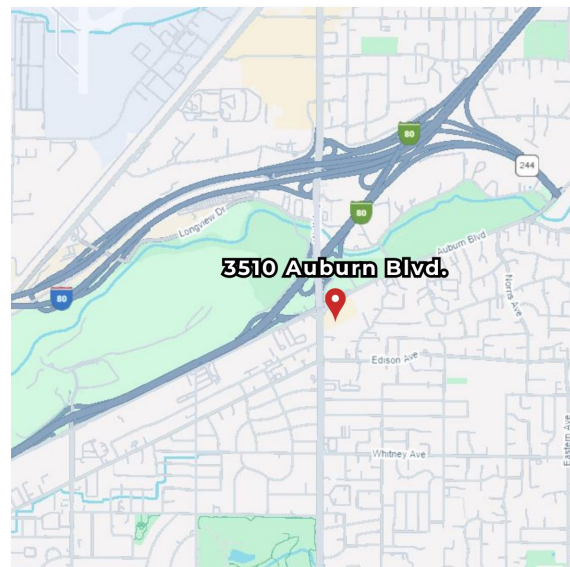
3510 AUBURN BLVD. SUITE 12  
SACRAMENTO, CA 95821

ASKING  
RATE:  
\$1.00/NNN

±1,088 SQ. FT. AVAILABLE

## PROPERTY HIGHLIGHTS

- Excellent visibility to the intersection of busy Auburn Blvd and Watt Ave
- Excellent access to/from Business 80 via Watt Ave
- Dense residential population
- Adjacent to Shell Oil Station, Denny's, and Jimboys Tacos
- Building and monument signage
- Former Gold/Silver Pawn Shop
- Highly secure storefront



*Rebecca Koons*

916.374.4221

[rkoons@macco.org](mailto:rkoons@macco.org)

LIC #01924691

*Louis MacLaughlin*

916.374.4235

[louiemac@macco.org](mailto:louiemac@macco.org)

LIC #02121706



**mac laughlin and co**

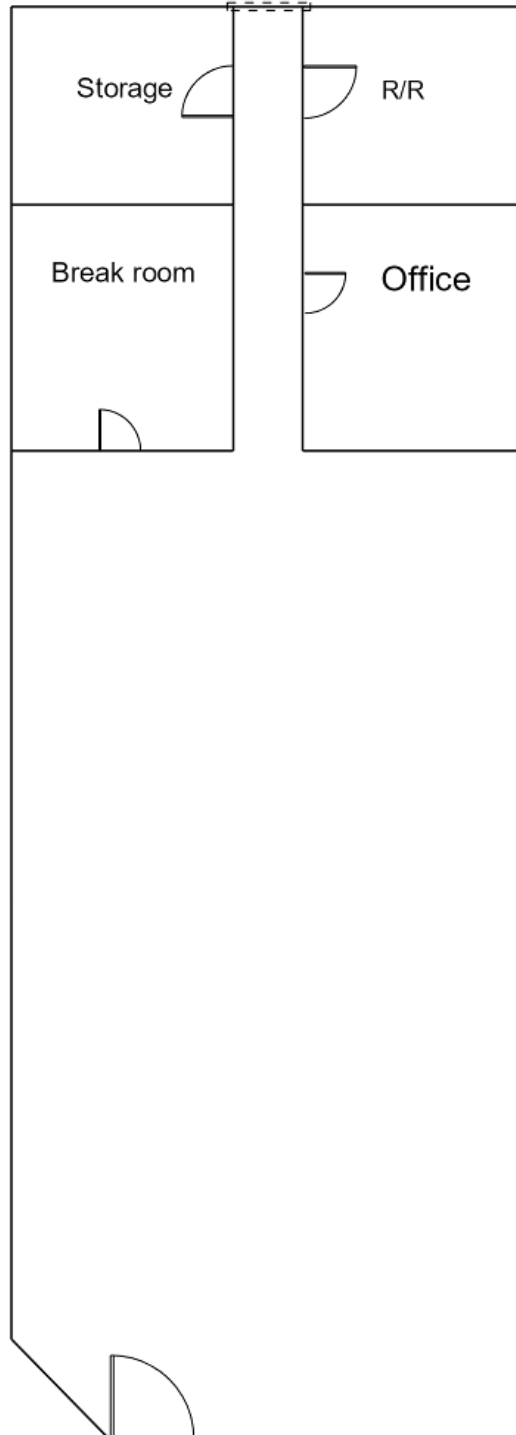
1401 Shore Street  
West Sacramento, CA 95691

916.371.9021

[www.macco.org](http://www.macco.org)

# 3510 AUBURN BLVD. SUITE 12

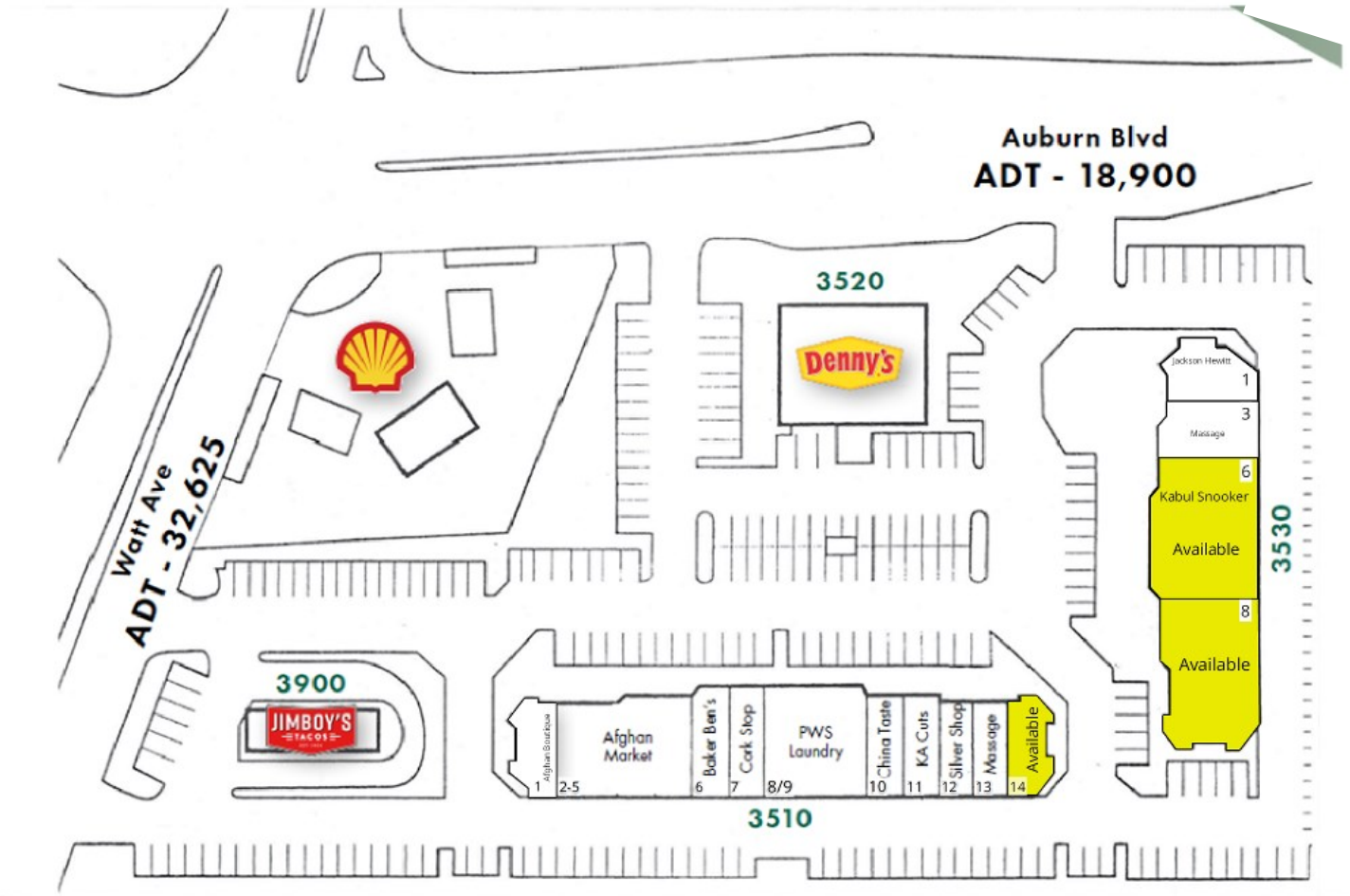
Bldg #	Total SF	Comments
Unit 12	1,088	Available Now



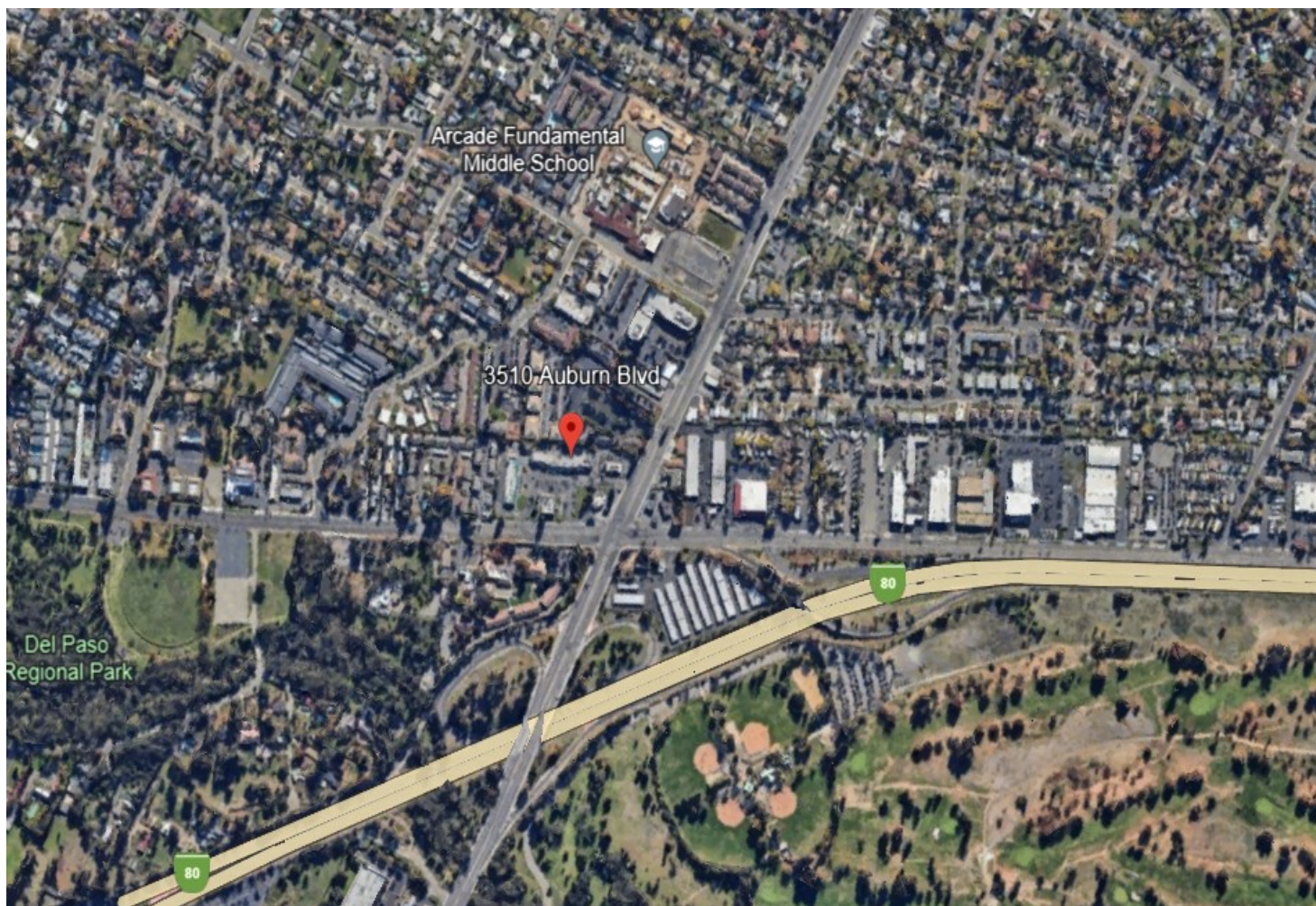
# 3510 AUBURN BLVD. SUITE 12

## Average Daily Traffic

Street	Cars per Day
Watt Ave	32,625 ADT
Auburn Blvd	18,900 ADT



## 3510 AUBURN BLVD. SUITE 12



### Nearby Tenants

Grocery Outlet  
Round Table  
Walmart  
Wendy's  
Subaru, Mini, Honda, Jeep, Audi, Toyota, Mazda  
Ross  
Trader Joe's  
CVS  
Raley's