



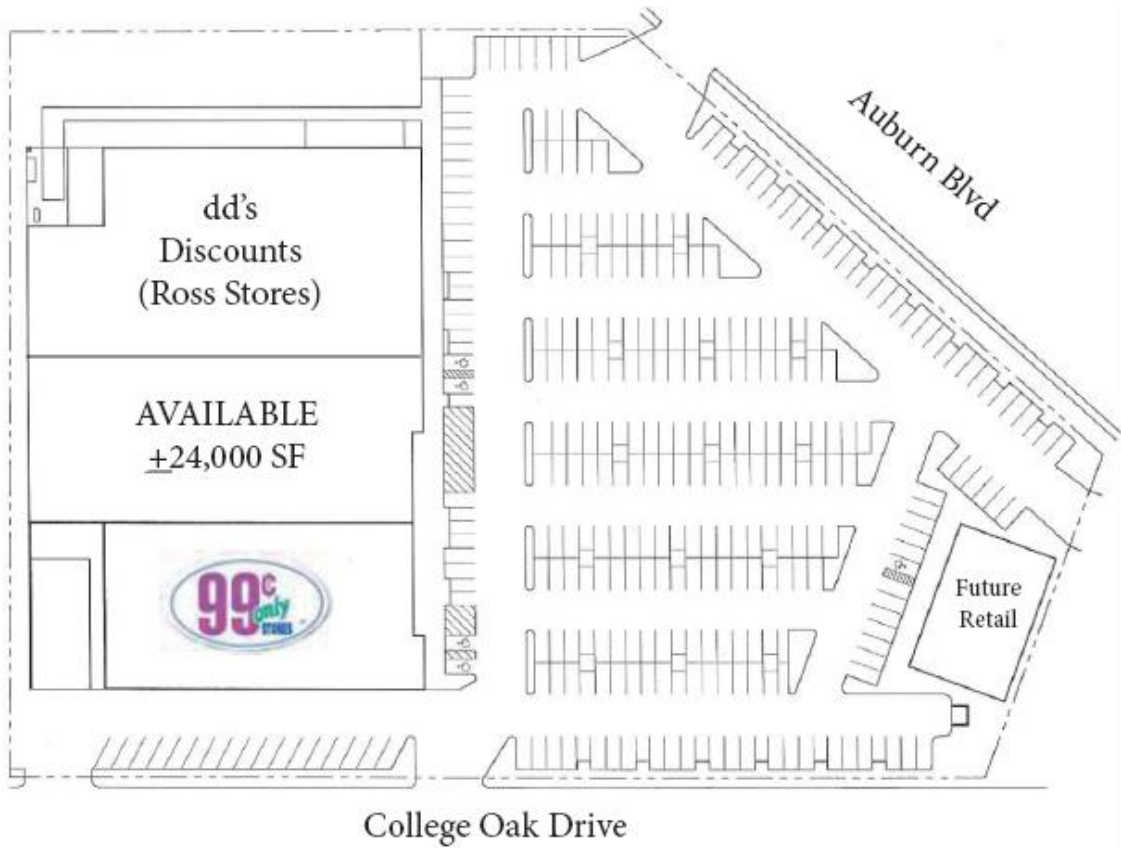
安新資本  
Anchor Pacific Capital

# Prime Retail Space Available for Lease

**Address:** 4909 Auburn Boulevard, Sacramento, CA  
**Location:** Auburn Boulevard (@ Madison and College), busy and visible corner  
**Size:** Approx. 24,735 s.f. (middle) and 26,400 s.f. (right side, currently on short term lease)  
**Signage:** Highly visible signage available  
**Rental Rate:** \$1.00/psf (as-is condition)  
**Traffic Count:** 21,250+ on Auburn (daily), 63,800+ on Madison (daily)  
**Parking:** Great parking ration of 4.53/1,000 s.f.  
**Description:** 99cents Store anchored center with new 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.

<b>Demographics:</b>	<b>1 Mile</b>	<b>3 Miles</b>	<b>5 Miles</b>
Population	20,771	151,067	358,046
Ave. HH Income	\$55,257	\$62,666	\$67,412





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

**Anchor Property Management, LLC**

**Cheryl Queral**  
 (916) 435-0208  
[cheryl@anchorpacificcapital.com](mailto:cheryl@anchorpacificcapital.com)

**Anton Qiu**  
 (415) 268-2223  
[anton@anchorpacificcapital.com](mailto:anton@anchorpacificcapital.com)