



±2,823 SF - ±13,863 SF FLEX SPACES
FOR LEASE ON THE I-80 CORRIDOR

2326 & 2328 AUBURN BLVD, SACRAMENTO, CA 95821



2326 & 2328 AUBURN BLVD



HAGGIN OAKS GOLF COMPLEX

2328-2 AUBURN BLVD

2326-3 AUBURN BLVD

2326-1 & 2 AUBURN BLVD



AUBURN BLVD



2326-0 AUBURN BLVD

MOVE-IN READY FLEX SPACES

Kidder Mathews is pleased to offer for lease the flex spaces directly behind the Prominent American Furniture Galleries building.

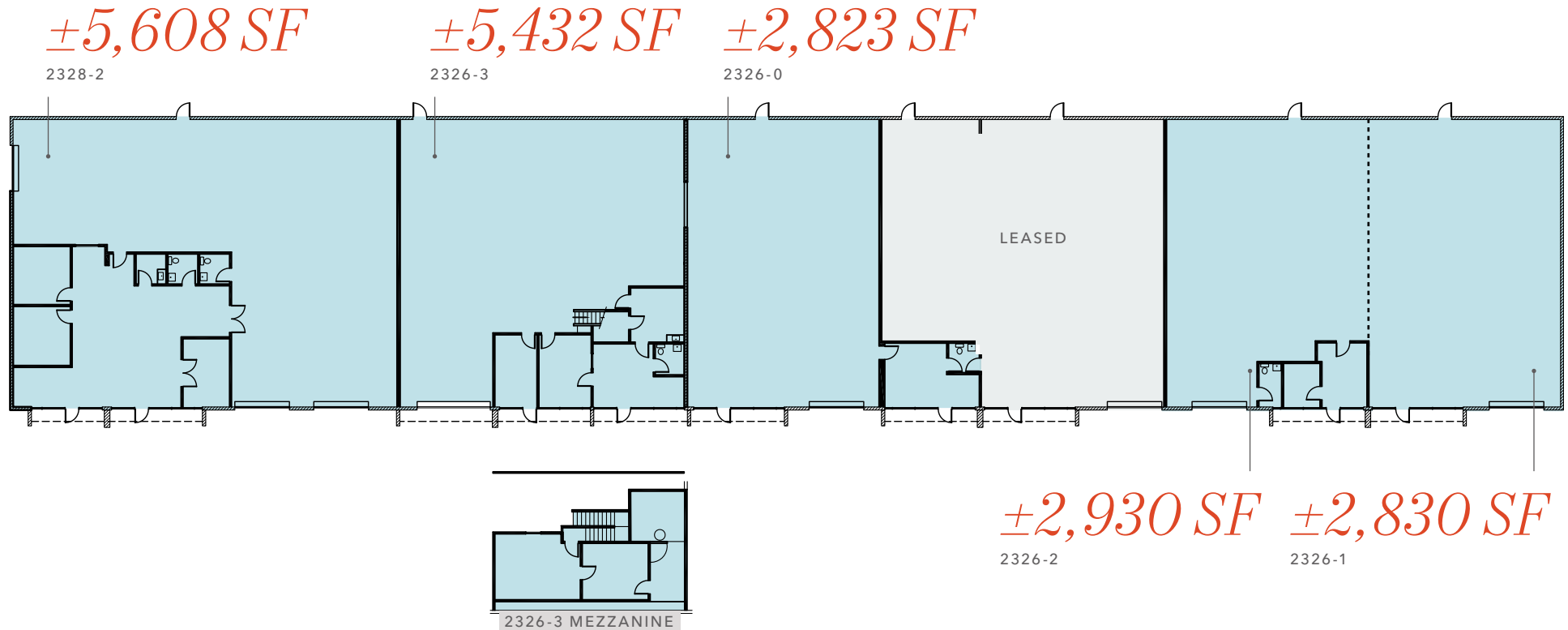
ADDRESS	2326 & 2328 Auburn Blvd Sacramento, CA 95821
UNIT 2326-1&2	±2,830 - ±5,760 SF (if combined)
UNIT 2328-2*	±5,608 SF
UNIT 2326-3*	±5,432 SF
UNIT 2326-0*	±2,823 SF
*UNITS 2328-2, 2326-3 & 2326-0 MAY BE COMBINED FOR UP TO ±13,863 SF	

UNDER RENOVATION	<ul style="list-style-type: none"> • 3 Tone Exterior Paint Color Scheme • Updated mechanical, electrical and plumbing loops • Revamped site work and landscaping • New asphalt, new insulation, interior cosmetic upgrades • New Awnings
ZONING	SPA-West Auburn Blvd - General Commercial
CLEAR HEIGHT	Approximately 20'
POWER	3 Phase Power

\$1.10 PSF NNN

ASKING LEASE RATE

SITE PLAN



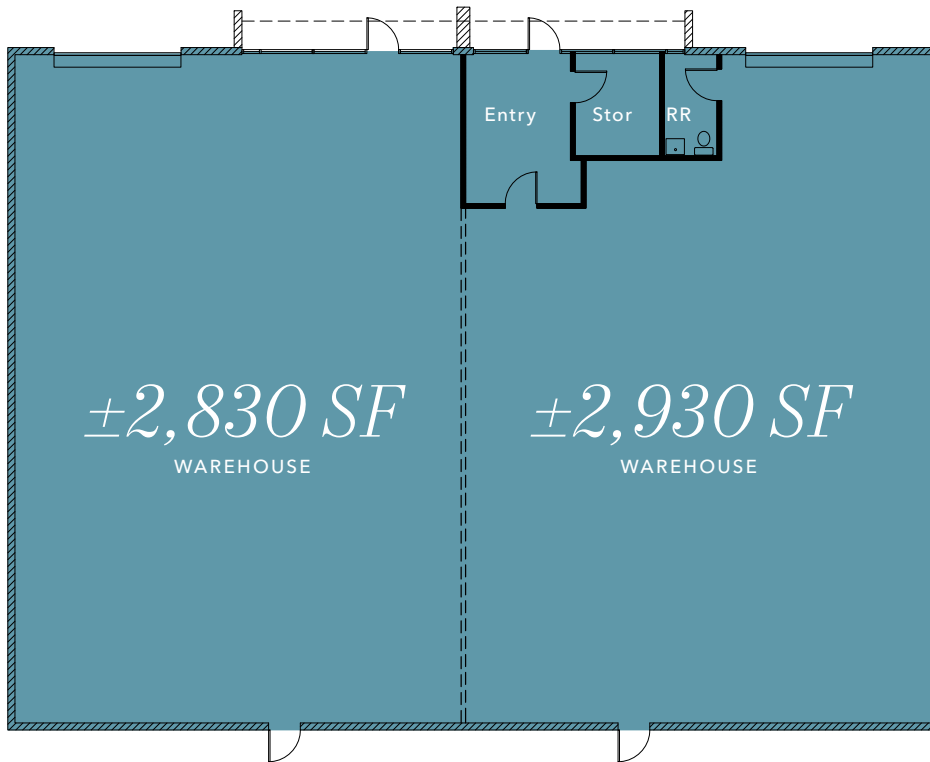
*NNN estimated at \$0.18 PSF

AVAILABILITIES

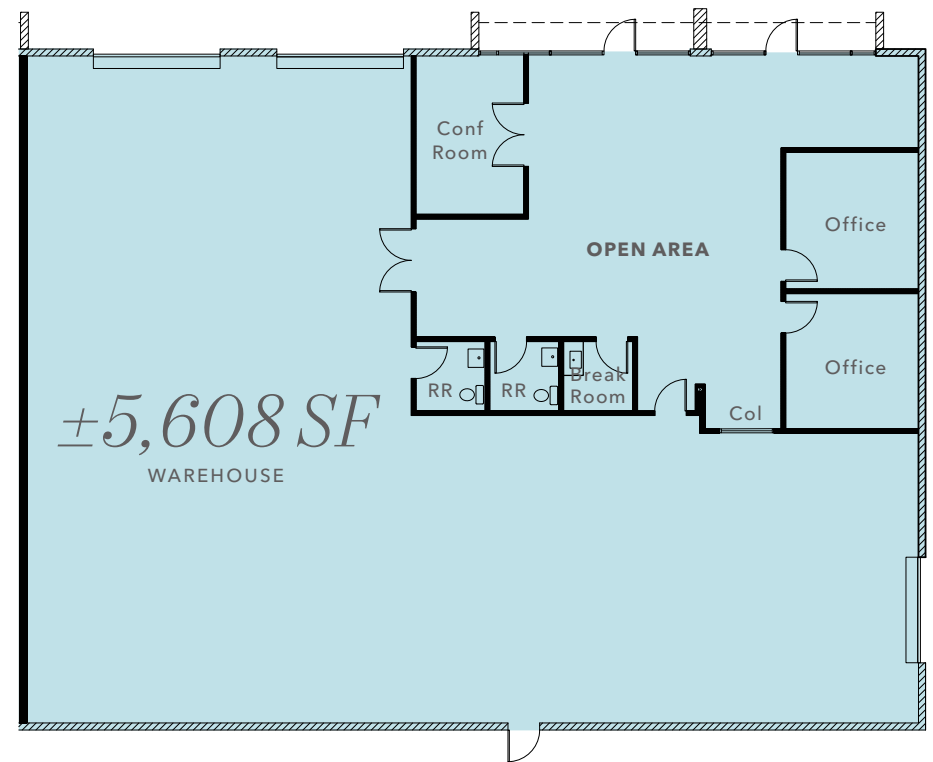
Suite	Size	Lease Rate	Notes
Suite 2823-0	±2,823 SF	\$1.10/SF, NNN	Warehouse with one roll up door and small office
Suite 2326-1	±2,830 SF	\$1.10/SF, NNN	Warehouse with one roll up door. Can be combined with 2326-2 for a total of ±5,760 SF
Suite 2326-2	±2,930 SF	\$1.10/SF, NNN	Office/Warehouse with one roll up door. Can be combined with 2326-1 for a total of ±5,760 SF
Suite 2326-3	±5,432 SF	\$1.10/SF, NNN	Including ±599 SF Mezzanine
Suite 2328-2	±5,608 SF	\$1.10/SF, NNN	Office/Warehouse with three roll up doors, ±1,700 SF of premium office, and a side loading depressed dock

FLOOR PLANS

2326-1 & 2 FLOOR PLAN

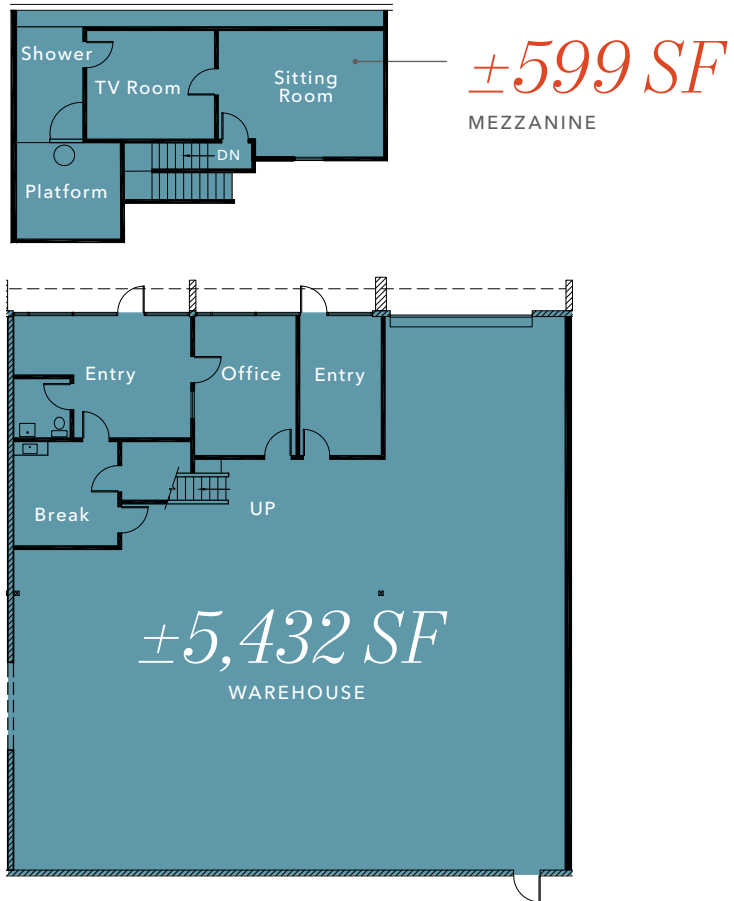


2328-2 FLOOR PLAN

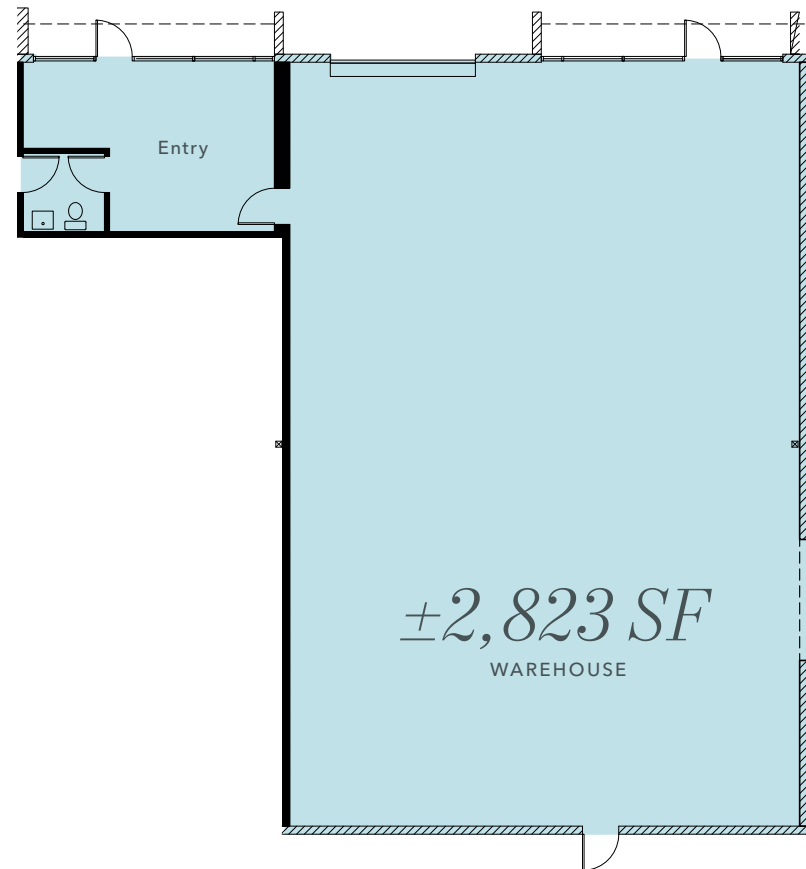


FLOOR PLANS

2326-3 FLOOR PLAN & MEZZANINE



2326-0 FLOOR PLAN



2 MILE RADIUS

The two mile stretch of Auburn Boulevard where the Subject Property sits is mainly an auto retail hub attracting traffic from all over the region. To both the north and south of the Subject Property are Haggin Oaks Golf Complex and Del Paso Country Club. The nearest major intersection is Auburn Boulevard and Fulton Avenue with an average daily traffic count of 26,947 cars per day, and over 250,000 ADT on Business 80.



268,000 VEHICLES
ADT (East/West)

**SUBJECT
PROPERTY**

Niello Audi



KAISER
PERMANENTE



CMAIA
TOYOTA

RAMADA

NISSAN

MAITA
SUBARU



DEL PASO
EST. 1956

DEMOGRAPHICS



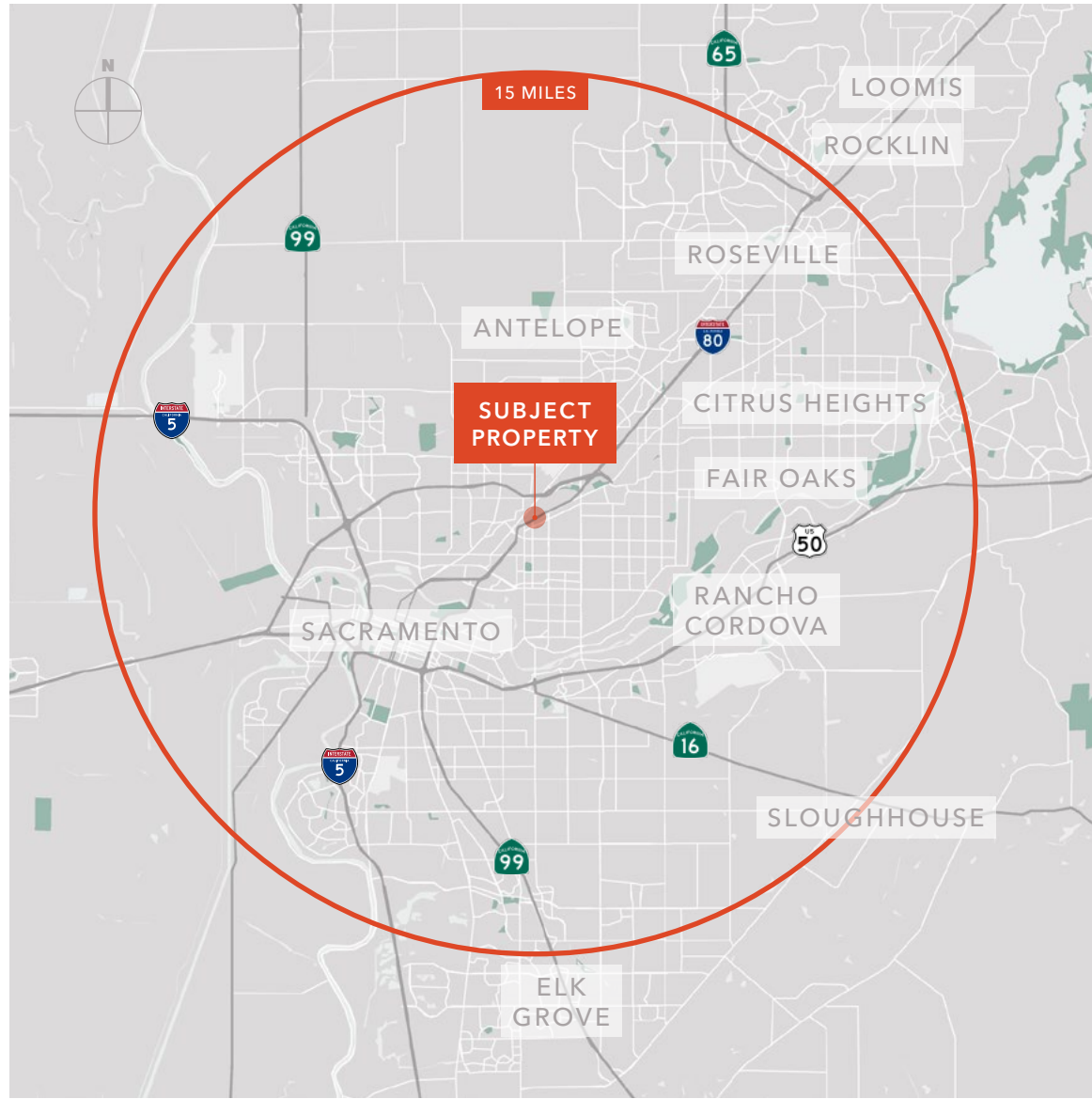
Population

	5 Miles	10 Miles	15 Miles
2010 TOTAL POPULATION	311,798	984,462	1,500,943
2023 TOTAL POPULATION	356,609	1,113,865	1,712,500
2010 TOTAL HOUSEHOLDS	122,350	374,063	551,729
2023 TOTAL HOUSEHOLDS	132,527	414,640	620,754



Household Income

	5 Miles	10 Miles	15 Miles
2023 MEDIAN INCOME	\$67,403	\$76,220	\$83,356
2028 MEDIAN PROJECTED	\$78,804	\$86,474	\$96,107
2023 AVERAGE	\$100,972	\$105,124	\$115,034
2028 AVG PROJECTED	\$115,766	\$121,001	\$132,112





Exclusively listed by

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