

OFFERING MEMORANDUM

# 6359 AUBURN BOULEVARD



CITRUS HEIGHTS, CA 95621

Marcus & Millichap  
THE HEFNER TEAM



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THE HEFNER TEAM

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.....  
**6359 AUBURN BOULEVARD**

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**MNET ACTIVITY ID: ZAG0030091**

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6359 AUBURN BOULEVARD

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SECTION 1

01



# EXECUTIVE SUMMARY

Property Summary  
Investment Overview  
Regional Map  
Retailer Map  
Satellite Map

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# OFFERING SUMMARY

6359 AUBURN BOULEVARD, CITRUS HEIGHTS, CA



Listing Price  
\$778,240



RBA  
4,096 SF



Lot Size  
0.1 AC

Listing Price	\$778,240
NOI	\$61,440
Price/SF	\$190.00
Rentable SF	4,096 SF
Occupancy	100.00%
Number of Suites	1
CAP Rate	7.89%

## HIGHLIGHTS

- 10 Private Offices
- Bullpen Office Area with Three Cubicles
- Large Conference / Meeting Room
- Kitchenette
- Conditioned IT / File Room with Dedicated HVAC System
- The Building can also be Demised into Four Separate Suites (A,B,C,D) with Private Entrance Doors to Each Separate Suite and Separately Metered



# INVESTMENT OVERVIEW

6359 AUBURN BOULEVARD, CITRUS HEIGHTS, CA

## INVESTMENT OVERVIEW

Marcus & Millichap is pleased to present this promising investment opportunity located at 6359 Auburn Boulevard in Citrus Heights, California. This versatile office property, less than 15 miles from Downtown Sacramento, offers a prime opportunity for an owner-user to establish a presence in an area surrounded by established residential communities. Additionally, the property's strategic location near Interstate 80 ensures convenient accessibility for employees, clients, and patients traveling from across the Sacramento metro area. The combination of accessibility, local demand, and flexible usability makes this office space an attractive asset in the growing Citrus Heights market.

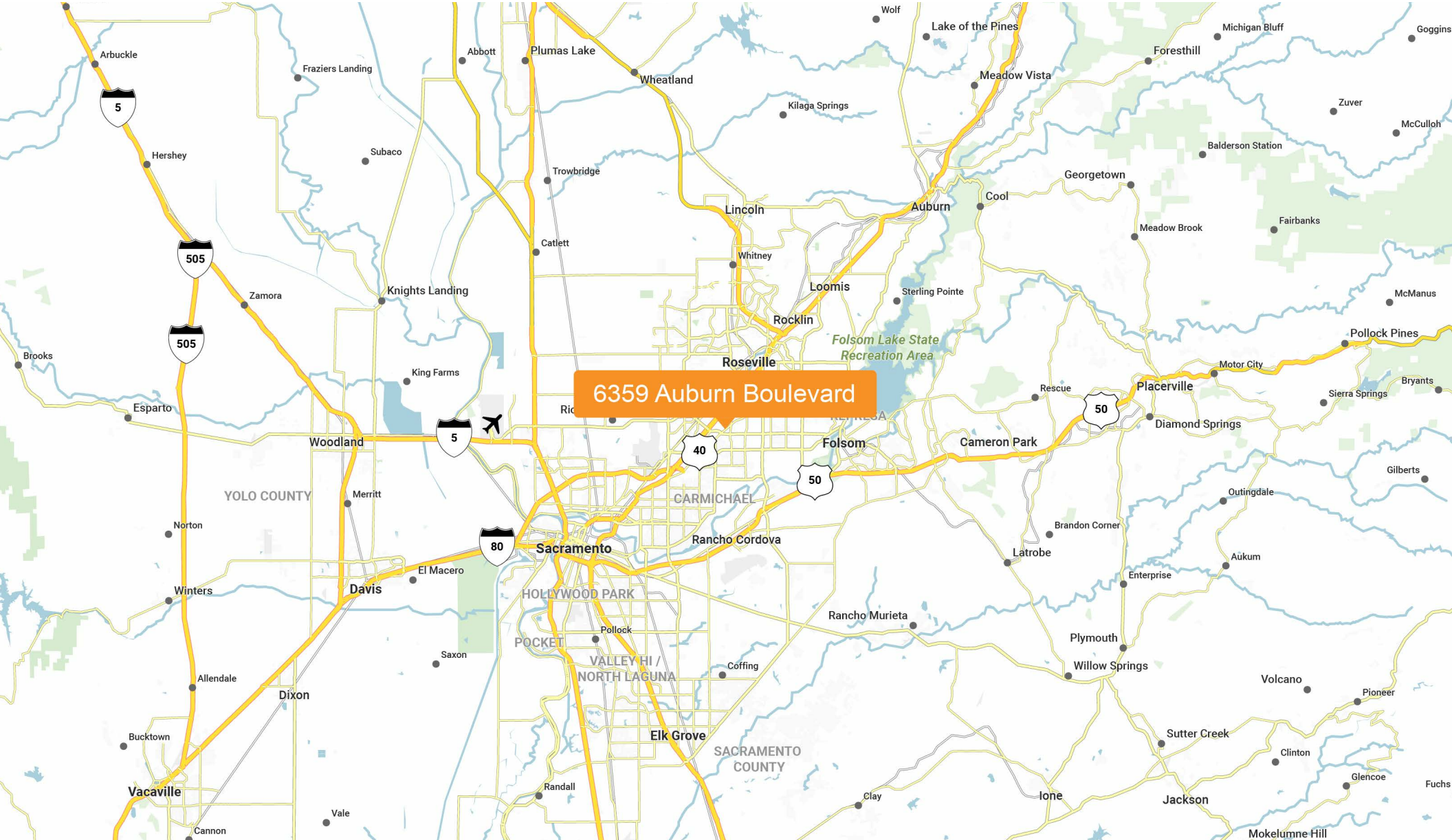
## WHY TO BUY

- Prime Owner-User Opportunity with Layout Ideal for Medical or Professional Tenant
- Strong Local Demand Provides a Built-In Customer Base
- Excellent Accessibility Thanks to Convenient Location Near Interstate 80 and Sacramento
- Versatile Investment Potential Thanks to Strategic Location and Adaptable Space
- Building can be Divided into Four Separate Condo Units with Separate Entrances



# 6359 AUBURN BOULEVARD

REGIONAL MAP



# 6359 AUBURN BOULEVARD

RETAILER MAP



# 6359 AUBURN BOULEVARD

SATELLITE MAP



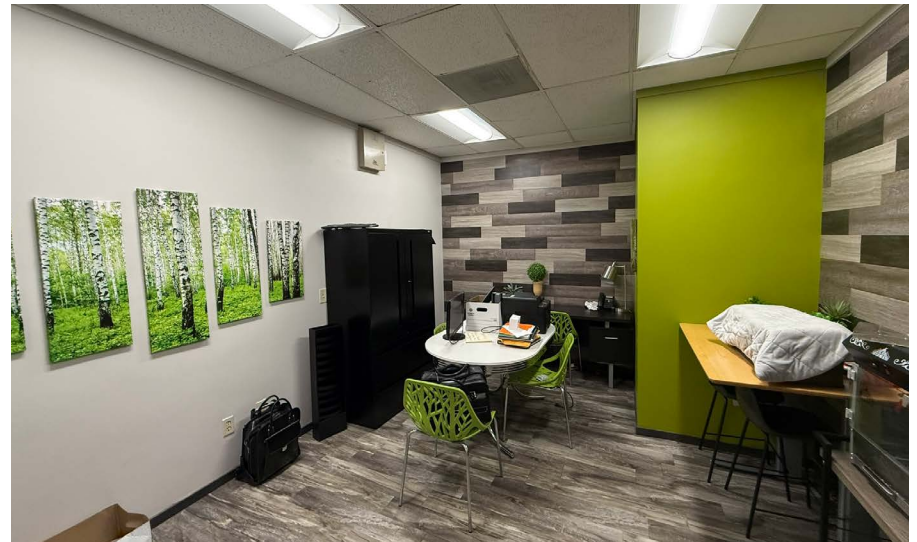
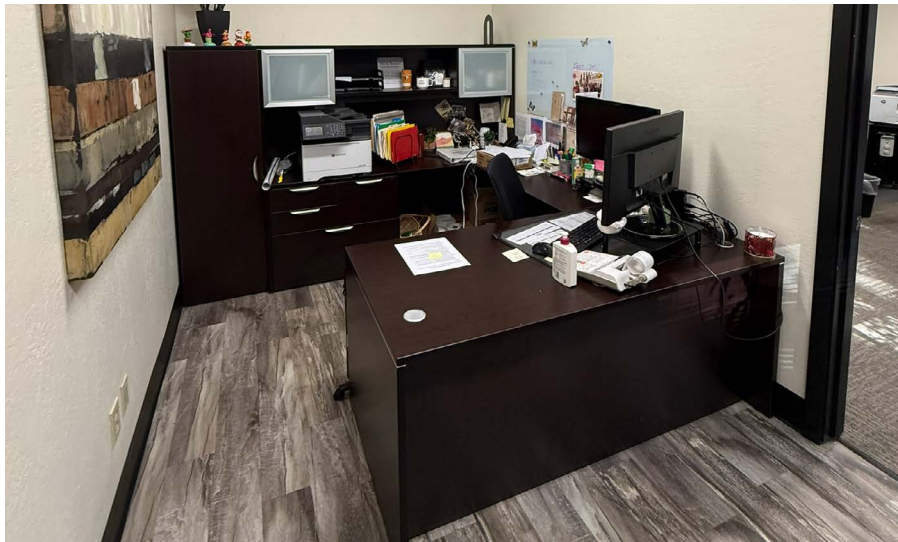
# 6359 AUBURN BOULEVARD

PROPERTY PHOTOS



# 6359 AUBURN BOULEVARD

PROPERTY PHOTOS





SECTION 2

# 02



# SALES COMPARABLES

Sales Comps Map  
Sales Comps Summary  
Price/SF Chart  
Sales Comps

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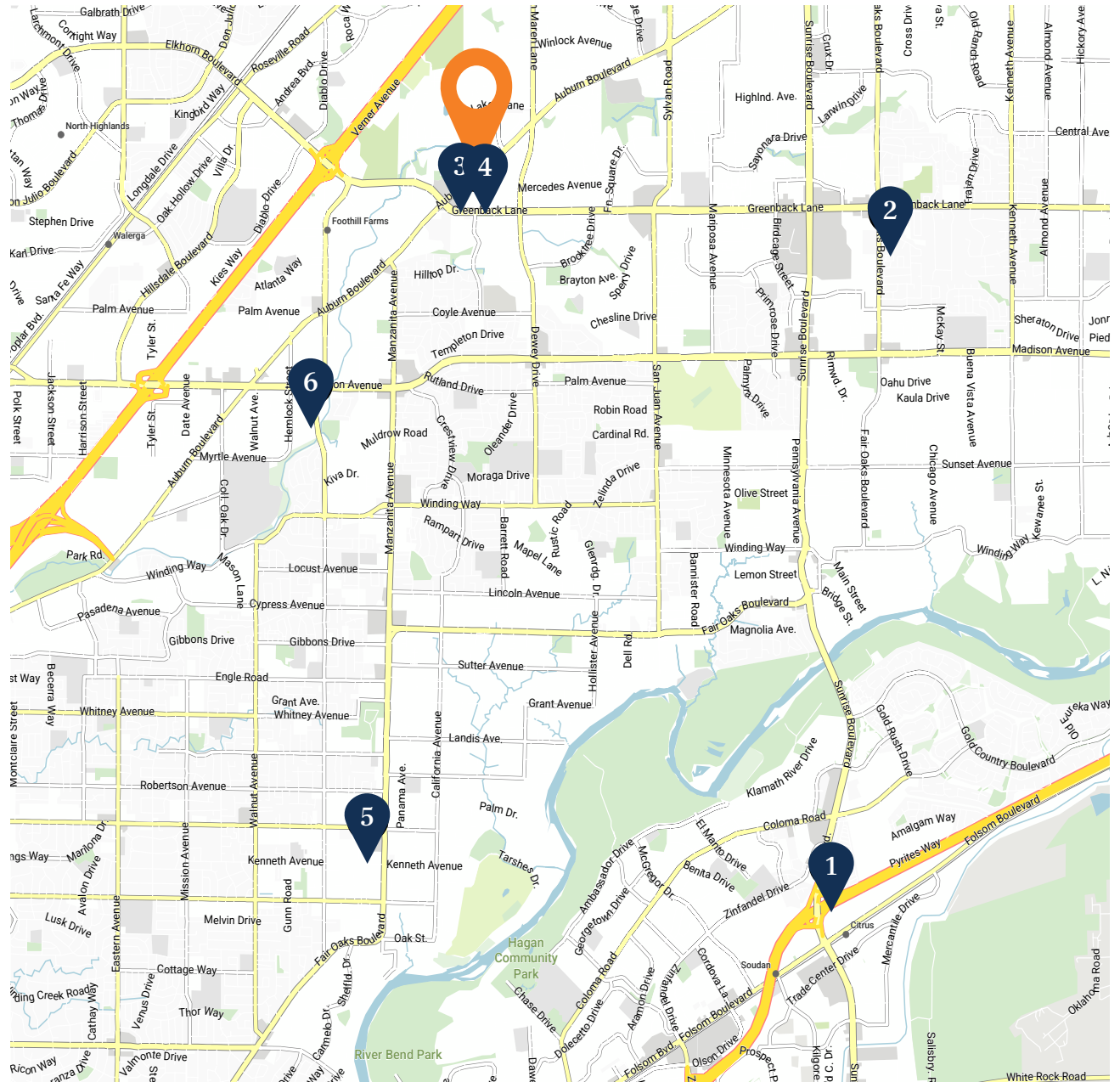
# 6359 AUBURN BOULEVARD

## SALES COMPS MAP










### 6359 Auburn Boulevard

- 1 2491 Sunrise Boulevard - Bldg 8
- 2 8146 Greenback Lane - Bldg 1
- 3 6345 Auburn Boulevard  
Arcade Creek Office Park
- 4 6343 Auburn Boulevard  
Arcade Creek Office Park
- 5 5723 Marconi Avenue - Bldg 7
- 6 5411 Madison Avenue



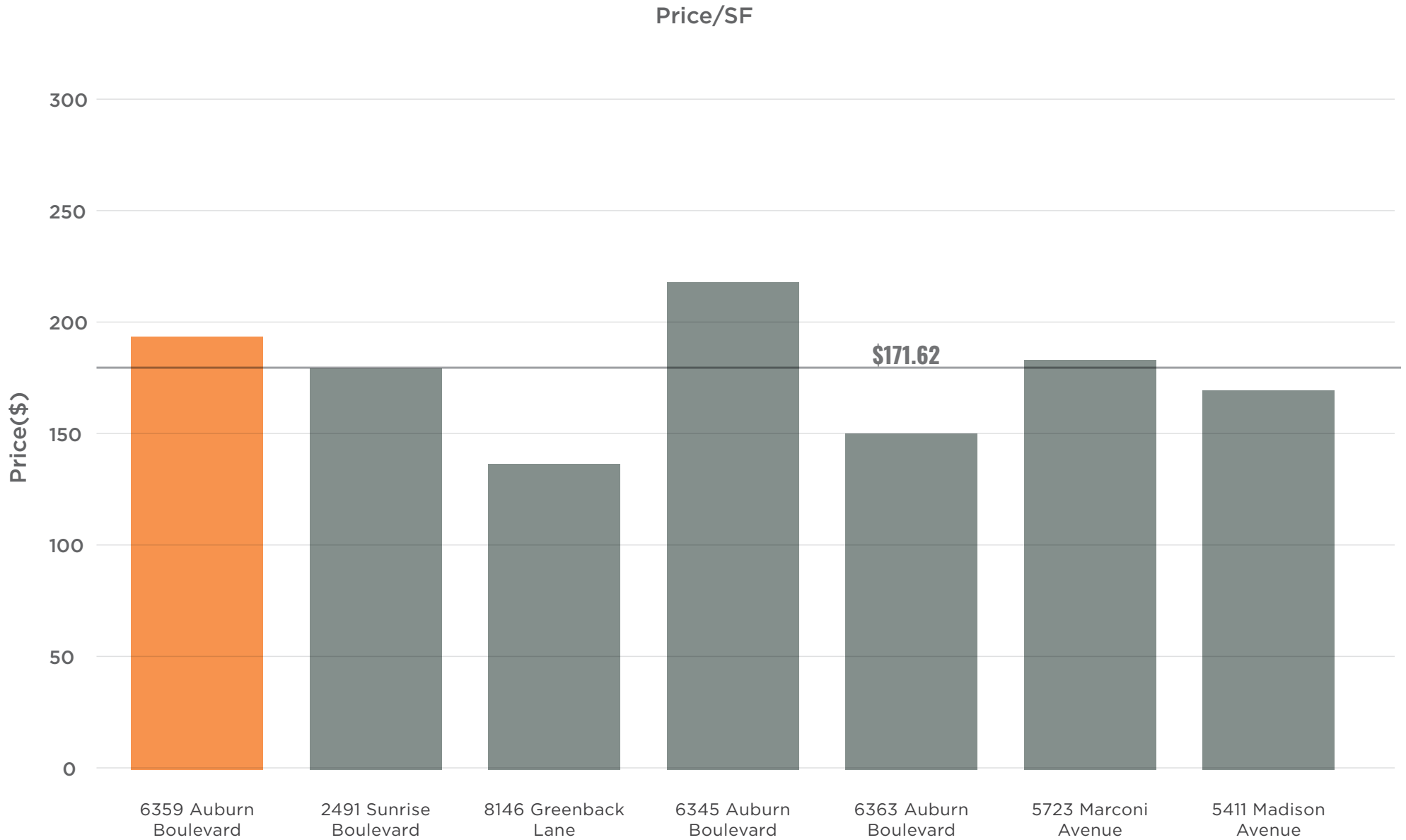
# 6359 AUBURN BOULEVARD

## SALES COMPS SUMMARY

SUBJECT PROPERTY	PRICE	SQUARE FEET	PRICE/SF	CLOSE
 <b>6359 Auburn Boulevard</b> Citrus Heights, CA 95621	\$778,240	4,096 SF	\$190.00	N/A
SALE COMPARABLES	PRICE	SQUARE FEET	PRICE/SF	CLOSE
 <b>2491 Sunrise Boulevard - Bldg 8</b> Gold River, CA 95670	\$925,000	4,845 SF	\$190.92	11/25/2025
 <b>8146 Greenback Lane - Bldg 1</b> Fair Oaks, CA 95628	\$499,000	3,400 SF	\$146.76	11/10/2025
 <b>6345 Auburn Boulevard</b> Arcade Creek Office Park Citrus Heights, CA 95621	\$690,000	3,364 SF	\$205.11	7/7/2025
 <b>6363 Auburn Boulevard</b> Arcade Creek Office Park Citrus Heights, CA 95621	\$638,000	4,250 SF	\$150.12	9/29/2023
 <b>5723 Marconi Avenue - Bldg 7</b> Carmichael, CA 95608	\$900,000	5,000 SF	\$180.00	3/18/2025
 <b>5411 Madison Avenue</b> Sacramento, CA 95841	\$600,000	3,825 SF	\$156.86	3/18/2025
<b>AVERAGES</b>	<b>\$700,333</b>	<b>4,114 SF</b>	<b>\$171.62</b>	

# 6359 AUBURN BOULEVARD

PRICE/SF CHART



# 6359 AUBURN BOULEVARD

SALES COMPS



 **6359 Auburn Boulevard**  
Citrus Heights, CA 95621

Suggested Sale Price	\$778,240
Square Feet	4,096 SF
Close	N/A
Price/SF	\$190.00



 **2491 Sunrise Boulevard – Bldg 8**  
Gold River, CA 95670

Sale Price	\$925,000
Square Feet	4,845 SF
Close	11/25/2025
Price/SF	11/25/2025

# 6359 AUBURN BOULEVARD

SALES COMPS



**2** 8146 Greenback Lane - Bldg 1  
Fair Oaks, CA 95628

Sale Price	\$499,000
Square Feet	3,400 SF
Close	11/10/25
Price/SF	\$146.76



**3** 6345 Auburn Boulevard - Arcade Creek Office Park  
Citrus Heights, CA 95621

Sale Price	\$690,000
Square Feet	3,364 SF
Close	07/07/25
Price/SF	\$205.11

# 6359 AUBURN BOULEVARD

SALES COMPS



**4** 6363 Auburn Blvd - Arcade Creek Office Park  
Citrus Heights, CA 95621

Sale Price	\$638,000
Square Feet	4,250 SF
Close	9/29/2023
Price/SF	\$150.12



**5** 5723 Marconi Ave - Bldg 7  
Carmichael, CA 95608

Sale Price	\$900,000
Square Feet	5,000 SF
Close	3/18/2025
Price/SF	\$180.00

# 6359 AUBURN BOULEVARD

SALES COMPS



**6** 5411 Madison Avenue  
Sacramento, CA 95841

Sale Price	\$600,000
Square Feet	3,825 SF
Close	3/18/2025
Price/SF	\$156.86

SECTION 3

# 03

## LEASE COMPARABLES

Lease Comps Map  
Lease Comps Summary  
Rent/SF Chart

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# 6359 AUBURN BOULEVARD

## RENT COMPS MAP



**6359 Auburn Boulevard**



10411 Old Placerville Road



1455 Response Road



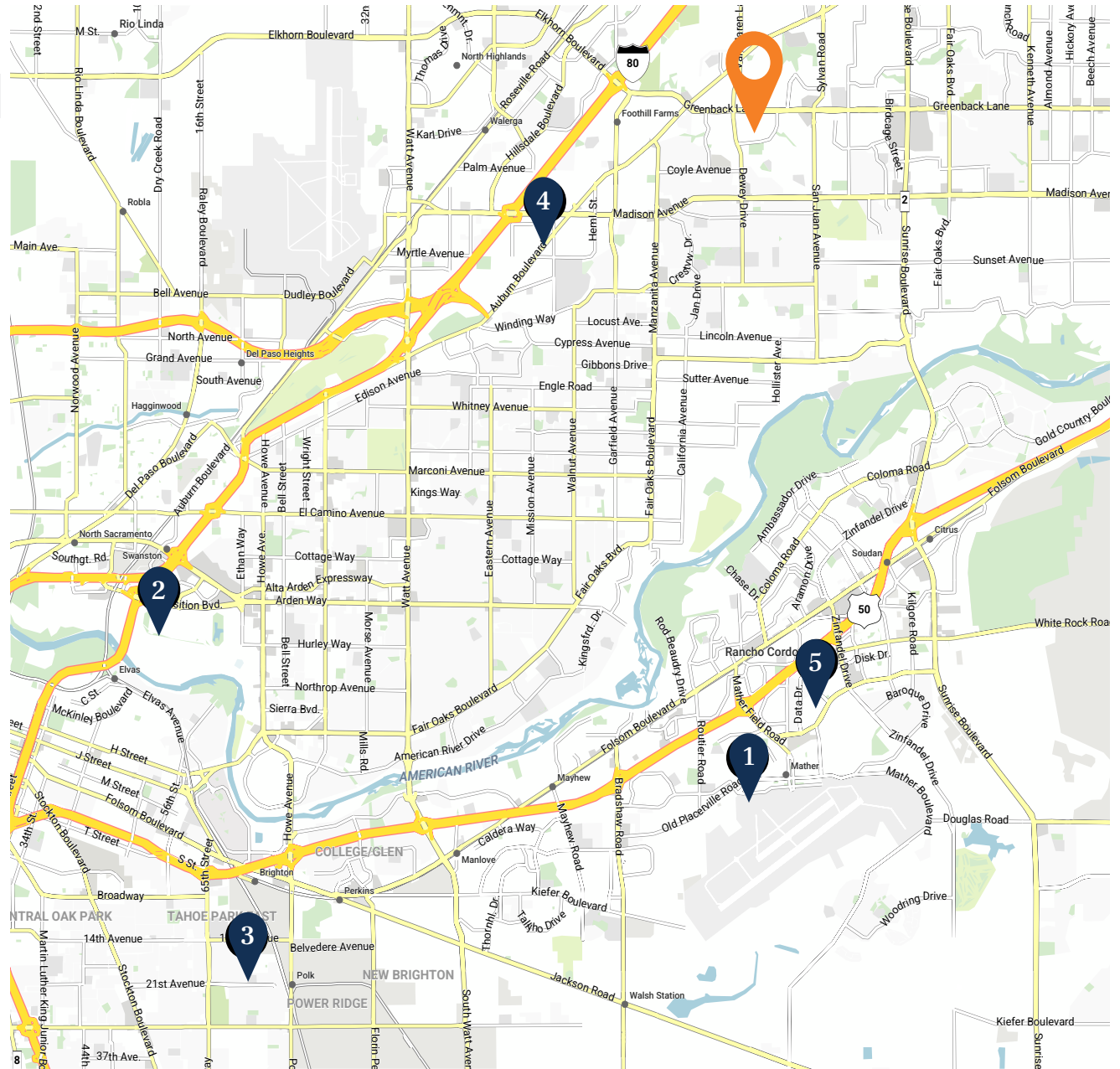
7273 14th Aveue



4811 Chippendale Drive



10670 White Rock Road



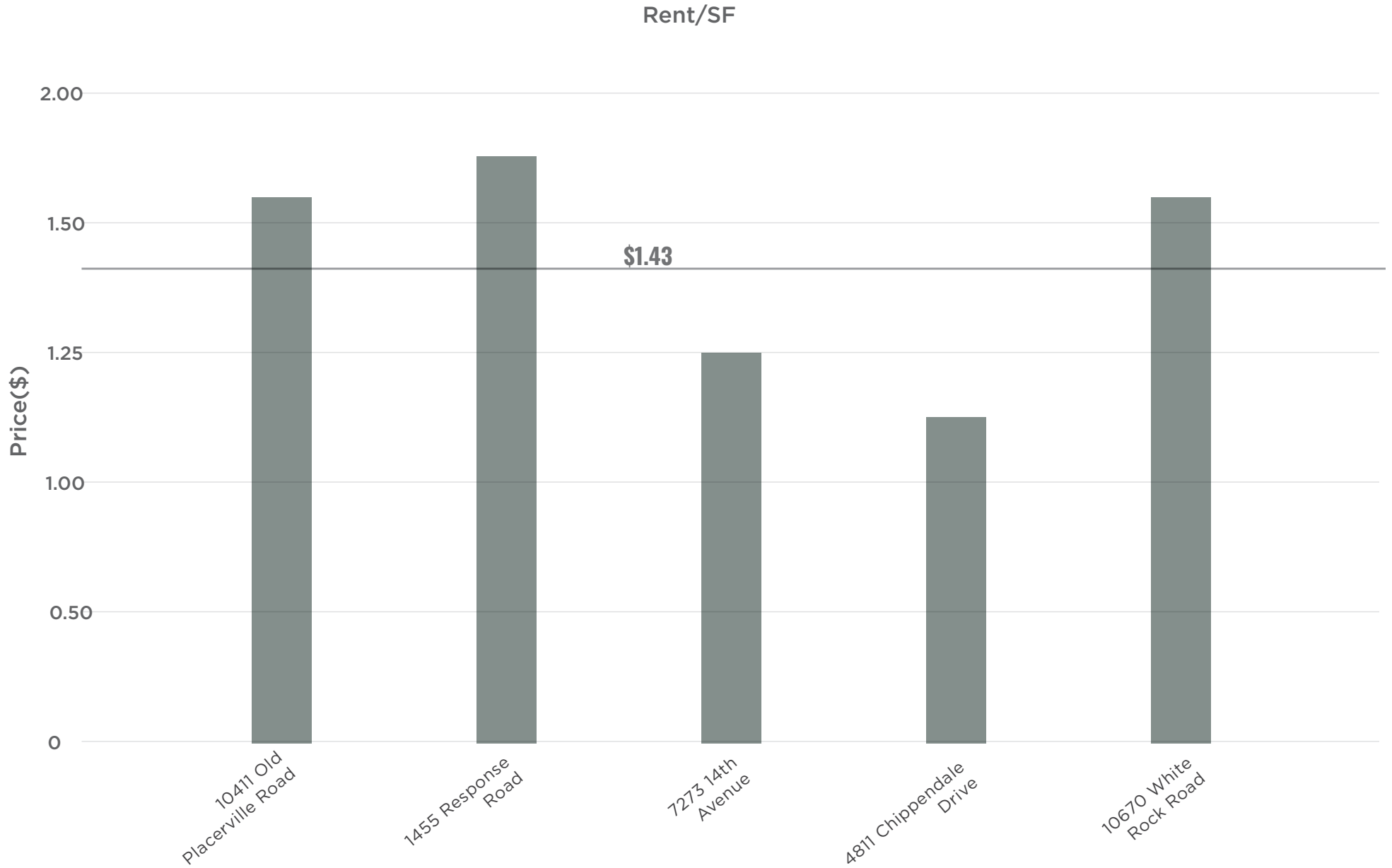
# 6359 AUBURN BOULEVARD

## LEASE COMPS SUMMARY

LEASE COMPARABLES	SF LEASED	SIGN DATE	RENT
1 10411 Old Placerville Road Sacramento, CA 95827	4,378 SF	09/01/25	\$1.55/FS
2 1455 Response Road Sacramento, CA 95815	3,707 SF	08/01/25	\$1.60/FS
3 7273 14th Avenue Sacramento, CA 95820	4,394 SF	06/01/25	\$1.25/NNN
4 4811 Chippendale Drive Sacramento, CA 95841	4,239 SF	04/01/25	\$1.20/MG
5 10670 White Rock Road Rancho Cordova, CA 95670	3,805 SF	04/01/25	\$1.55/FS
<b>AVERAGES</b>	<b>4,176 SF</b>		<b>\$1.43</b>

# 6359 AUBURN BOULEVARD

RENT/SF CHART



SECTION 4

04

# FINANCIAL ANALYSIS

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# 6359 AUBURN BOULEVARD

## FINANCIAL ANALYSIS

As of March, 2026

Tenant Name	Square Feet	% Bldg Share	Lease Dates		Monthly Rent per Sq. Ft.	Annual Rent per Sq. Ft.	Total Rent Per Month	Total Rent Per Year	Lease Type
			Comm.	Exp.					
Owner-User	4,096	100.0%	6/1/25	5/30/35	\$1.25	\$15.00	\$5,120	\$61,440	NNN
<b>Total</b>	4,096					\$15.00	\$5,120	\$61,440	
Occupied Tenants: 1			Unoccupied Tenants: 0		Occupied Rentable SF: 100.00%			Unoccupied Rentable SF: 0.00%	
			Total Current Rents: \$61,440		Occupied Current Rents: \$61,440			Unoccupied Current Rents: \$0	

Rent is set at \$1.25/SF/Month.

# 6359 AUBURN BOULEVARD

## FINANCIAL ANALYSIS

INCOME	Current		Per SF
Scheduled Base Rental Income	61,440		15.00
Expense Reimbursement Income			
CAM	29,505		7.20
Insurance	681		0.17
Real Estate Taxes	5,184		1.27
Total Reimbursement Income	\$35,370	100.0%	\$8.64
Effective Gross Revenue	\$96,810		\$23.64

OPERATING EXPENSES	Current		Per SF
Administrative Expenses	496		0.12
Electricity	8,877		2.17
Water & Sewer	2,800		0.68
Pest Control	165		0.04
Association Dues	14,789		3.61
Fire Equipment Service/Repair	99		0.02
HVAC Repair	2,279		0.56
Insurance	681		0.17
Real Estate Taxes	5,184		1.27
Total Expenses	\$35,370		\$8.64
Expenses as % of EGR	36.5%		
Net Operating Income	\$61,440		\$15.00

# 6359 AUBURN BOULEVARD

## FINANCIAL ANALYSIS

### SUMMARY

Price	\$778,240
Down Payment	\$77,824
Down Payment %	10%
Number of Suites	1
Price Per SqFt	\$190.00
Rentable Built Area (RBA)	4,096 SF
Lot Size	0.1 Acres
Occupancy	100.00%

### RETURNS

	Current
CAP Rate	7.89%
Cash-on-Cash	11.33%
Debt Coverage Ratio	1.17

### Financing

	1st Loan
Loan Amount	\$700,416
Loan Type	New
Interest Rate	5.70%
Amortization	25 Years
Year Due	2036

Loan information is subject to change. Contact your Marcus & Millichap Capital Corporation representative.

### OPERATING DATA

INCOME		Current
Scheduled Base Rental Income		\$61,440
Total Reimbursement Income	57.6%	\$35,370
Potential Gross Revenue		\$96,810
Effective Gross Revenue		\$96,810
Less: Operating Expenses	36.5%	(\$35,370)
Net Operating Income		\$61,440
Cash Flow		\$61,440
Debt Service		(\$52,623)
Net Cash Flow After Debt Service	11.33%	\$8,817
Principal Reduction		\$13,036
Total Return	28.08%	\$21,853

### OPERATING EXPENSES

	Current
CAM	\$29,505
Insurance	\$681
Real Estate Taxes	\$5,184
Total Expenses	\$35,370
Expenses/Suite	\$35,370
Expenses/SF	\$8.64

Rent is set at \$1.25/SF/Month.



SECTION 5

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# MARKET OVERVIEW

Citrus Heights, CA  
Demographics

Marcus & Millichap  
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# 6359 AUBURN BOULEVARD

## MARKET OVERVIEW

### CITRUS HEIGHTS, CA

The investment property is in Citrus Heights, an established suburban community in Sacramento County with a growing population of 86,239. Citrus Heights is centrally located in Northern California, just 12 miles northeast of Sacramento. Nearby Interstate 80 and Sacramento McClellan Airport ensure that Citrus Heights is readily accessible beyond the Sacramento-Arcade-Roseville submarket. The city's strategic position and skilled labor force are major selling points for large employers like Dignity Health, Deacon and Manor Care. Additionally, Citrus Heights' proximity to Sacramento, a major urban and economic center, presents an opportunity for investors to capture overflow demand from companies are priced out of the metro's largest urban centers. Reflecting this trend, McClellan Business Park, one of the busiest corporate hubs in Citrus Heights, draws over 15,000 visitors daily and maintains consistent leasing activity. With steady population growth and an ideal location for business development, Citrus Heights presents an attractive opportunity for office investment.



# 6359 AUBURN BOULEVARD

## DEMOGRAPHICS

POPULATION	1 Mile	3 Miles	5 Miles
<b>2030 Projection</b>			
Total Population	19,779	175,741	382,740
<b>2025 Estimate</b>			
Total Population	19,629	174,137	377,910
<b>2020 Census</b>			
Total Population	20,011	178,128	384,664
<b>2010 Census</b>			
Total Population	18,569	165,744	355,063
<b>Daytime Population</b>			
2025 Estimate	13,587	125,973	298,913
HOUSEHOLDS	1 Mile	3 Miles	5 Miles
<b>2030 Projection</b>			
Total Households	8,845	69,632	148,851
<b>2025 Estimate</b>			
Total Households	8,768	68,859	146,757
Average (Mean) Household Size	2.3	2.6	2.6
<b>2020 Census</b>			
Total Households	8,624	67,409	142,803
<b>2010 Census</b>			
Total Households	8,045	63,214	133,737
HOUSEHOLDS BY INCOME	1 Mile	3 Miles	5 Miles
<b>2025 Estimate</b>			
\$200,000 or More	5.0%	6.6%	9.5%
\$150,000-\$199,999	10.2%	9.4%	10.5%
\$100,000-\$149,999	21.0%	21.3%	21.1%
\$75,000-\$99,999	13.7%	15.2%	15.0%
\$50,000-\$74,999	15.2%	17.2%	16.1%
\$35,000-\$49,999	12.3%	10.2%	9.5%
\$25,000-\$34,999	9.3%	7.0%	6.6%
\$15,000-\$24,999	6.2%	5.8%	5.1%
Under \$15,000	7.3%	7.5%	6.7%
Average Household Income	\$93,090	\$97,710	\$106,631
Median Household Income	\$68,554	\$65,769	\$68,822
Per Capita Income	\$40,733	\$38,161	\$41,349

POPULATION PROFILE	1 Mile	3 Miles	5 Miles
<b>Population By Age</b>			
2025 Estimate Total Population	19,629	174,137	377,910
Under 20	20.1%	24.2%	24.1%
20 to 34 Years	21.1%	21.6%	20.1%
35 to 49 Years	18.3%	19.6%	19.5%
50 to 59 Years	11.6%	11.7%	12.0%
60 to 64 Years	6.4%	6.0%	6.3%
65 to 69 Years	6.2%	5.2%	5.6%
70 to 74 Years	5.8%	4.3%	4.6%
Age 75+	10.5%	7.2%	7.7%
Median Age	43.0	38.0	39.0
<b>Population by Gender</b>			
2025 Estimate Total Population	19,629	174,137	377,910
Male Population	47.1%	48.6%	48.8%
Female Population	52.9%	51.4%	51.2%
<b>Travel Time to Work</b>			
Average Travel Time to Work in Minutes	31.0	30.0	30.0

# 6359 AUBURN BOULEVARD

## DEMOGRAPHICS



### POPULATION

In 2025, the population in your selected geography is 377,910. The population has changed by 6.43 percent since 2010. It is estimated that the population in your area will be 382,740 five years from now, which represents a change of 1.3 percent from the current year. The current population is 48.8 percent male and 51.2 percent female. The median age of the population in your area is 39.0, compared with the U.S. average, which is 40.0. The population density in your area is 4,806 people per square mile.



### HOUSEHOLDS

There are currently 146,757 households in your selected geography. The number of households has changed by 9.74 percent since 2010. It is estimated that the number of households in your area will be 148,851 five years from now, which represents a change of 1.4 percent from the current year. The average household size in your area is 2.6 people.



### INCOME

In 2025, the median household income for your selected geography is \$89,710, compared with the U.S. average, which is currently \$78,171. The median household income for your area has changed by 74.16 percent since 2010. It is estimated that the median household income in your area will be \$105,020 five years from now, which represents a change of 17.1 percent from the current year.

The current year per capita income in your area is \$41,349, compared with the U.S. average, which is \$41,680. The current year's average household income in your area is \$106,631, compared with the U.S. average, which is \$103,571.



### EMPLOYMENT

In 2025, 179,819 people in your selected area were employed. The 2010 Census revealed that 64 percent of employees are in white-collar occupations in this geography, and 18 percent are in blue-collar occupations. In 2025, unemployment in this area was 5.0 percent. In 2010, the average time traveled to work was 28.00 minutes.



### HOUSING

The median housing value in your area was \$462,055 in 2025, compared with the U.S. median of \$333,538. In 2010, there were 79,150.00 owner-occupied housing units and 54,584.00 renter-occupied housing units in your area.



### EDUCATION

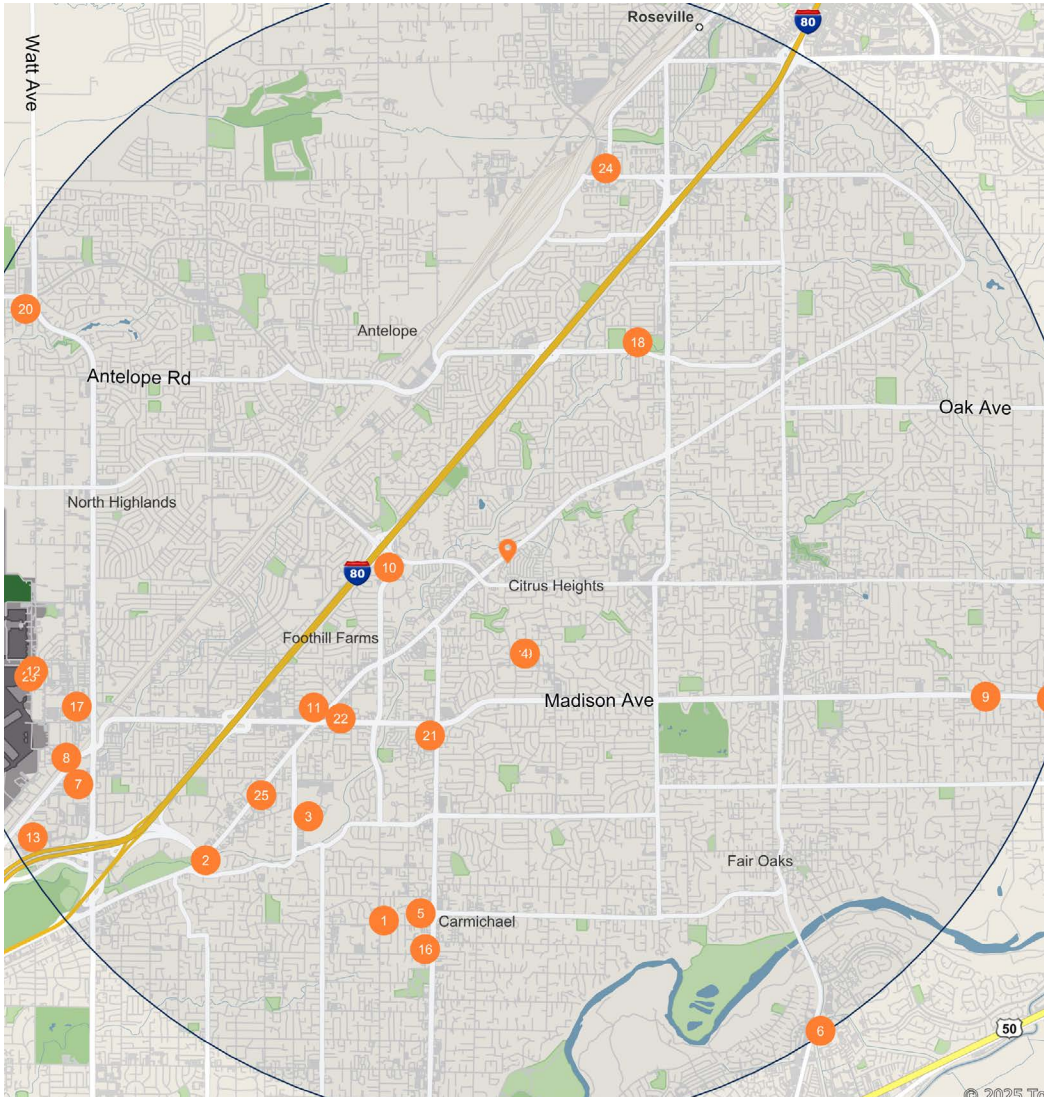
The selected area in 2025 had a lower level of educational attainment when compared with the U.S. averages. 26.2 percent of the selected area's residents had earned a graduate degree compared with the national average of only 13.7 percent, and 10.8 percent completed a bachelor's degree, compared with the national average of 21.2 percent.

The number of area residents with an associate degree was higher than the nation's at 18.3 percent vs. 8.8 percent, respectively.

The area had fewer high-school graduates, 2.4 percent vs. 26.1 percent for the nation, but the percentage of residents who completed some college is higher than the average for the nation, at 34.6 percent in the selected area compared with the 19.6 percent in the U.S.

# 6359 AUBURN BOULEVARD

## DEMOGRAPHICS



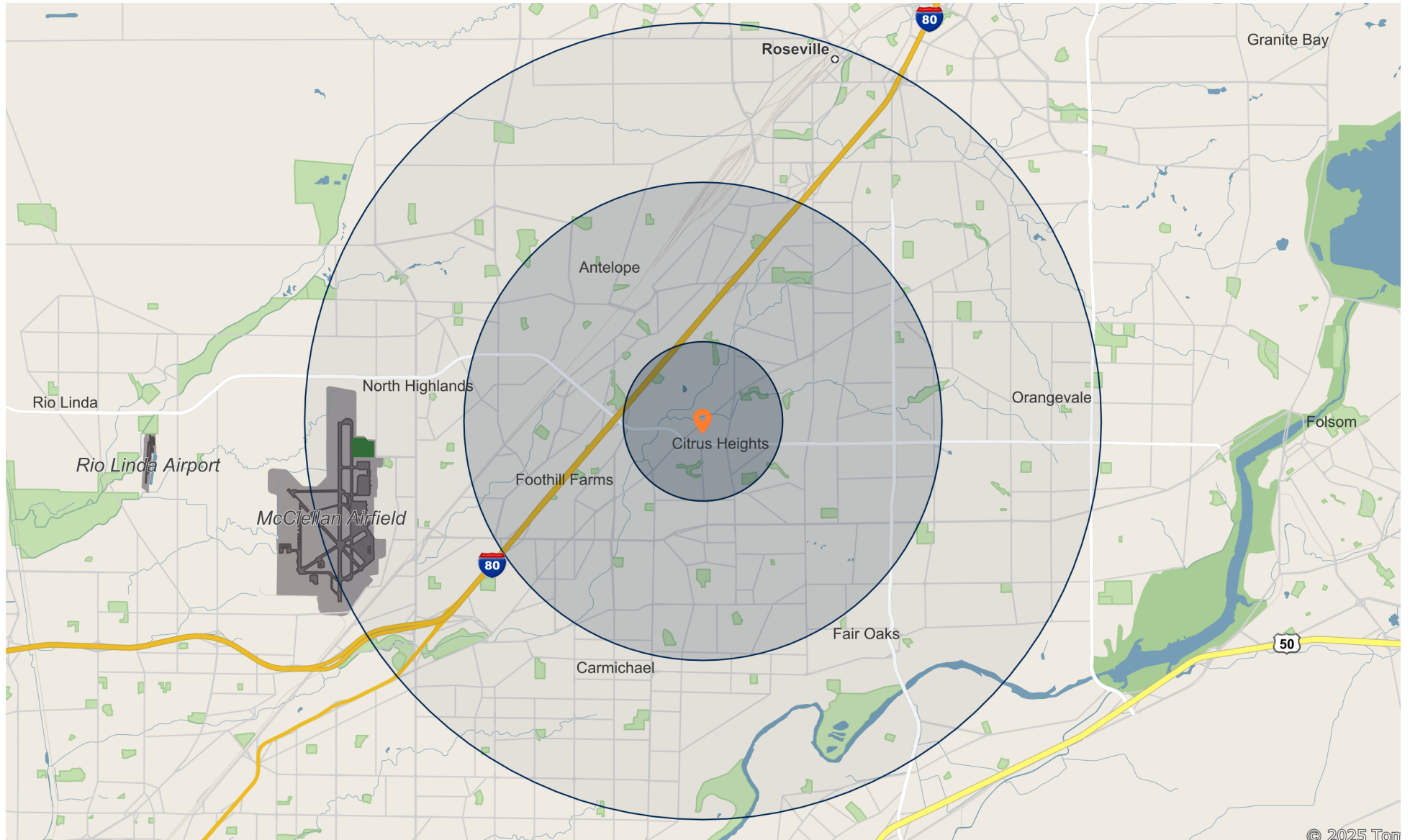
### Major Employers

### Employees

1	Sunbridge Brittany Rehabilitation Center-American River Care Rehabilitation Center	5,018
2	Willow Springs LLC-Heritage Oaks Hospital	2,661
3	Los Rios Community College District-American River College	1,844
4	Dignity Health-Mercy San Juan Medical Center	1,500
5	Blue Shield California Health Insurance	1,324
6	Chevys Inc-	1,317
7	Homeq Servicing Corporation-	1,000
8	Fortuna Bus Management Consulting Inc-Fortuna BMC	750
9	Dutch Bros Inc-	478
10	Century Theatres Inc-Cinedome 9	361
11	H & D Electric-	360
12	Northrop Grumman Systems Corporation-Northrop Grumman Information Systems	354
13	Builders Firstsource Inc-Heritage One Door & Carpentry	350
14	Marques General Engineering Inc-	350
15	William L Lyon & Associates Inc-Lyon Realtors	331
16	Smart Stores Operations LLC-	322
17	Sbm Management Services LP-Sbm Management Services	300
18	County of Sacramento-Parks and Recreation Department	296
19	Dignity Health-Mercy San Juan Medical Level II Trauma	288
20	Walmart Inc-Walmart	268
21	Eskaton-	260
22	Geico General Insurance Company-Geico	256
23	California Department for Fire Protection-Aviation Management	250
24	Mv Transportation Inc-	248
25	Kleary Masonry Inc-	230

# 6359 AUBURN BOULEVARD

DEMOGRAPHICS



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