



FOR LEASE | RETAIL SHOPS | DRIVE-THRU SPACE AVAILABLE



Partial storefront elevations shown

Highlights

- > ±5,043 SF (divisible); ±4,518 SF (divisible) - shop space
- > ±2,400 SF drive-thru available
- > Located on a busy thoroughfare, Auburn Boulevard that sees ±47,871 vehicles per day
- > Convenient access to Interstate 80 with highway visibility

8501 Auburn Boulevard, Citrus Heights, CA



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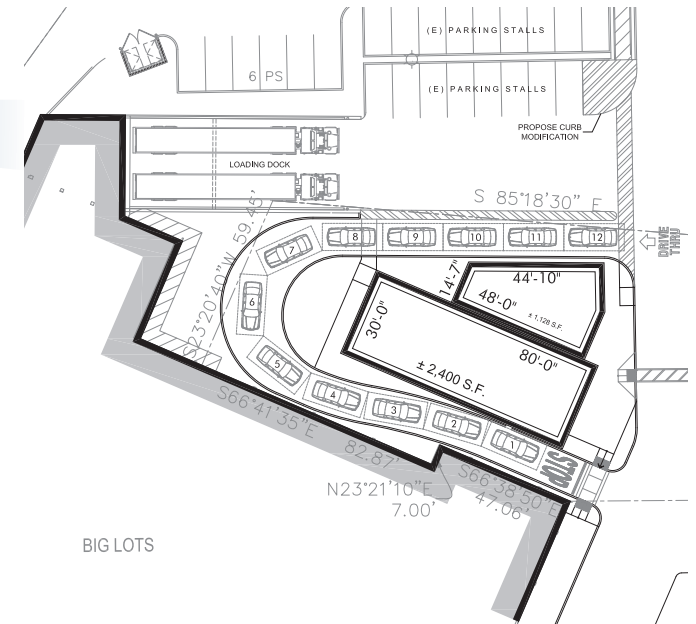
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SITE PLAN

- 1 ±5,043 SF (divisible)
- 2 ±4,518 SF (divisible) or
±2,400 SF (drive-thru)



ALTERNATIVE PROPOSED DRIVE-THRU



DEMOGRAPHICS

	1 MILE	2 MILES	3 MILES
Population	14,844	56,626	131,479
Ave. Household Income	\$74,569	\$76,846	\$79,514
Daytime Population	12,240	48,037	111,278

TRAFFIC COUNTS - VEHICLES PER DAY

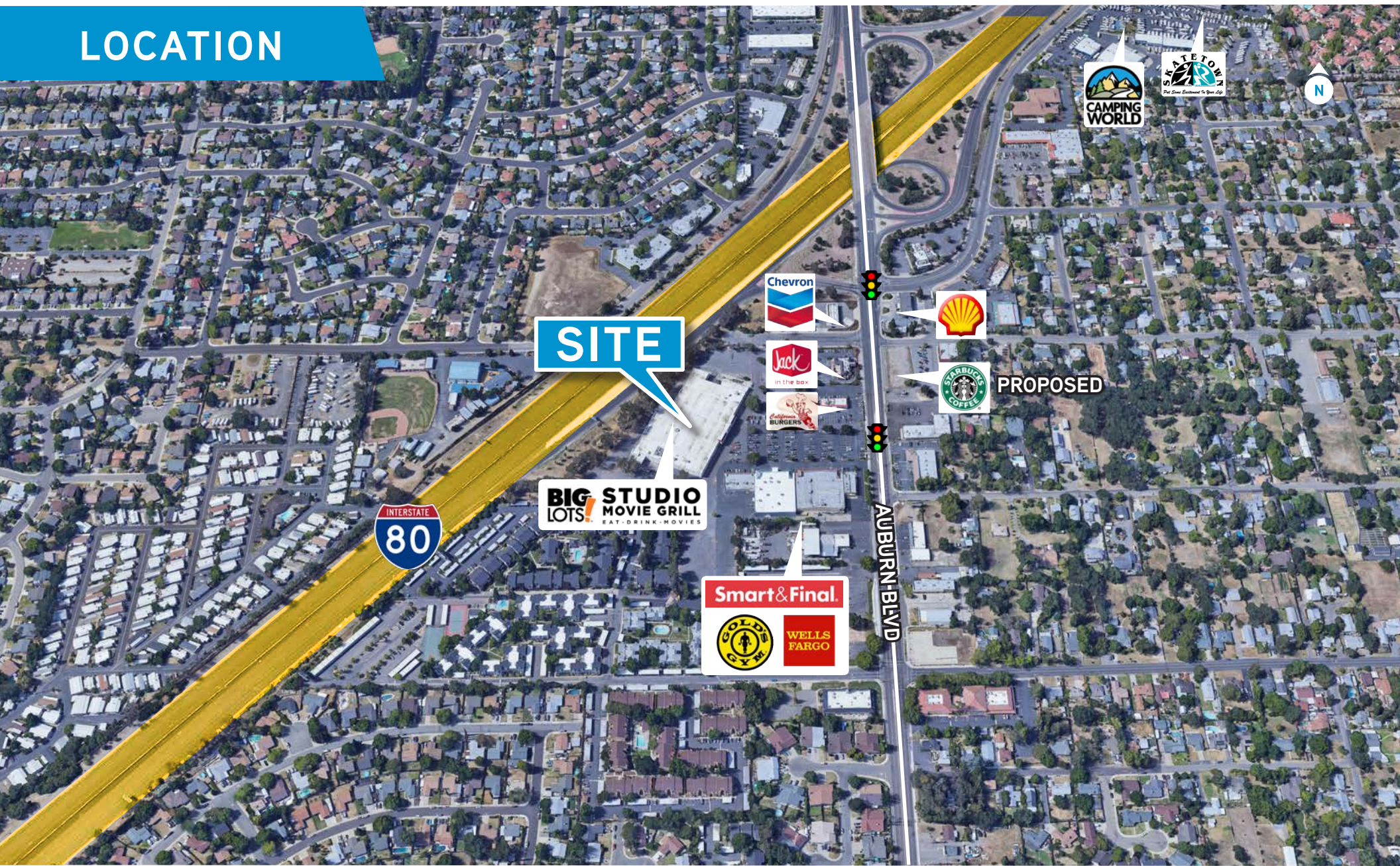
Interstate 80	±172,000
Auburn Blvd.	±47,871

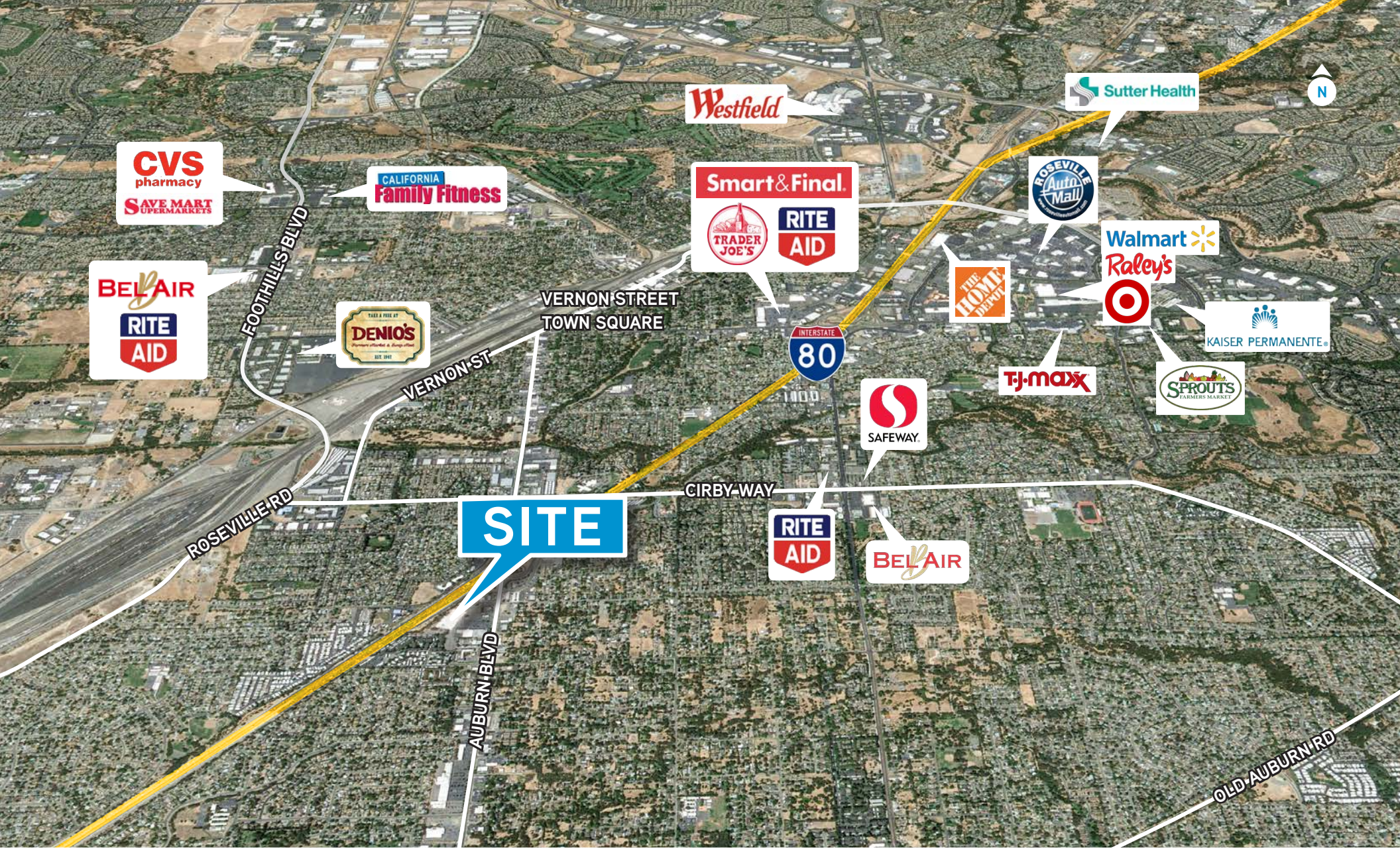
HIGHLIGHTS

- > Located on a busy thoroughfare, Auburn Boulevard, that sees ±47,871 vehicles per day
- > Located one block off Interstate 80 with highway visibility
- > Densely populated residential surrounding
- > New traffic signal planned into the center in 2019 as part of Auburn Blvd. enhancement plan



LOCATION





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