

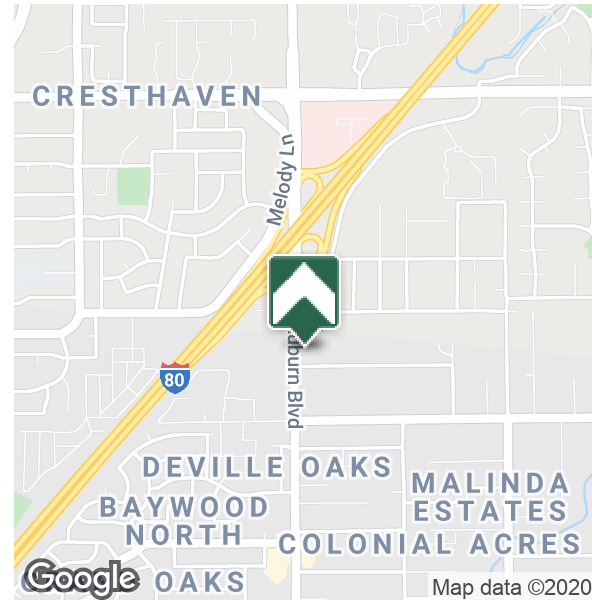


## PROPERTY HIGHLIGHTS

- Available: ±1,050 SF (previous Metro PCS)
- ±9,800 SF Retail Strip Center
- **Lease Rate: \$1.05/SF; NNN**
- Taxes, Insurance & CAM: ±\$0.39/SF
- Building and monument signage facing Auburn Blvd. North and South

## LOCATION OVERVIEW

Located on the NEC of Auburn Blvd. (±36,418 ADT) at Linden approximately 100 yards South of the Placer County line and the Riverside exit off I-80 (±175,000 ADT). This is the first exit into Roseville with a full interchange.



FOR LEASE

8500 Auburn Blvd. Citrus Heights, CA 95610

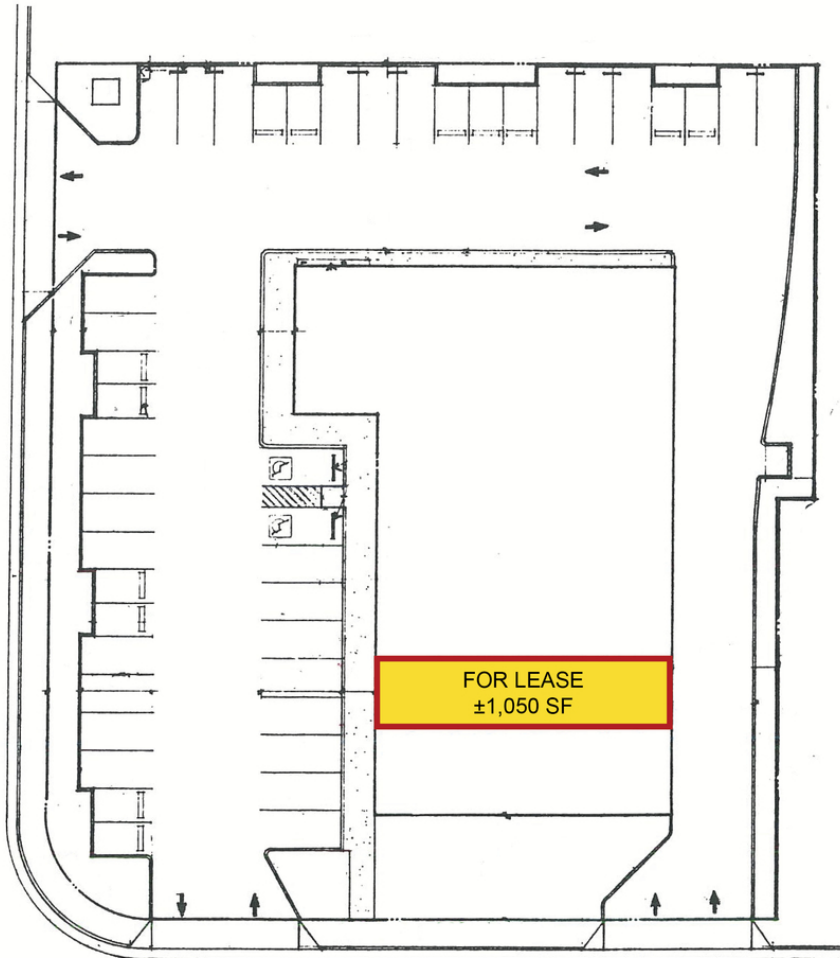
Linden Plaza Shopping Center



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# 8500 Auburn Blvd., Citrus Heights, CA 95610

## SITE PLAN & PHOTOS

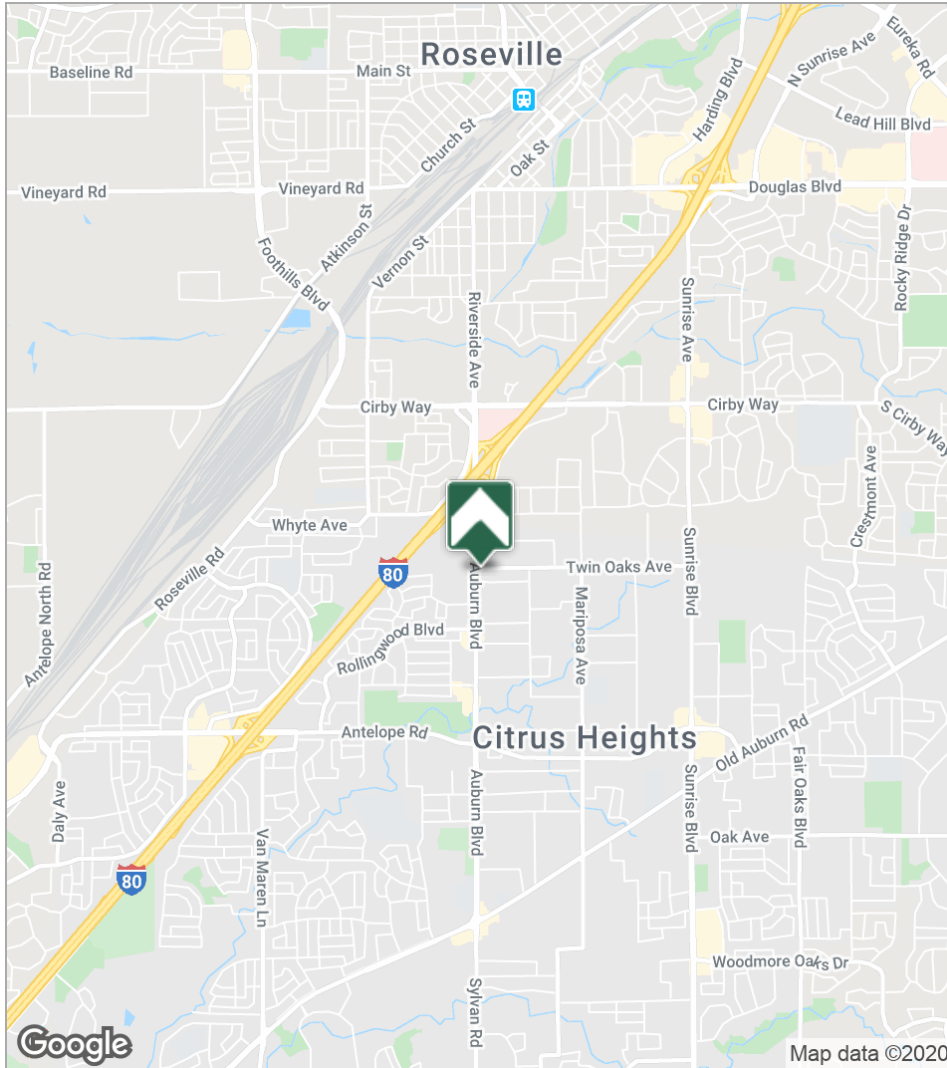


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# 8500 Auburn Blvd., Citrus Heights, CA 95610

## LOCATION MAP



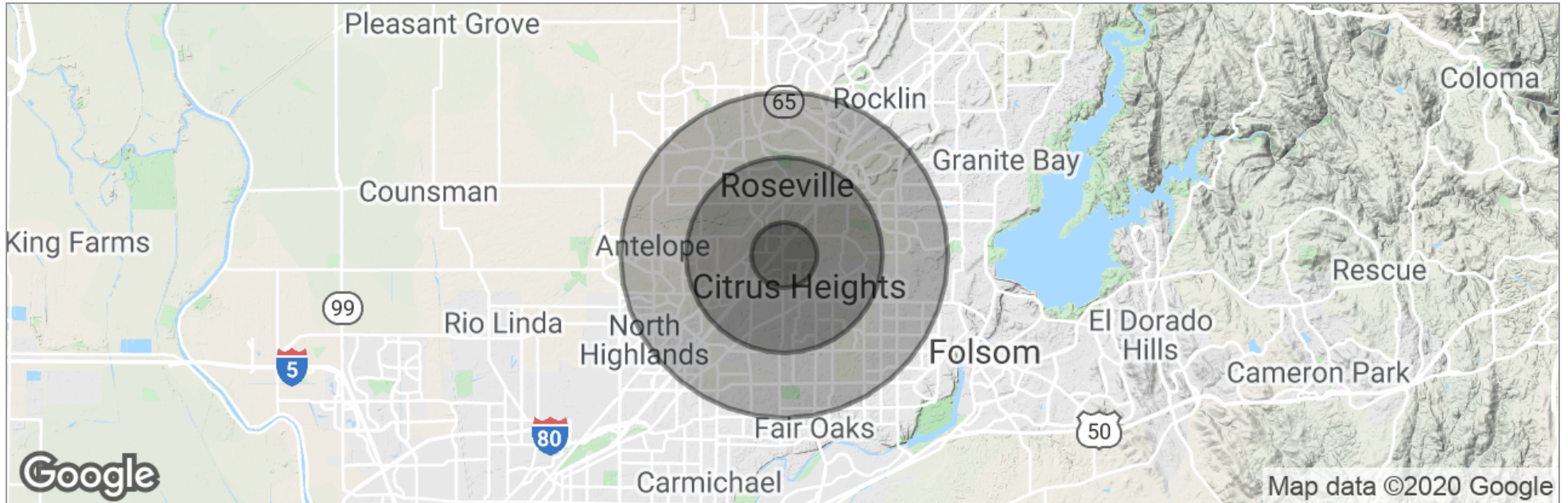
Across the Street: Smart & Final, Gold's Gym, Wells Fargo, Jack in the Box & Big Lots (coming soon)



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## DEMOGRAPHICS MAP



	1 Mile	3 Miles	5 Miles
Total Population	15,633	128,023	332,153
Population Density	4,976	4,528	4,229
Median Age	34.6	36.7	36.6
Median Age (Male)	33.1	34.4	35.0
Median Age (Female)	37.0	39.2	38.5
Total Households	6,085	49,813	127,264
# of Persons Per HH	2.6	2.6	2.6
Average HH Income	\$65,085	\$68,292	\$74,813
Average House Value	\$315,950	\$307,125	\$347,176

\* Demographic data derived from 2010 US Census

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