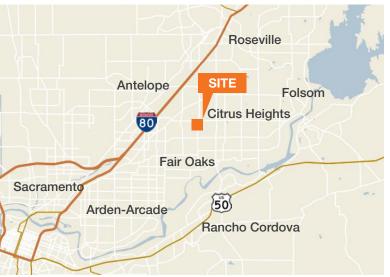
Price Reduction: \$1,579,000 \$1,529,000

±20,000 SF Retail Strip Center





6026-6048 SAN JUAN AVENUE, CITRUS HEIGHTS

Spaces Available from ±1,217 - ±10,000 SF

Lease rate: \$0.75-\$1.00/SF, NNN

APN: 243-0090-018, 1.84 Acres

Zoned SC + CUP issued for automotive transmission service & repair to Building 6046

NOI: Building 6048: \$38,200 (6+ yrs remaining)

Building 6026: (treat as vacant)

Building 6046: \$54,717.60 (tenant since 2002)

CONTACT

Jay Richter, CCIM

916.751.3609 | Lic #01305696 | irichter@kiddermathews.com

Sean Gallinger

916.751.3604 | Lic #01944291 seang@kiddermathews.com

Nik Harmon

916.751.3624 | Lic # 02016311 nharmon@kiddermathews.com



6026-6048 San Juan Avenue

SITE PLAN (NOT TO SCALE) Building 6026 - ±10,183 SF Suite 100 ±1,843 SF Suite 700 Suite 500 ±2.701 SF ±998 SF Suite 600 Suite 200 Suite 400 ±1,163 SF Suite 300 ±1,217 SF ±1,663 SF ±598 SF San Juan Avenue DECK CONCRETE MOOD DECK Garage ±727 **Building** 6046 ±7.931 SF CAFE **LEASED** ±.25 AC **YARD** SPARE PARTS **AVAILABLE Gated Entrance** LEASED

CONTACT

Jay Richter, CCIM

916.751.3609 | Lic #01305696 jrichter@kiddermathews.com

Sean Gallinger

916.751.3604 | Lic #01944291 seang@kiddermathews.com

Nik Harmon

916.751.3624 | Lic # 02016311 nharmon@kiddermathews.com



6026-6048 San Juan Avenue

PROPERTY PHOTOS







CONTACT

Jay Richter, CCIM 916.751.3609 | Lic #01305696 jrichter@kiddermathews.com

Sean Gallinger 916.751.3604 | Lic #01944291 seang@kiddermathews.com

Nik Harmon 916.751.3624 | Lic # 02016311 nharmon@kiddermathews.com



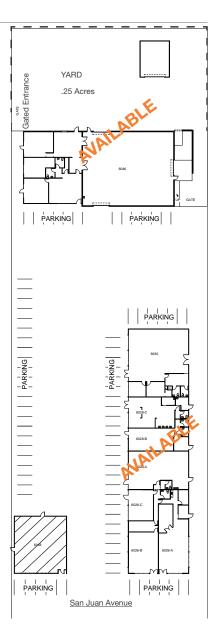
6026-6048 San Juan Avenue

REDESIGN CONCEPTS & SCALED SITE PLAN









CONTACT

Jay Richter, CCIM

916.751.3609 | Lic #01305696 jrichter@kiddermathews.com

Sean Gallinger

916.751.3604 | Lic #01944291 seang@kiddermathews.com

Nik Harmon

916.751.3624 | Lic # 02016311 nharmon@kiddermathews.com



6026-6048 San Juan Avenue

SURROUNDING AREA



CONTACT

Jay Richter, CCIM

916.751.3609 | Lic #01305696 jrichter@kiddermathews.com

Sean Gallinger

916.751.3604 | Lic #01944291 seang@kiddermathews.com

Nik Harmon

916.751.3624 | Lic # 02016311 nharmon@kiddermathews.com

