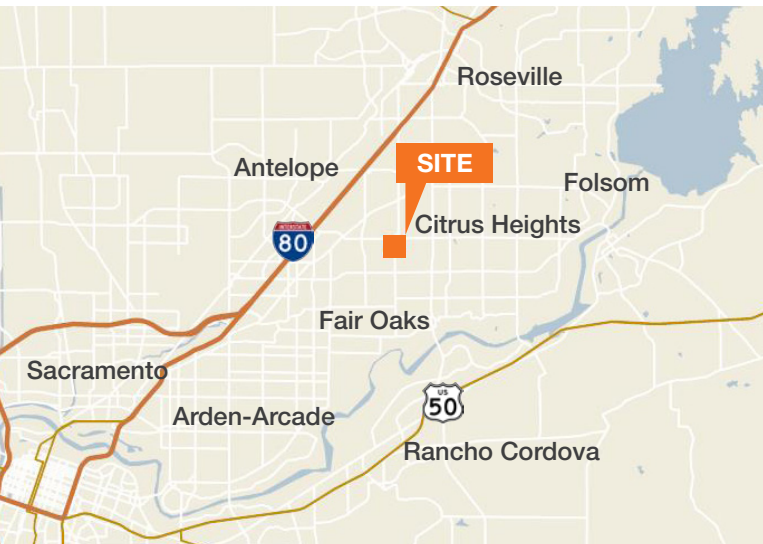


FOR SALE/LEASE

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

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Sean Gallinger
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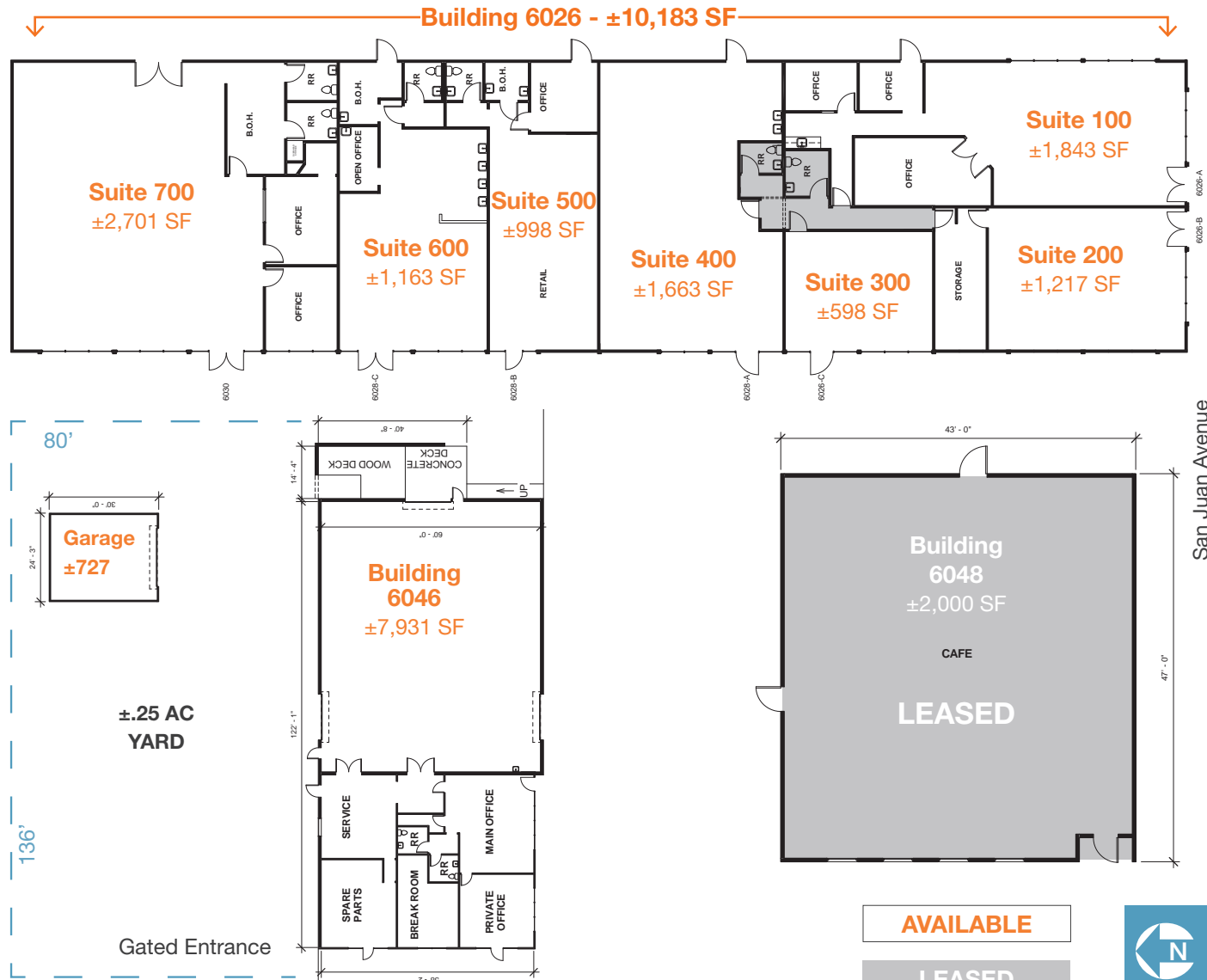
Nik Harmon
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nharmon@kiddermathews.com



FOR SALE/LEASE

6026-6048 San Juan Avenue

SITE PLAN (NOT TO SCALE)



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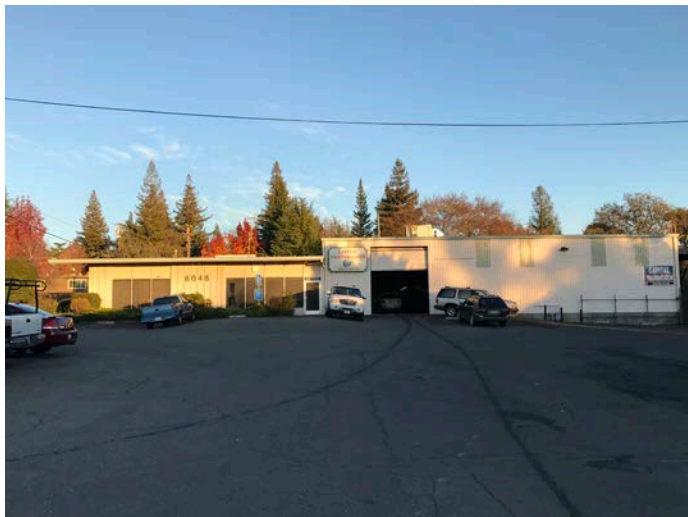
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FOR SALE/LEASE

6026-6048 San Juan Avenue

PROPERTY PHOTOS



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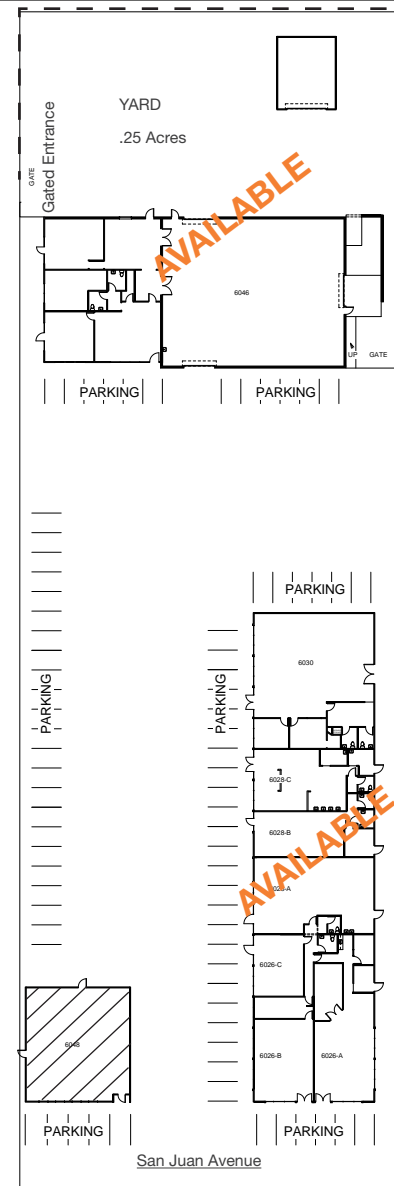
nharmon@kiddermathews.com



FOR SALE/LEASE

6026-6048 San Juan Avenue

REDESIGN CONCEPTS & SCALED SITE PLAN



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FOR SALE/LEASE

6026-6048 San Juan Avenue

SURROUNDING AREA



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