

PROEQUITY

8481 AUBURN BLVD.

CITRUS HEIGHTS, CA 95610



FOR LEASE

For More Information:

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CA DRE 01268501



CITRUS HEIGHTS, CA 95610



PROPERTY HIGHLIGHTS

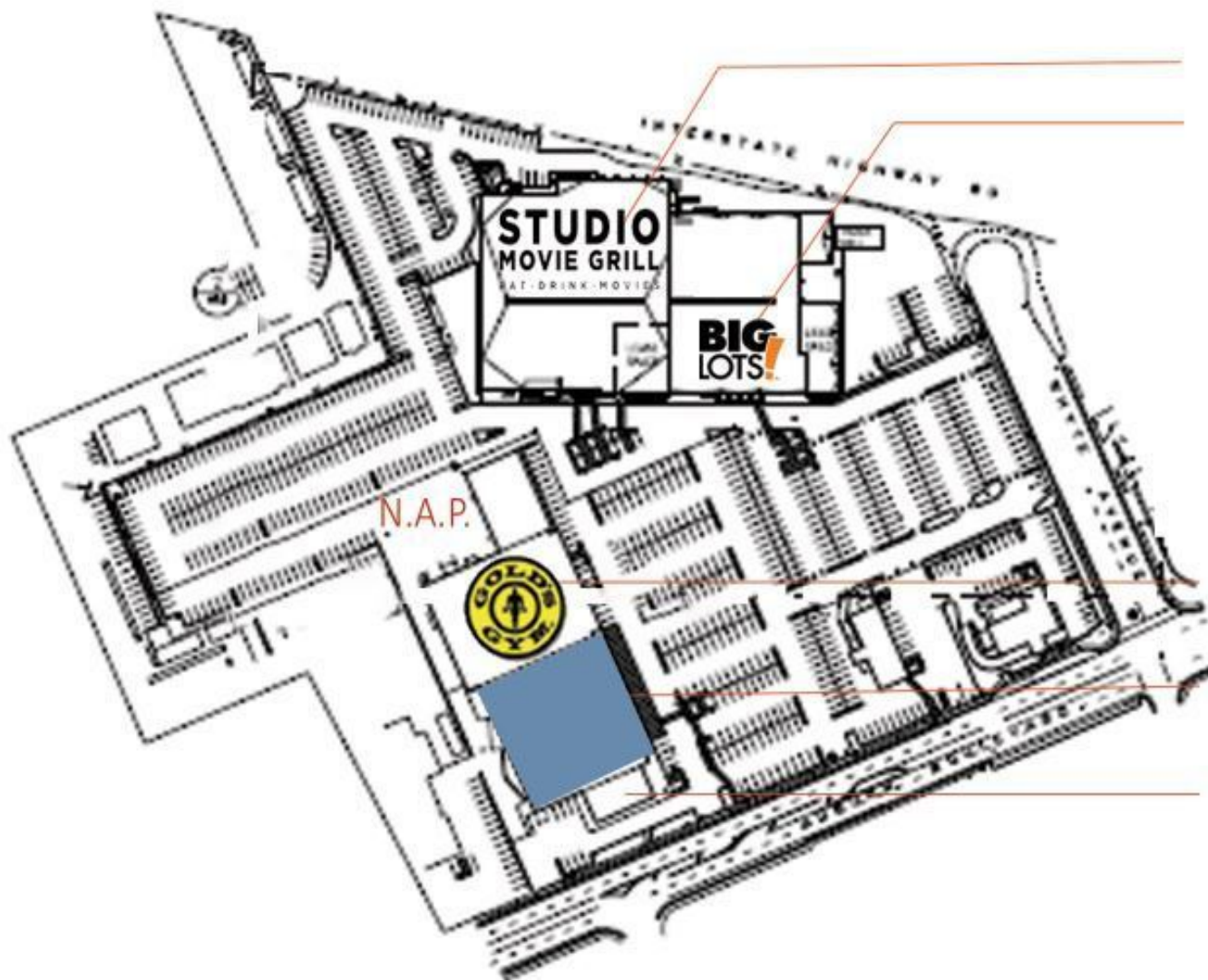
- Available SF: 21,932 SF
- Strong tenant mix including Gold's Gym and Wells Fargo Bank
- Amenities: Bus Line, Pylon Sign, Signage
- Abundant parking: 110 free Surface Spaces are available; Ratio of 5.02/1,000 SF
- Excellent I-80 access
- New tenants, Studio Movie Grill and Big Lots
- Renovated: 2018 Built: 1973
- Submarket: Orangevale/Citrus Heights Retail



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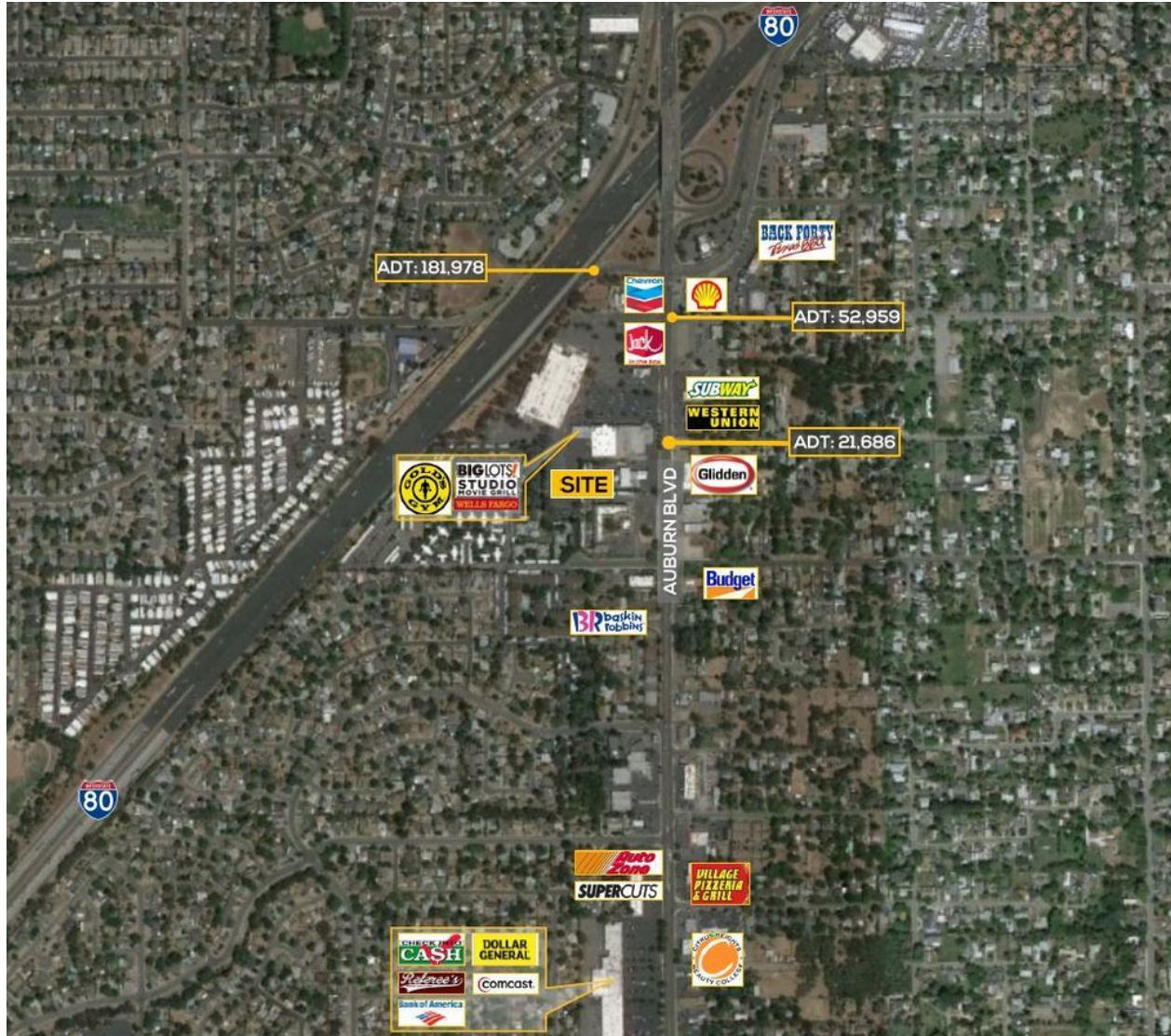
Studio Movie Grill
Big Lots!



Gold's Gym

8481 Auburn Blvd

Wells Fargo Bank



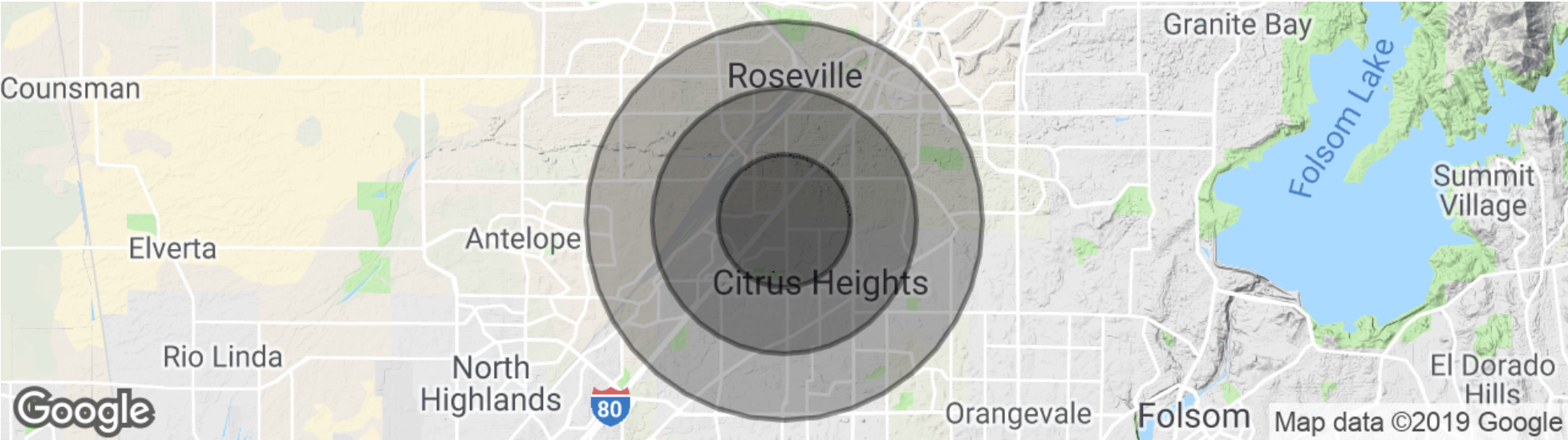
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POPULATION	1 MILE	3 MILES	5 MILES
Total population	15,108	131,119	354,851
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	5,805	49,729	132,694
Median HH income	\$65,964	\$69,248	\$75,948

* Demographic data derived from 2018 SitesUSA

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