

AUBURN PLAZA SHOPPING CENTER

1,032 SF - 6,514 SF AVAILABLE



5948 AUBURN BOULEVARD CITRUS HEIGHTS, CA

FEATURES:

- Well located building on busy Auburn Blvd
- 2nd generation restaurant suite available
- Visible monument signage
- Zoning: GC - General Commercial
- High traffic along Auburn Boulevard
- Parking - 4.9/1,000 SF

COMMENTS:

Building has flexible and functional tenant improvements. Renovation complete. Excellent access to Highway 80. Surrounded by densely populated residential.

LEASE RATES:

\$1.19 - \$1.39 PSF, NNN

NNN costs are approximately \$0.34 PSF

DEMOGRAPHICS: 1 miles 3 miles 5 miles

2017 Population (est): 22,823 188,646 396,229

2017 Avg. HH Income: \$60,626 \$67,156 \$74,046

Daily Traffic Count: Auburn Blvd 92,866

FOR MORE INFORMATION, CONTACT:

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ETHAN CONRAD

PROPERTIES INC.

916.779.1000

1300 National Drive, Suite 100

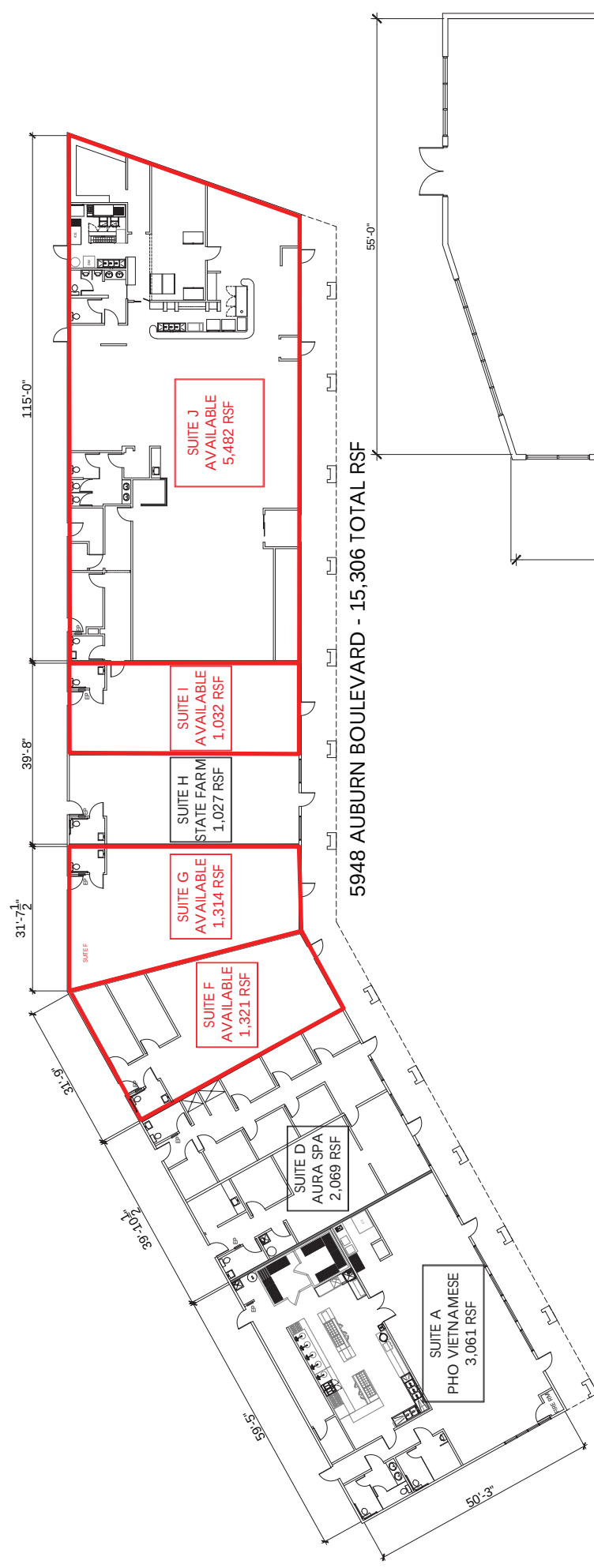
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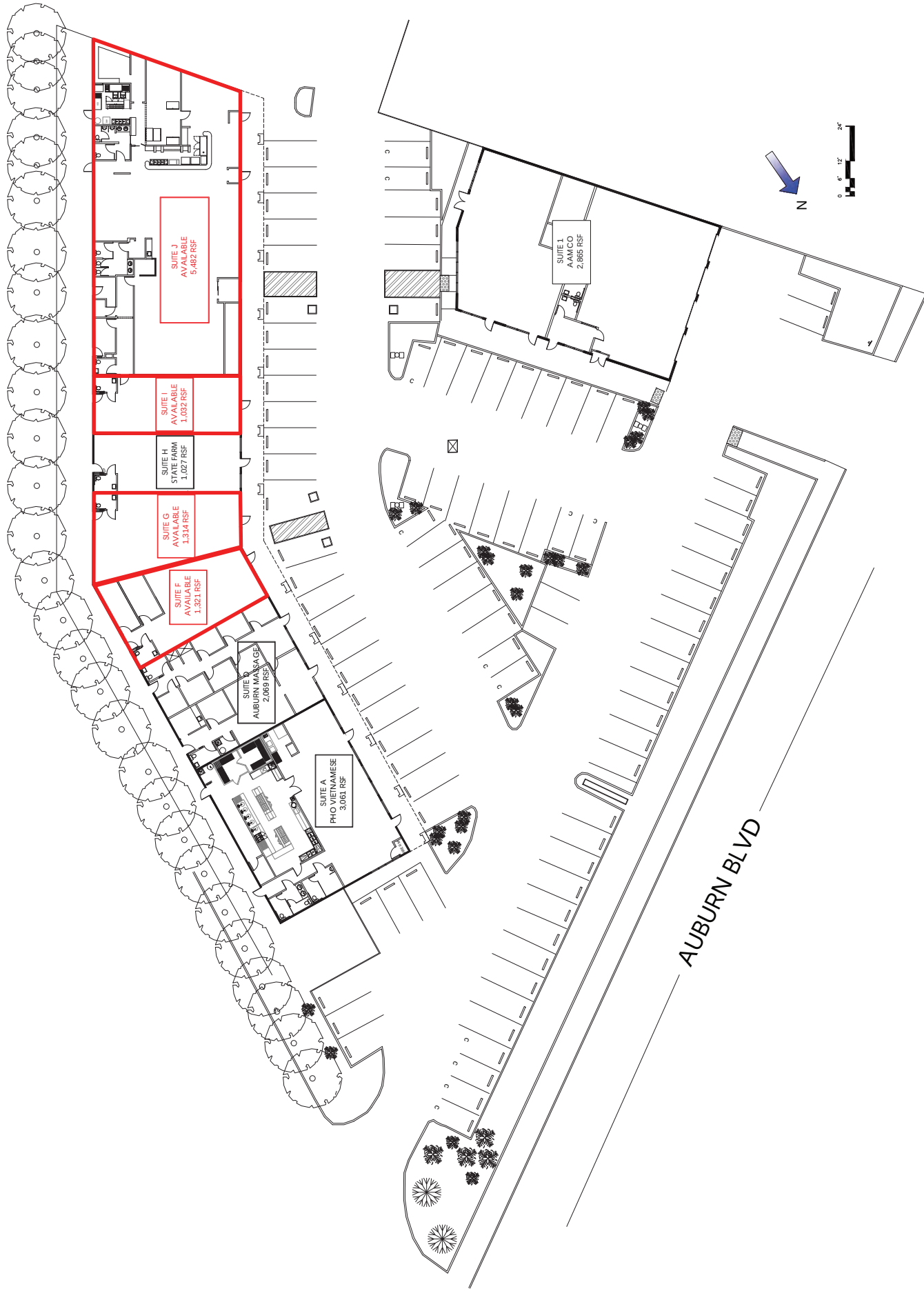
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SUITE	SF	LEASE RATE	RENT
F	1,321	\$1.19, NNN	\$1,572.00
G	1,314	\$1.19, NNN	\$1,564.00
I	1,032	\$1.19, NNN	\$1,228.00
J	5,482	\$1.39, NNN	\$7,620.00

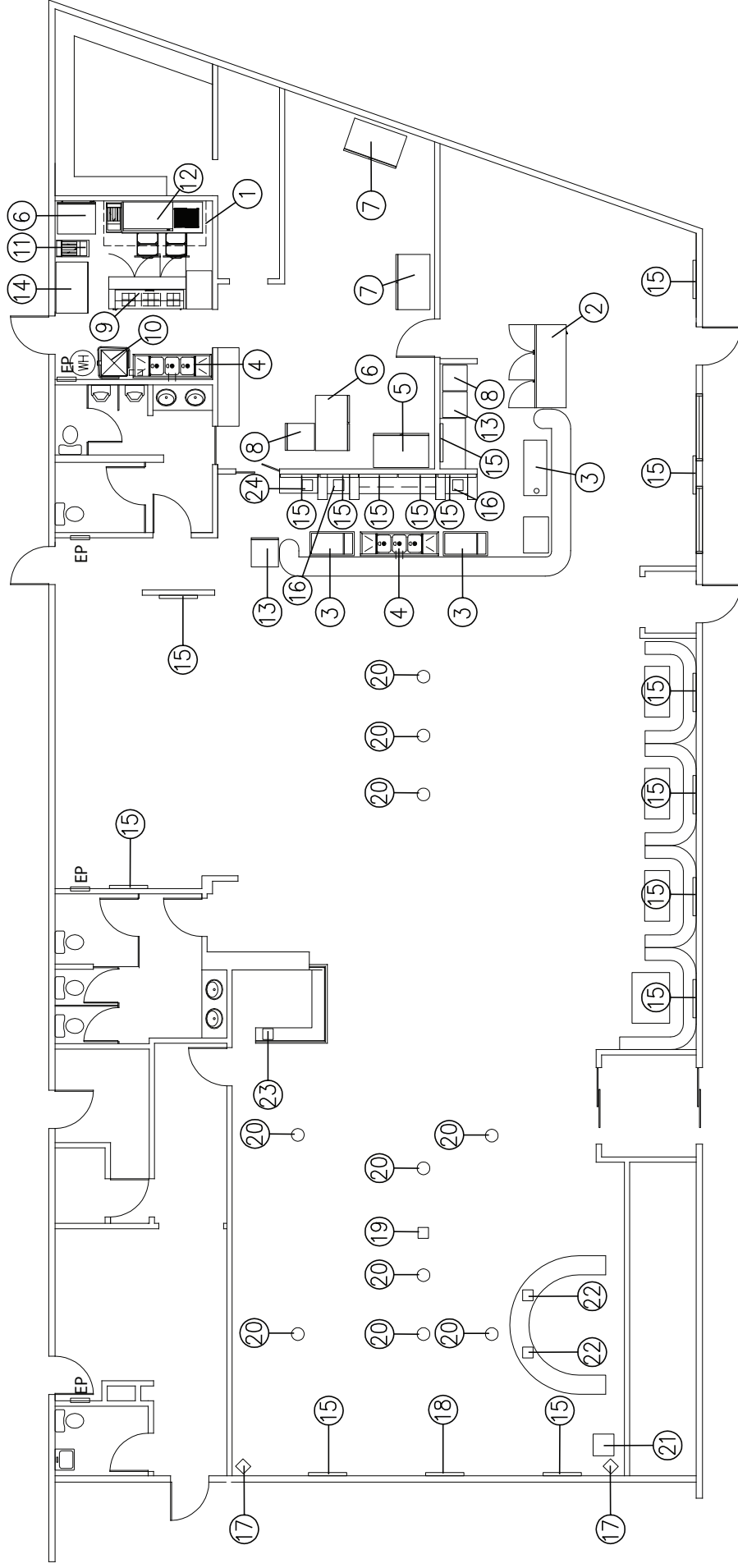
NNN costs are \$0.34 PSF.

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The information contained herein has been obtained from sources we believe to be reliable. However, we cannot guarantee, warrant or represent its accuracy and all information is subject to error, change or withdrawal. An interested party and their advisors should conduct an independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

5948 AUBURN BOULEVARD, SUITE J, CITRUS HEIGHTS



KITCHEN EQUIPMENT LIST

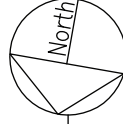
1. CAPTIVEAIRE HOOD WITH INTEGRATED ANSUL SYSTEM
2. 3 DOOR COUNTER HIGH REFRIGERATOR
3. S/S TUB SINK
4. 3 COMP SINK W/ DRAINBOARD
5. TRUE REFRIGERATOR
6. TRUE FREEZER
7. DERFIELD REFRIGERATOR
8. RESIDENTIAL REFRIGERATOR
9. FOOD PREP COUNTER W/ 3 REFERS UNDER COUNTER
10. DISHWASHER
11. DEEP FRYER
12. GRILL WITH WARMING DRAWERS
13. BEVERAGE REFRIGERATOR
14. ICE MAKER
15. WALL MOUNTED TELEVISION
16. COMPUTER/CASH REGISTER
17. WALL MOUNTED SPEAKERS
18. PROJECTOR SCREEN
19. CEILING MOUNTED PROJECTOR
20. SUBWOOFER
21. TURN TABLES
22. MIXING BOARD
23. COFFEE MAKER
- 24.

INVENTORY NOT SHOWN ON PLAN:
 (20) ROUND TABLES
 (133) BAR STOOLS

ETHAN CONRAD PROPERTIES INC.
 5948 AUBURN BLVD.
 SUITE J
 CITRUS HEIGHTS, CA

4/26/2017

SCALE: 1"=10'-0"



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