



COMMERCIAL
REAL ESTATE
SERVICES

FOR LEASE

Grand Oaks Center
Retail Space Available

7967 Auburn Blvd
Citrus Heights, CA

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www.tinercommercial.com

Property Information

Highlights:

- Available Spaces:
 - ±1,800 Square Feet - Retail
 - ±1,920 Square Feet - Retail
 - ±8,448 Square Feet - Retail
- New Tenants: Ben's Huli Huli Chicken, Charlie's Café, and Shirley's Hair & Nail
- NNNs are just \$0.25 / SF
- Located on Auburn Blvd near Highway 80 in Citrus Heights
- Monument signage available for all tenants
- Only 1/2 Mile South of Interstate 80
- Abundant parking available
- Center served by five (5) driveways and two (2) traffic signals



Site Aerial



Retail Aerial | Demographics



Traffic Counts

Collection Street	Traffic Volume
Auburn Blvd	36,400 ADT

Population

	<u>1 Mi</u>	<u>3 Mi</u>	<u>5 Mi</u>
2016 Total Population	16,243	137,703	367,780
2021 Total Population	17,007	144,326	386,062
Pop Growth 2016-2021	4.70%	4.81%	4.97%

Households

	<u>1 Mi</u>	<u>3 Mi</u>	<u>5 Mi</u>
2016 Households	6,163	52,026	137,431
Median Income	\$52,447	\$56,699	\$59,371
Median Home Value	\$200,856	\$240,630	\$267,776



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