

Auburn Blvd Citrus Heights

8501 Auburn Boulevard

Citrus Heights, California



- 5,043 SF (Divisible); 4,518 SF (Divisible)
- Located on a busy thoroughfare, Auburn Boulevard, that sees 36,571 cars per day
- Located one block off Interstate 80 with highway visibility

For more information:
Brenda Benter
714-460-1500
bbenter@rmrginc.com



RED MOUNTAIN GROUP

PROPERTY HIGHLIGHTS

Availability

- **5,043 SF (Divisible)**
- **4,518 SF (Divisible)**

Features

- Major anchor space available in Citrus Heights, CA
- Located on a busy thoroughfare, Auburn Boulevard, that sees 36,571 cars per day
- Located one block off Interstate 80 with HIGHWAY VISIBILITY
- Densely populated residential surrounding the Center
- New traffic signal planned into the Center in 2018/19 as part of Auburn Blvd. Enhancement Plan

Traffic Counts

Auburn Blvd (2016)	43,676 ADT
I-80 (2015)	171,960 ADT

Source: CoStar

Demographics

	1 mile	3 mile	5 mile
Population	14,755	129,978	350,992
Avg. Household Income	\$71,306	\$76,539	\$84,761
Daytime Population	4,426	39,567	115,492

Source: FastReport



OVERALL STOREFRONT ELEVATION (SOUTHEAST) 1/16"=1'-0"

This information is provided without warranty or representation to its accuracy.

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RED MOUNTAIN GROUP
 1234 E. 17th Street
 Santa Ana, California 92701
 www.redmountaingroupinc.com

SITE PLAN



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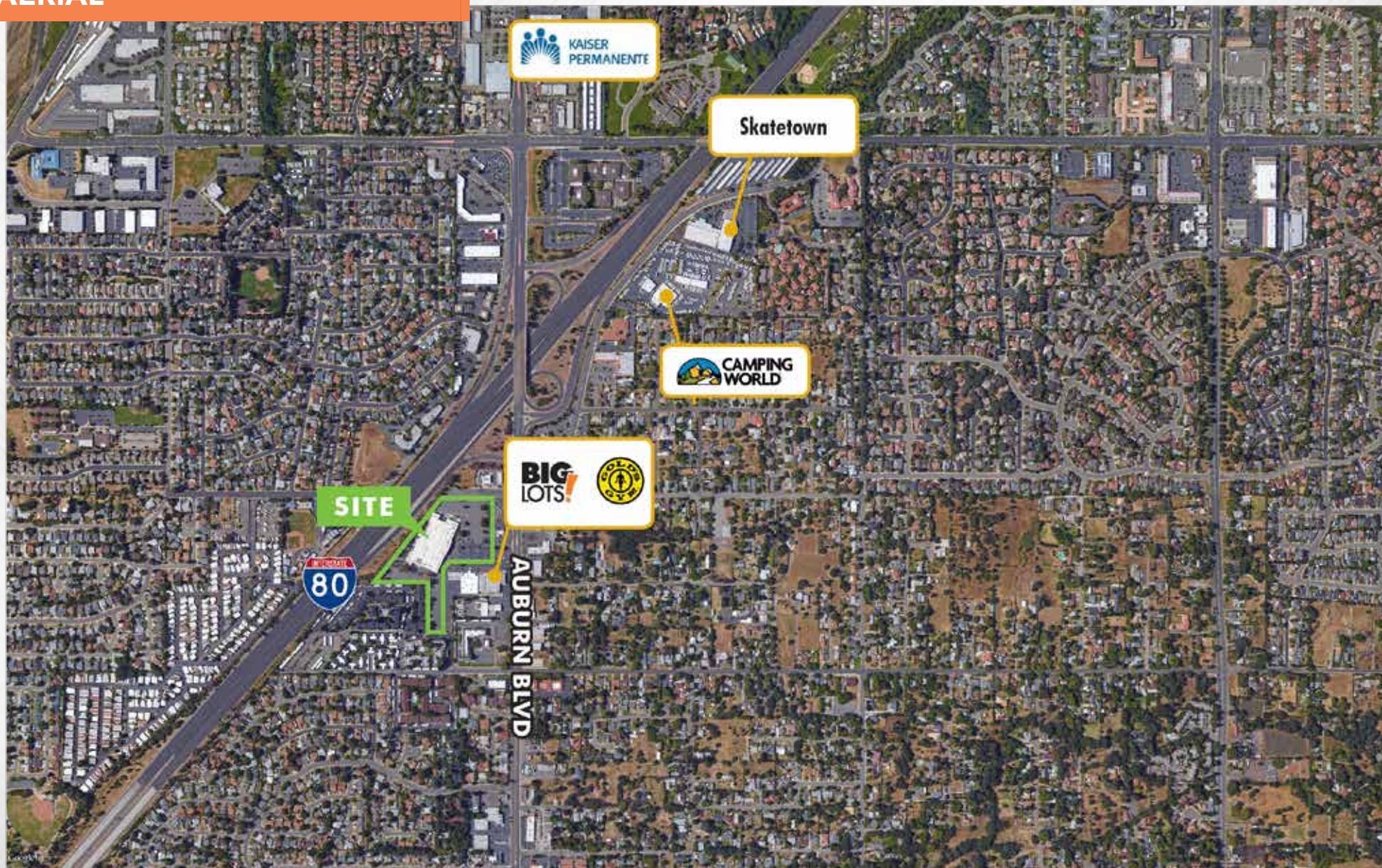
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