

Auburn Blvd Citrus Heights

8501 Auburn Boulevard

Citrus Heights, California



- 4,518 SF (Divisible) or Fast Food with Drive-Thru
- Located on a busy thoroughfare, Auburn Boulevard, that sees 36,571 cars per day
- Located one block off Interstate 80 with highway visibility

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RED MOUNTAIN
GROUP
ANYTHING IS POSSIBLE

PROPERTY HIGHLIGHTS

Availability

- **4,518 (Divisible) Or Fast Food with Drive-Thru**

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 (2021)	43,676 ADT
I-80 (2021)	185,378 ADT

Source: CoStar

Demographics

	1 mile	3 mile	5 mile
Population (2021)	14,755	129,978	352,209
Avg. Household Income (2021)	\$86,896	\$93,157	\$101,799
Daytime Population (2021)	9,320	85,902	226,758

Source: Applied Geographic Solutions 2021



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1234 E. 17th Street, Santa Ana, California 92701
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SITE PLAN



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

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For more information:

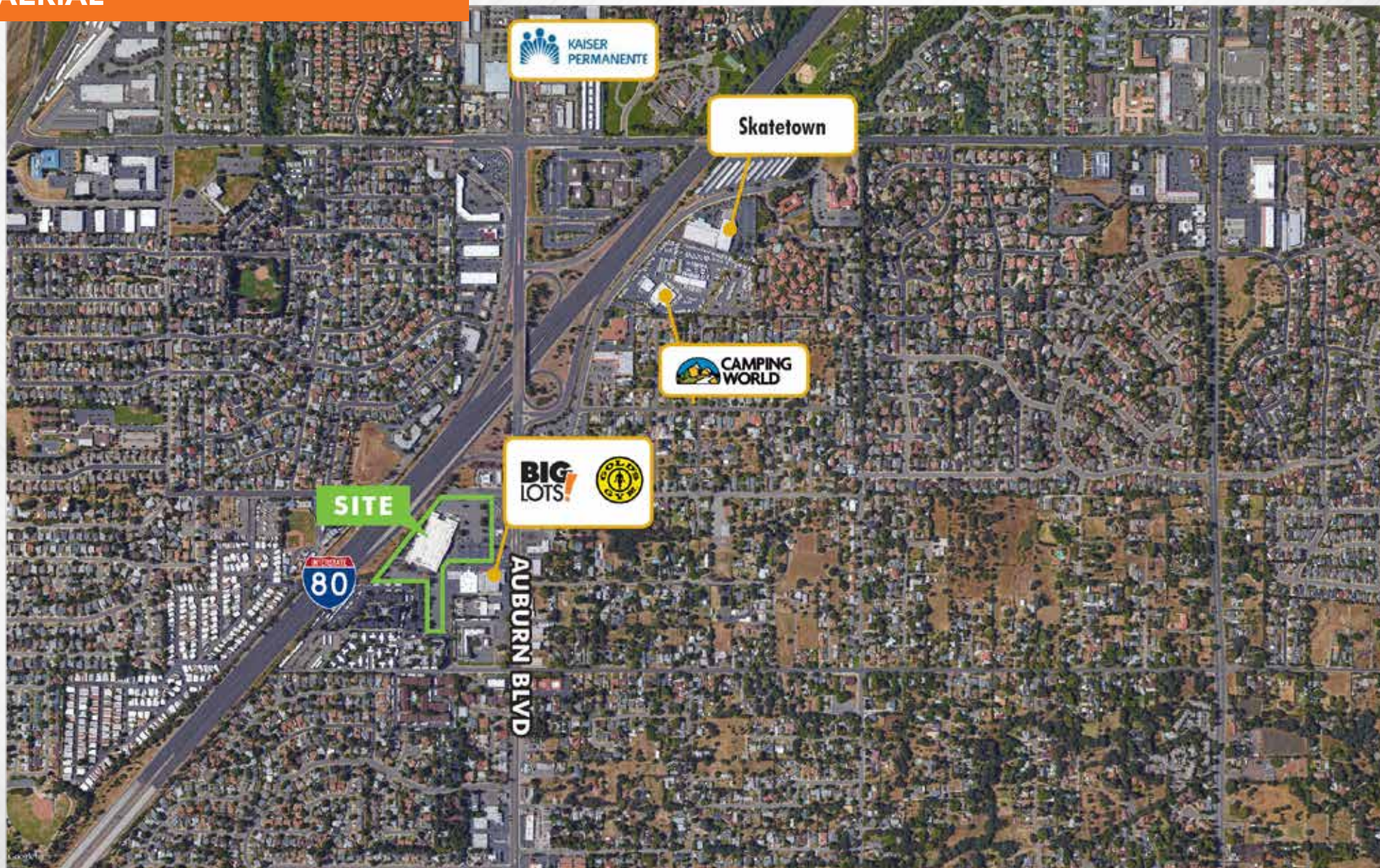
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AERIAL



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