

Auburn Blvd Citrus Heights

8501 Auburn Boulevard

Citrus Heights, California



- 4,518 SF (Divisible) or Fast Food with Drive-Thru
- 34,300 SF
- Located on a busy thoroughfare, Auburn Boulevard, that sees 36,571 cars per day
- Located one block off Interstate 80 with highway visibility

Brenda Benter
Leasing Director
714-460-1500
bbenter@rmrginc.com

Julie Swieca
Leasing Associate
714-821-2172
jswieca@rmrginc.com



RED MOUNTAIN
GROUP
ANYTHING IS POSSIBLE

PROPERTY HIGHLIGHTS

Availability

- **4,518 (Divisible) Or Fast Food with Drive-Thru**
- **34,300 SF**

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



Auburn Blvd Citrus Heights

8501 Auburn Boulevard
Citrus Heights, California

For more information:

Brenda Benter
Leasing Director
714-460-1500
bbenter@rmrginc.com

Julie Swieca
Leasing Associate
714-821-2172
jswieca@rmrginc.com



1234 E. 17th Street, Santa Ana, California 92701
redmountaingroupinc.com

SITE PLAN



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

Auburn Blvd Citrus Heights
8501 Auburn Boulevard
Citrus Heights, California

For more information:

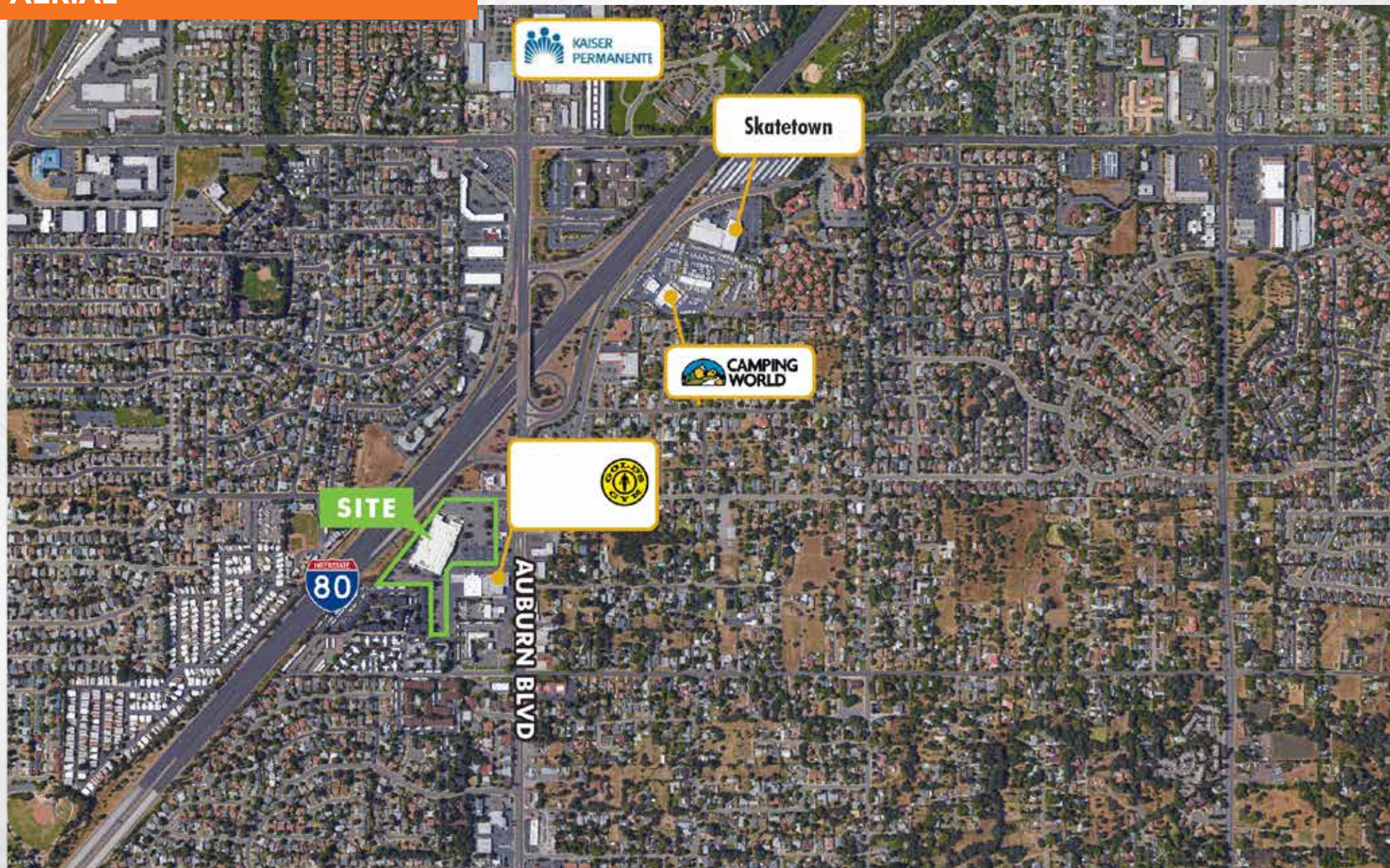
Brenda Benter
Leasing Director
714-460-1500
bbenter@rmrginc.com

Julie Swieca
Leasing Associate
714-821-2172
jswieca@rmrginc.com



1234 E. 17th Street, Santa Ana, California 92701
redmountaingroupinc.com

AERIAL



Auburn Blvd Citrus Heights
8501 Auburn Boulevard
Citrus Heights, California

For more information:

Brenda Benter
Leasing Director
714-460-1500
bbenter@rmrginc.com

Julie Swieca
Leasing Associate
714-821-2172
jswieca@rmrginc.com



1234 E. 17th Street, Santa Ana, California 92701
redmountaingroupinc.com