

Auburn Blvd Citrus Heights

📍 8525 Auburn Blvd, Citrus Heights, CA



35,360 SF (divisible) Anchor Opportunity – Available Now

Up To 4,518 SF Available for Retail or Fast Food with Drive-Thru



**RED MOUNTAIN
GROUP**

Brenda Benter
Sr Vice President Leasing
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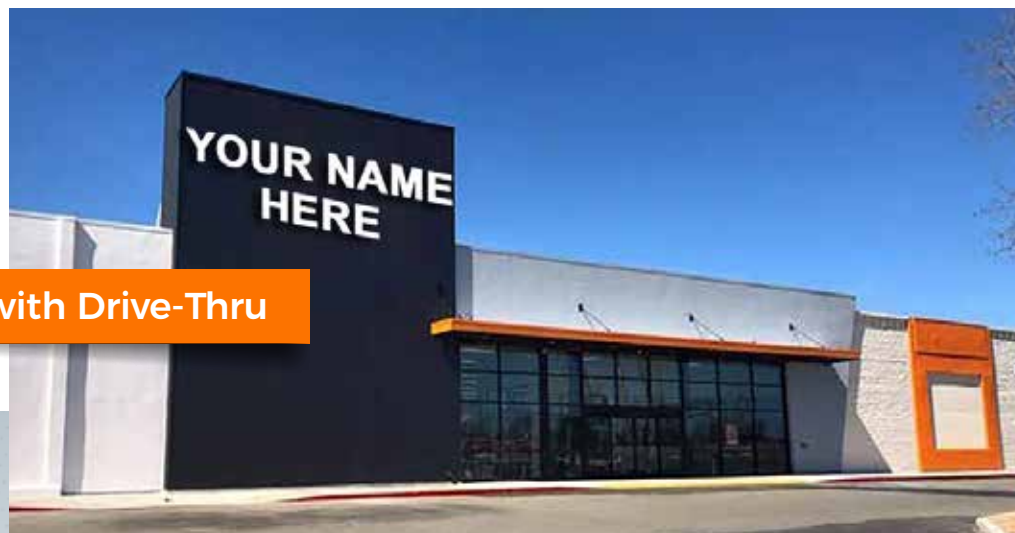
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For Lease

35,360 SF (divisible)

Up To 4,518 SF Available for Retail or Fast Food with Drive-Thru



Property Highlights

- **I-80 Highway Visibility & Easy Access**
- **Densely Populated**
residential surrounding the Center
- **Recently Remodeled**
with Recessed Loading Dock

Demos



RADIUS	POPULATION	AVG HH INCOME
1 MILE	14,650	\$80,222
3 MILE	129,978	\$93,296
5 MILE	352,209	\$100,609

Source: Applied Geographic Solutions 2022



Site Plan



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1234 E 17th Street, Santa Ana, CA 92701



Aerial



Skatetown



SITE



AUBURN BLVD



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