

# AUBURN BLVD CITRUS HEIGHTS

100% Leased

8525 Auburn Blvd | Citrus Heights, CA



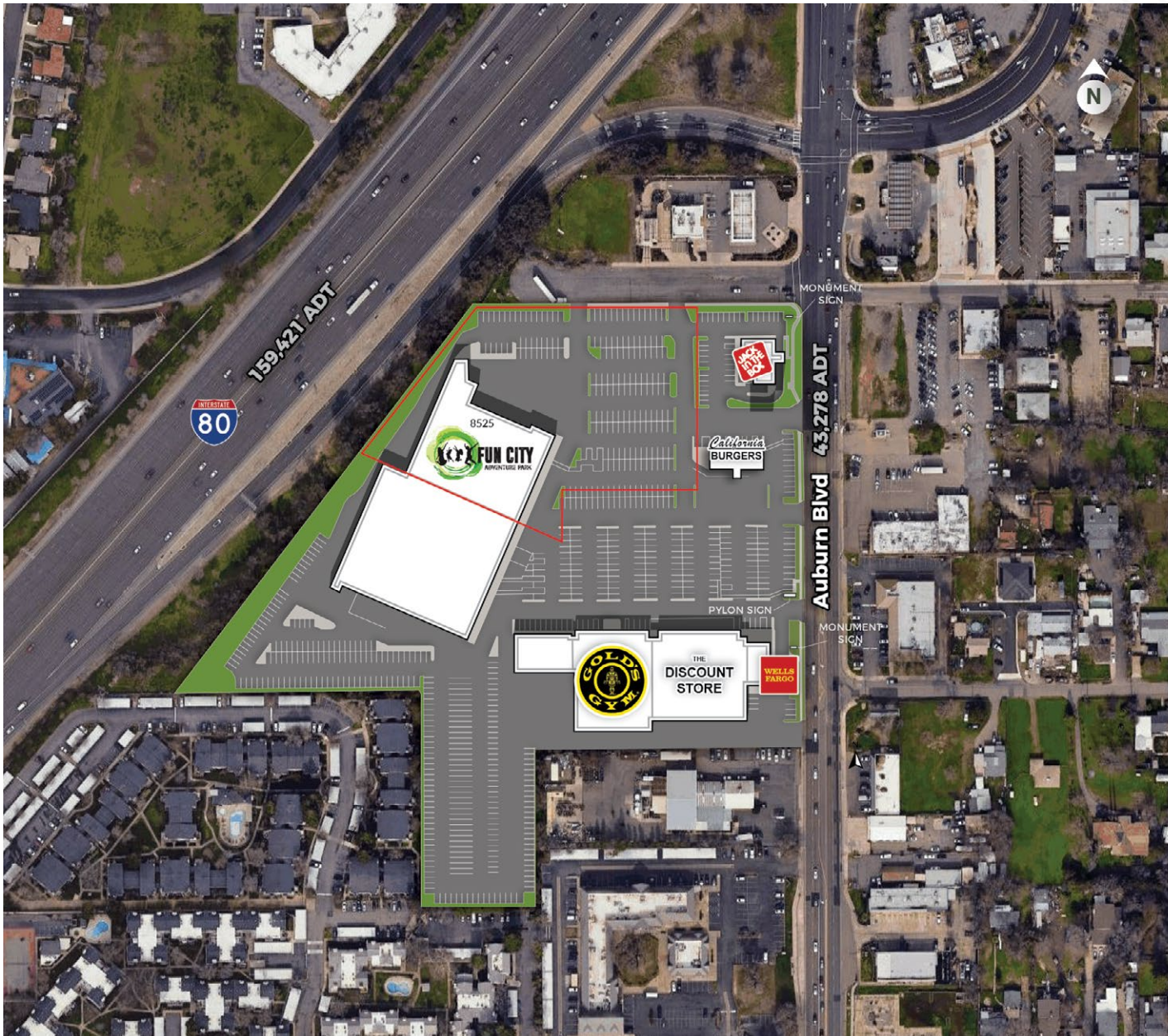
**BRENDA BENTER**  
SR VICE PRESIDENT LEASING  
bbenter@rmrginc.com | 714-460-1500

**JAI DYN PHONRATH**  
LEASING ASSOCIATE  
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# SITE PLAN

AUBURN BLVD CITRUS HEIGHTS



#	TENANT
8525	Fun City

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**RED MOUNTAIN**  
GROUP

# AREA INFO

AUBURN BLVD CITRUS HEIGHTS







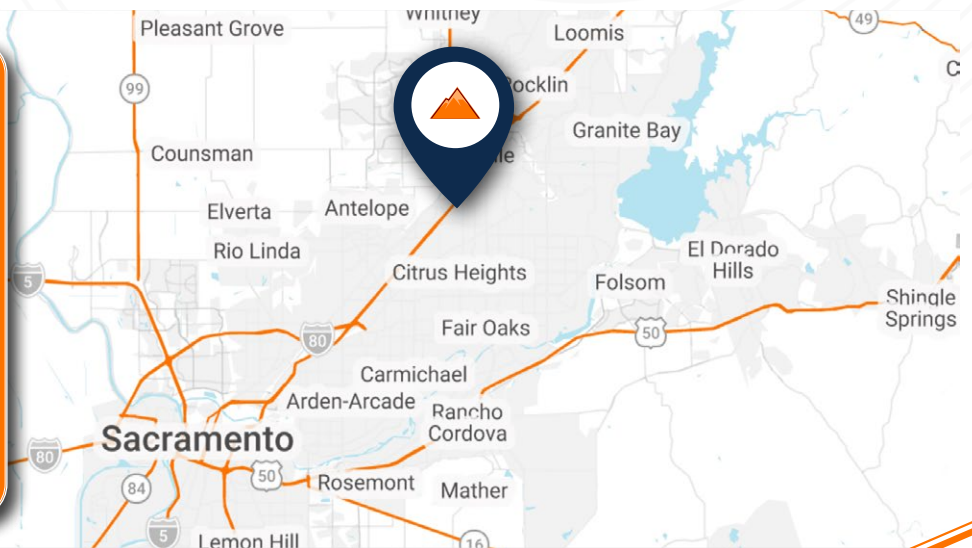
**100% LEASED**

I-80 Highway Visibility & Easy Access

Densely Populated residential surrounding the Center

Recently Remodeled with Recessed Loading Dock

	 POPULATION	 DAYTIME POPULATION	 TOTAL HOUSEHOLDS	 AVG HH INCOME
1 Mile	13,936	8,561	5,469	\$89,865
3 Miles	128,451	79,055	49,460	\$96,456
5 Miles	353,380	208,608	133,617	\$103,002



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# AREA MAP



**Westfield Galleria at Roseville**  
**JCPenney** ★ **macy's** **H&M**  
**HOLLISTER** **NORDSTROM**

**Ridge at Creekside**  
**FLOOR DECOR** **WORLD MARKET** **KREI**  
**Olive Garden** **AT&T** **BUFFALO WILD WINGS**

**Roseville Center**  
**Walmart Supercenter** **BIG 5 SPORTING GOODS** **TARGET**  
**Jack in the box** **Chevys FRESH MEX** **petco**

**Creekside Town Center**  
**BEST BUY** **BOB'S DISCOUNT FURNITURE** **7 ELEVEN** **M**  
**P.F. CHANG'S CHINA BISTRO** **BARNES & NOBLE**  
**FAMOUS footwear** **Canes** **ULTA BEAUTY**  
**NORDSTROM** **Marshalls**  
**carter's** **verizon** **jamba**  
**Michaels** **Red Robin** **OLD NAVY**

**Carousel Vintage**  
**Smart & Final** **ACE Hardware** **SALLY BEAUTY**  
**planet fitness** **Trader Joe's**  
**Banfield PET HOSPITAL** **GROCERYOUTLET**

**Placer Center Plaza Shopping Center**  
**ROSS DRESS FOR LESS** **SKECHERS** **Office DEPOT** **HOBBY LOBBY**  
**Carl's Jr.** **HARBOR FREIGHT** **T Mobile** **DEL TACO**

**SUBJECT PROPERTY**  
 8525  
 Auburn Blvd  
 Citrus Heights, CA

**DENIO'S**  
 TAKE A PIECE OF DENIO'S  
 COUNTRY CROCKERY & HOME DECOR  
 EST. 1945

**TOT TASTE OF TUSCANY** **BURGER KING**  
**Walmart Supercenter** **THE HOME DEPOT**

**Summer Hills Plaza**  
**Raley's** **Wendy's** **McDonald's**  
**O'Reilly AUTO PARTS** **Great Clips**

**Auburn Blvd** 43,278 ADT

**Antelope Rd** 159,421 ADT

**Sunrise Blvd**

**Old Auburn Rd**

**Sierra College Blvd**

**IN-SHAPE FITNESS** **CIRCLE K**  
**BURGER KING** **leatherby's Family Creamery** **TACO BELL**

**Walgreens**

**COSTCO WHOLESALE** **Applebee's GRILL + BAR**  
**Walmart Supercenter** **AT&T**

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