

Citrus Height Retail Shopping Strip

ONE SUITE LEFT - WIDE OPEN FLOOR PLAN

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8117-8127 Auburn Blvd
Citrus Heights , CA 95610

GQNorth
real estate

THE SPACE

Location	8117-8127 Auburn Blvd, Citrus Heights , CA, 95610
Cross Street	Antelope Road
Square Feet	1440
Annual Rent PSF	\$1.00
Lease Type	MG

Notes One Wide Open Floor Plan and Private Restroom. New Paint and Carpet. Turn Key retail and no NNN.



HIGHLIGHTS

- \$1.00 psf MG
- NO NNN Fees
- 1,440 SF OPEN FLOOR PLAN
- Two Restrooms Inside The Unit
- Free Rents Available - Call For Terms
- Great Parking Availability
- Only ONE UNIT LEFT
- Fantastic Signage
- 20,584 sf Retail Shopping Center



POPULATION

1 MILE	3 MILE	5 MILE
16,572	138,182	369,548



AVERAGE HOUSEHOLD INCOME

1 MILE	3 MILE	5 MILE
\$71,726	\$80,140	\$88,833



NUMBER OF HOUSEHOLDS

1 MILE	3 MILE	5 MILE
6,364	51,539	136,284

PROPERTY FEATURES

GLA (SF)

20,584



Citrus Heights Retail

- A nice retail strip with neighboring breakfast lunch restaurant, church, Super cuts and Auto zone. Last suite left with monument signage and front signage facing the main street.

YouTube

- Please see a virtual tour of this property on my YouTube Channel HendersonCRE
- Move in Incentives! We can help customize a leasing plan for you to get started and enjoy a successful business. Call for details or schedule an appointment.
Lu Ann Henderson 916-798-8559

Locator Map



POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	16,085	128,203	319,063
2010 Population	15,727	130,337	346,183
2019 Population	16,572	138,182	369,548
2024 Population	17,086	142,977	383,940
2019 African American	486	4,479	17,982
2019 American Indian	161	1,246	3,334
2019 Asian	588	7,132	26,436
2019 Hispanic	3,573	27,499	67,297
2019 Other Race	1,347	10,177	24,190
2019 White	12,827	105,773	270,359
2019 Multiracial	1,103	8,713	25,261
2019-2024: Population: Growth Rate	3.05 %	3.40 %	3.85 %

2019 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	471	4,068	10,972
\$15,000-\$24,999	507	3,770	9,730
\$25,000-\$34,999	475	4,279	10,911
\$35,000-\$49,999	1,184	7,202	16,847
\$50,000-\$74,999	1,469	10,628	26,435
\$75,000-\$99,999	934	7,733	19,288
\$100,000-\$149,999	943	8,650	23,326
\$150,000-\$199,999	225	3,209	9,970
\$200,000 or greater	156	2,000	8,806
Median HH Income	\$56,823	\$62,697	\$66,642
Average HH Income	\$71,726	\$80,140	\$88,833

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	6,433	50,056	123,611
2010 Total Households	6,089	49,107	128,962
2019 Total Households	6,364	51,539	136,284
2024 Total Households	6,538	53,171	141,099
2019 Average Household Size	2.59	2.66	2.70
2000 Owner Occupied Housing	3,508	30,186	74,851
2000 Renter Occupied Housing	2,752	18,280	44,537
2019 Owner Occupied Housing	3,599	31,619	82,116
2019 Renter Occupied Housing	2,765	19,921	54,168
2019 Vacant Housing	300	2,533	6,460
2019 Total Housing	6,664	54,072	142,744
2024 Owner Occupied Housing	3,749	32,879	85,671
2024 Renter Occupied Housing	2,789	20,291	55,429
2024 Vacant Housing	292	2,551	6,514
2024 Total Housing	6,830	55,722	147,613
2019-2024: Households: Growth Rate	2.70 %	3.15 %	3.50 %

2019 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2019 Population Age 30-34	1,426	10,386	26,922
2019 Population Age 35-39	1,255	9,752	25,286
2019 Population Age 40-44	1,008	8,334	22,109
2019 Population Age 45-49	905	8,082	22,362
2019 Population Age 50-54	933	8,346	23,081
2019 Population Age 55-59	1,092	9,093	24,930
2019 Population Age 60-64	1,014	8,502	22,661
2019 Population Age 65-69	789	7,257	18,514
2019 Population Age 70-74	597	5,789	14,322
2019 Population Age 75-79	395	3,897	9,658
2019 Population Age 80-84	279	2,755	6,724
2019 Population Age 85+	269	3,216	7,453
2019 Population Age 18+	12,880	108,407	287,060
2019 Median Age	36	38	37

2019 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$57,380	\$62,660	\$64,157
Average Household Income 25-34	\$70,384	\$78,345	\$82,221
Median Household Income 35-44	\$67,945	\$78,354	\$81,181
Average Household Income 35-44	\$81,670	\$93,158	\$100,315
Median Household Income 45-54	\$64,930	\$78,515	\$85,839
Average Household Income 45-54	\$80,564	\$95,088	\$110,254
Median Household Income 55-64	\$59,524	\$68,530	\$75,061
Average Household Income 55-64	\$75,065	\$84,720	\$96,800
Median Household Income 65-74	\$50,713	\$55,785	\$58,776
Average Household Income 65-74	\$66,843	\$73,229	\$79,890
Average Household Income 75+	\$48,425	\$51,798	\$54,803

2024 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2024 Population Age 30-34	1,440	11,317	31,399
2024 Population Age 35-39	1,355	10,439	27,802
2024 Population Age 40-44	1,204	9,675	25,318
2024 Population Age 45-49	968	8,278	21,752
2024 Population Age 50-54	877	8,027	21,995
2024 Population Age 55-59	891	8,078	22,124
2024 Population Age 60-64	1,012	8,771	23,729
2024 Population Age 65-69	920	7,929	21,127
2024 Population Age 70-74	690	6,587	16,817
2024 Population Age 75-79	505	5,203	12,708
2024 Population Age 80-84	311	3,241	7,884
2024 Population Age 85+	285	3,358	7,846
2024 Population Age 18+	13,215	112,323	299,699
2024 Median Age	37	39	38

2024 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$66,286	\$72,512	\$75,931
Average Household Income 25-34	\$81,671	\$91,140	\$97,075
Median Household Income 35-44	\$79,312	\$89,931	\$94,947
Average Household Income 35-44	\$95,029	\$108,595	\$117,490
Median Household Income 45-54	\$75,833	\$87,998	\$97,771
Average Household Income 45-54	\$93,899	\$109,757	\$125,413
Median Household Income 55-64	\$67,872	\$78,758	\$85,877
Average Household Income 55-64	\$89,212	\$99,507	\$114,657
Median Household Income 65-74	\$56,275	\$63,375	\$67,972
Average Household Income 65-74	\$78,319	\$86,427	\$95,366
Average Household Income 75+	\$59,247	\$63,556	\$67,214

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Exclusively Marketed by:



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