

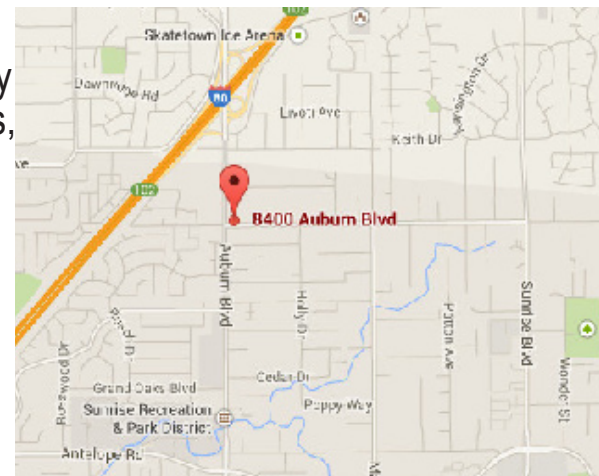
# SALE/BTS

7509 Twin Oaks Avenue  
Citrus Heights, CA 95610



## Property Highlights:

- Partially constructed strip shopping center on high traffic artery
- 0.61 acre land with 8,972 s.f. pad, underground improvements, curbs, gutters, sidewalks in place, with building plans
- Permit ready with city fees paid
- Now preleasing 822-8,972 s.f. retail spaces
- APN 204-0020-024 or 045; General Commercial Zoning
- City of Citrus Heights Boulevard plan (SPA)
- Border of Citrus Heights and Roseville
- Wraparound building with frontage on Auburn & Twin Oaks Bl.
- High identity location on NEC of Auburn Blvd and Twin Oaks
- Easy access from Auburn Blvd from both directions
- Signalized intersection
- 39,421 vehicles per day on Auburn@Twin Oaks Avenue
- Immediate access to/from Highway 80 (0.40 miles from exit)
- **Lease Rate: \$ 2.00 per s.f. NNN**
- **Sale Price: \$ 1,400,000.00**



**For further information, please contact:**

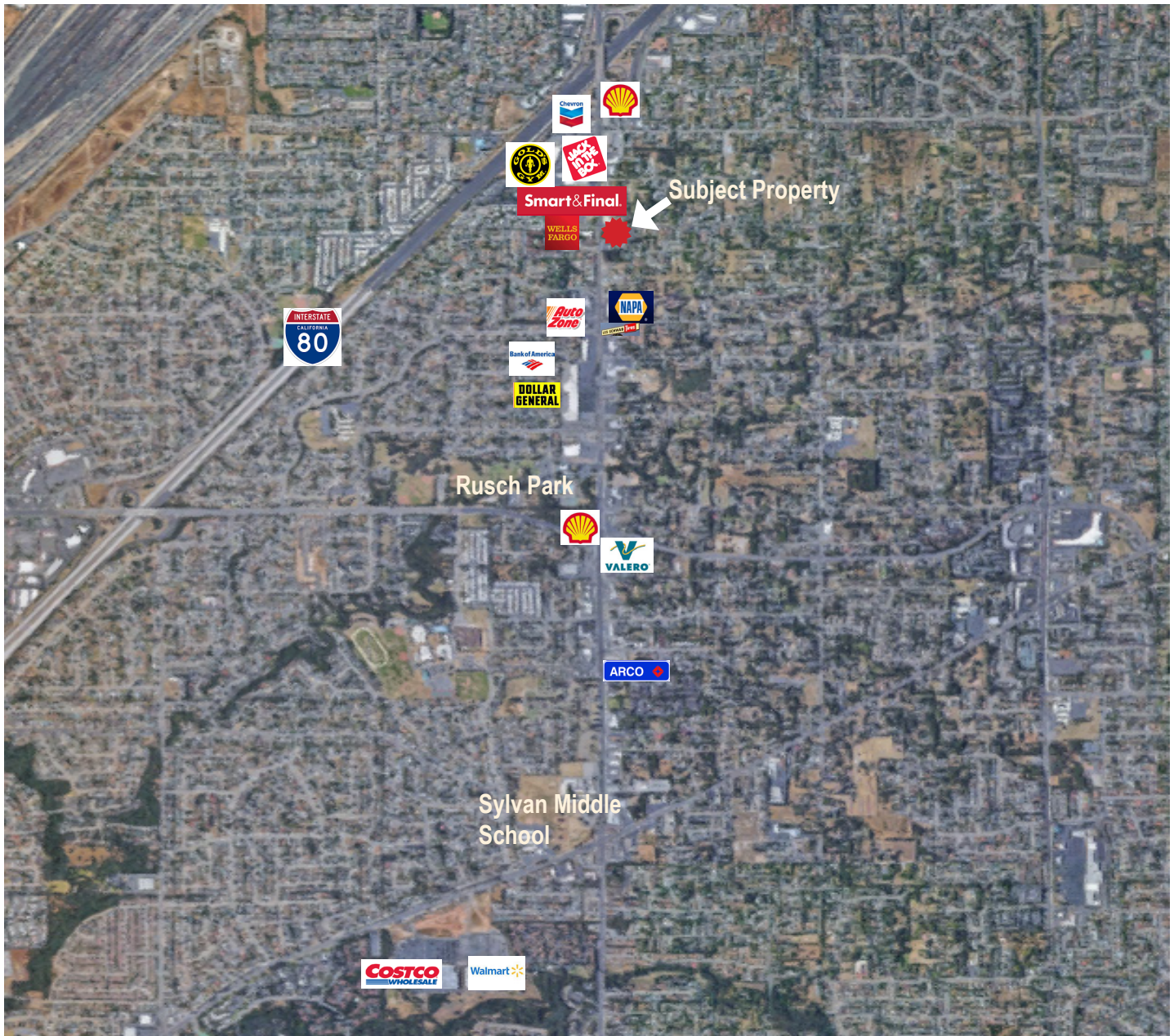
Ranga Pathak  
DRE Lic. No. 01364897  
Tel: (916)201-9247  
ranga.pathak@norcalgold.com  
www.remaxcommercial.com



The information contained herein has been obtained from sources deemed to be reliable. RE/MAX Gold has not verified and makes no guarantees, warranties or representations regarding the accuracy of the information. You need to conduct a careful, independent evaluation of the property to establish its suitability for your purposes.



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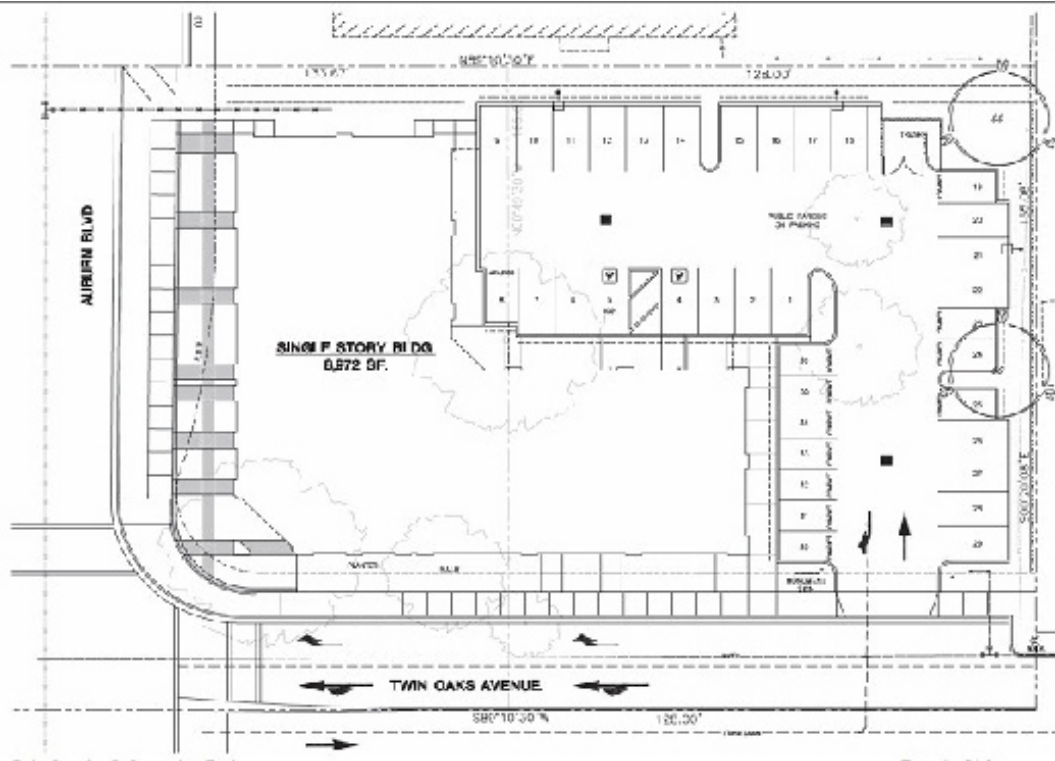
Demographics	1 Mile	3 Mile	5 Mile
2016 Population	15,433	133,629	355,464
Population Growth	4.76%	4.83%	4.99%
2021 Population Projection	16,168	140,083	373,218
Median Household Income	\$55,841	\$57,789	\$60,783
Daytime Employees	3,840	46,689	128,650

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SITE PLAN



2 WEST EXTERIOR ELEVATION  
A4.1 SCALE: 1/8" = 1'-0"

WEST EXTERIOR ELEVATION



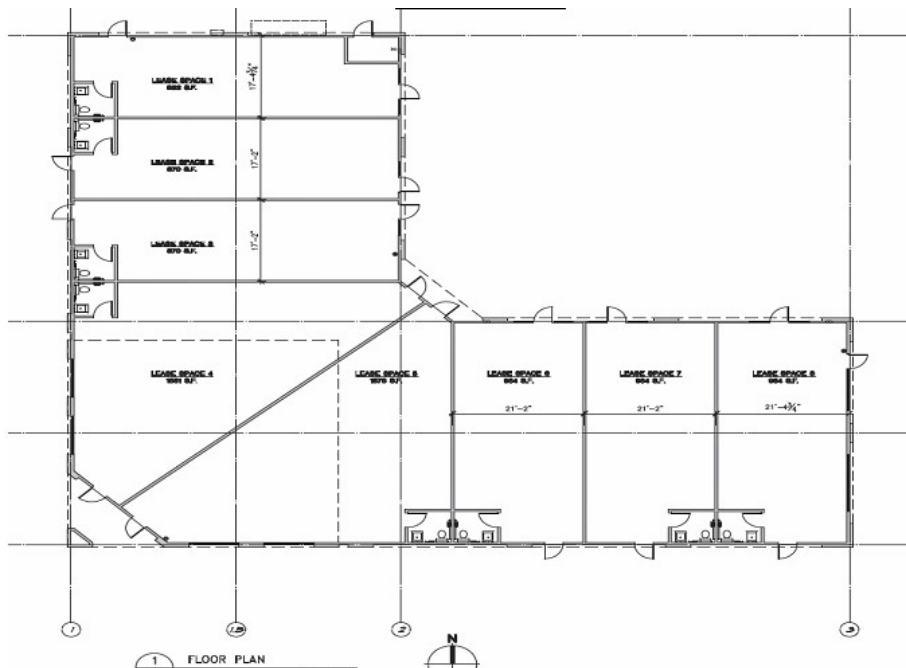
2 EAST EXTERIOR ELEVATION  
A4.2 SCALE: 1/8" = 1'-0"

EAST EXTERIOR ELEVATION

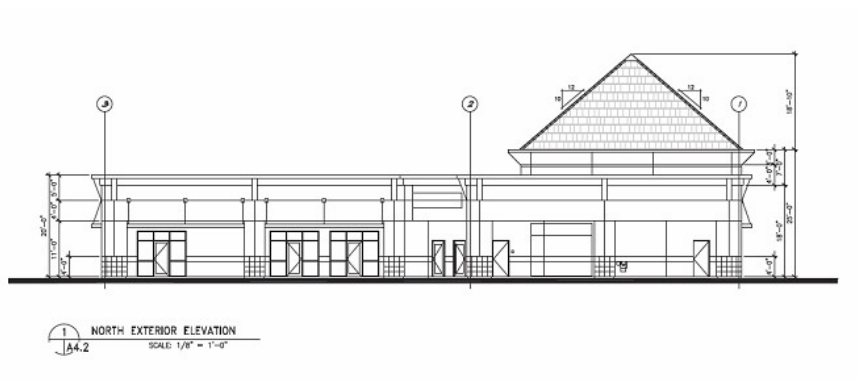
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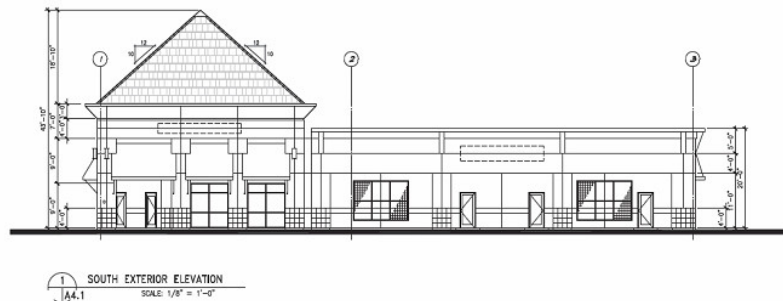
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FLOOR PLAN



NORTH EXTERIOR ELEVATION



SOUTH EXTERIOR ELEVATION

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