



## Retail Spaces For Lease

3510 Auburn Blvd, Sacramento, CA - Suite 12

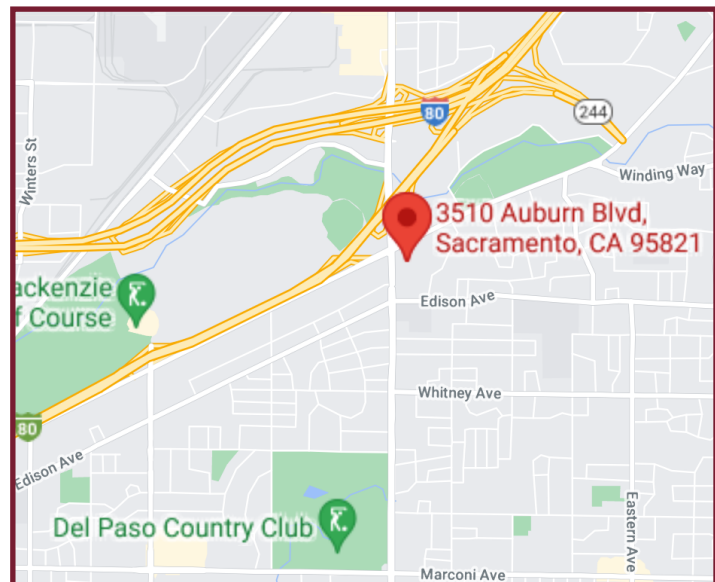


**1,088 Sq. Ft. Available**

**Asking Rent: \$1.00/NNN**

### We are pleased to offer the following space:

- Excellent visibility to the intersection of busy Auburn Blvd and Watt Ave
- Excellent access to/from Business 80 via Watt Ave
- Dense residential population
- Adjacent to Shell Oil Station, Denny's, and JimBoys Tacos
- Building and monument signage
- Former Gold/Silver Pawn Shop
- Highly secure storefront



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The information contained herein has been carefully checked and to the best of our knowledge is correct but we assume no liability for representations as to values or for errors or omissions in this statement. Client should carefully verify the above items of income and expenses and all other information contained herein.

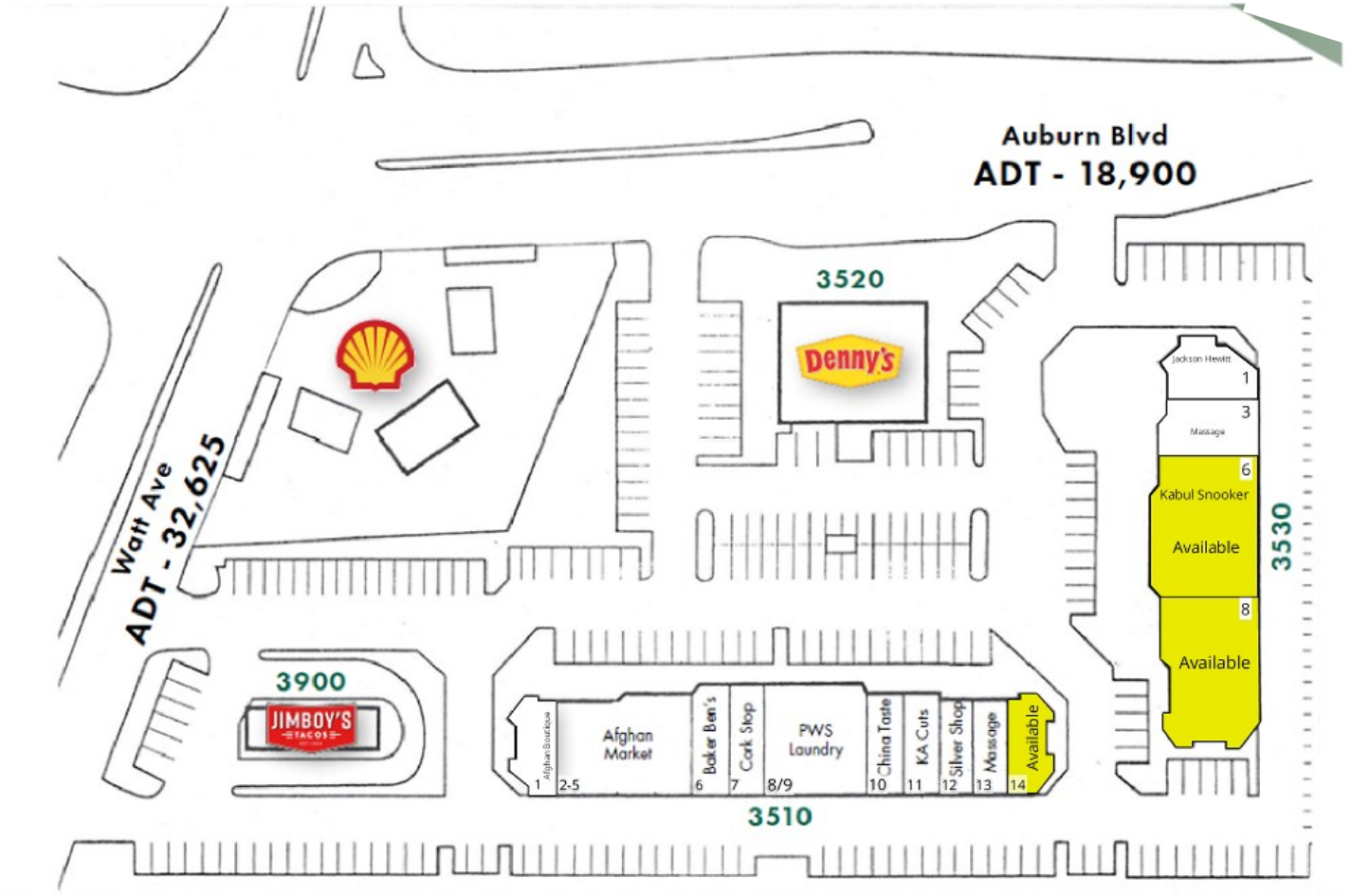
3510 Auburn Blvd., Suite 12 Sacramento, CA

Bldg #	Total SF	Comments
Unit 12	1,088	Available Now



**Average Daily Traffic**

Street	Cars per Day
Watt Ave	32,625 ADT
Auburn Blvd	18,900 ADT





**Nearby Tenants**

- Grocery Outlet
- Round Table
- Walmart
- Wendy's
- Subaru, Mini, Honda, Jeep, Audi, Toyota, Mazda
- Ross
- Trader Joe's
- CVS
- Raley's