



macLaughlin and co

Retail Spaces For Lease

3510-30 Auburn Blvd. Sacramento, CA

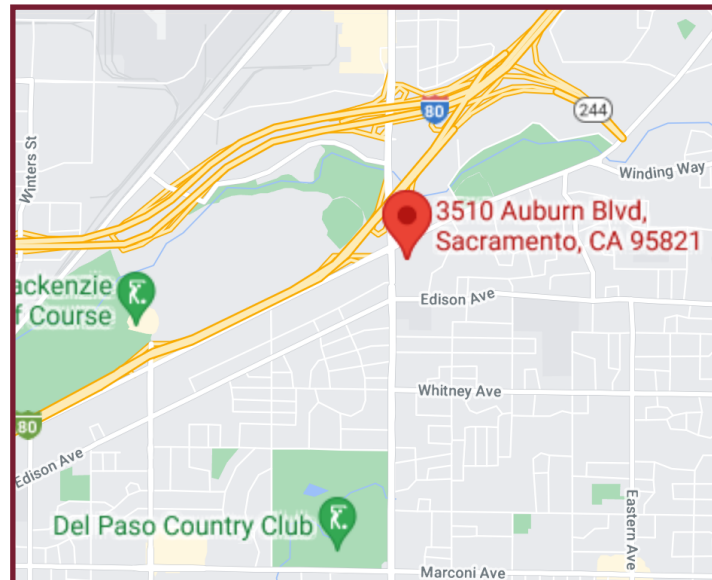


1,868- 4,378 Sq. Ft. Units Available

Asking Rent: \$0.50/NNN

We are pleased to offer the following space:

- ⇒ Excellent visibility to the intersection of busy Auburn Blvd and Watt Ave
- ⇒ Easy access to/from Business 80 via Watt Ave
- ⇒ Dense residential population
- ⇒ Adjacent to Shell Oil Station, Denny's, and JimBoys Tacos
- ⇒ Benefits from proximity to Sacramento Softball Complex, Sacramento's "Auto Row" on Auburn Blvd., and the Science & Space Center Museum
- ⇒ Building and monument signage



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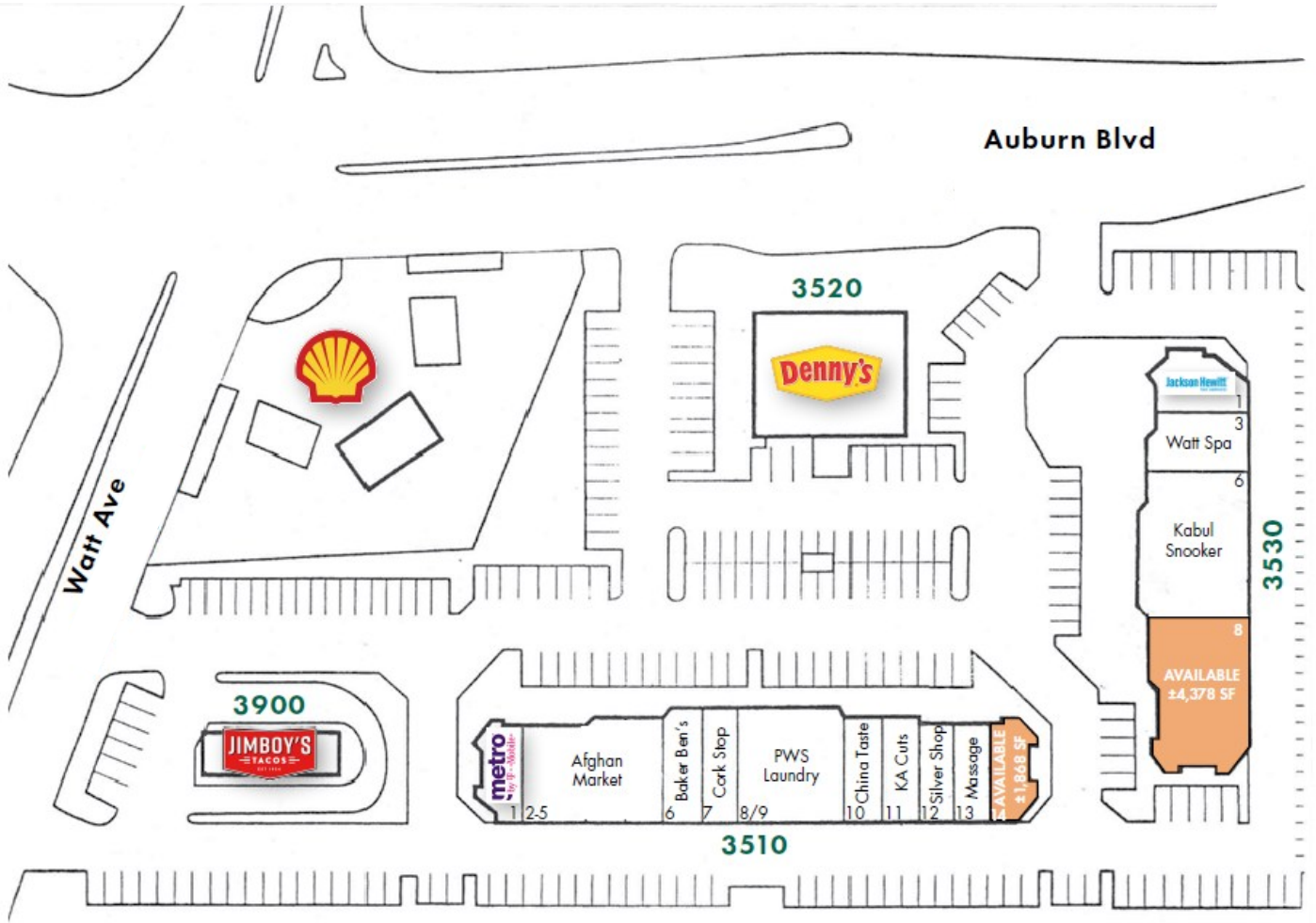
www.macco.org

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.

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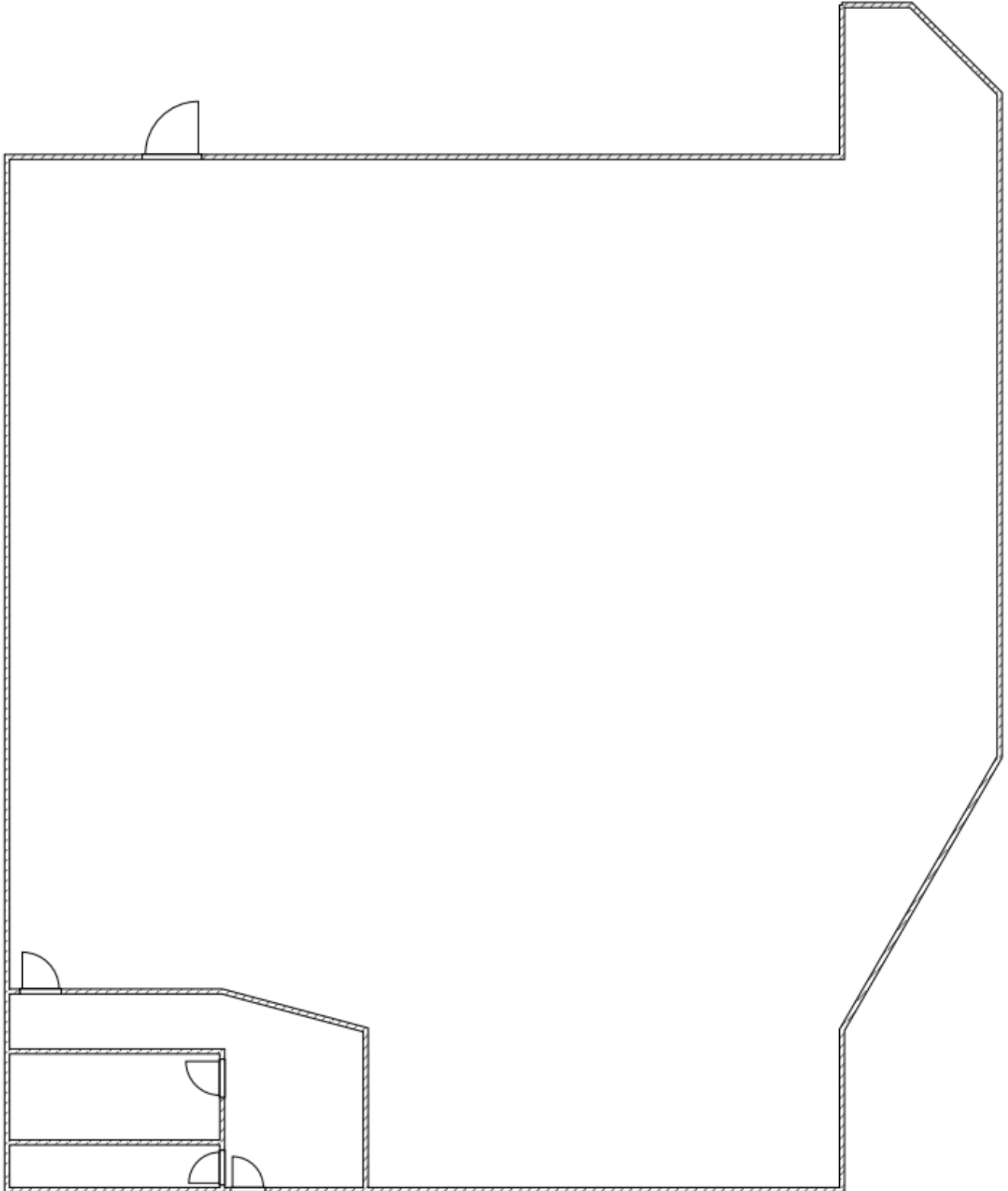
Average Daily Traffic

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



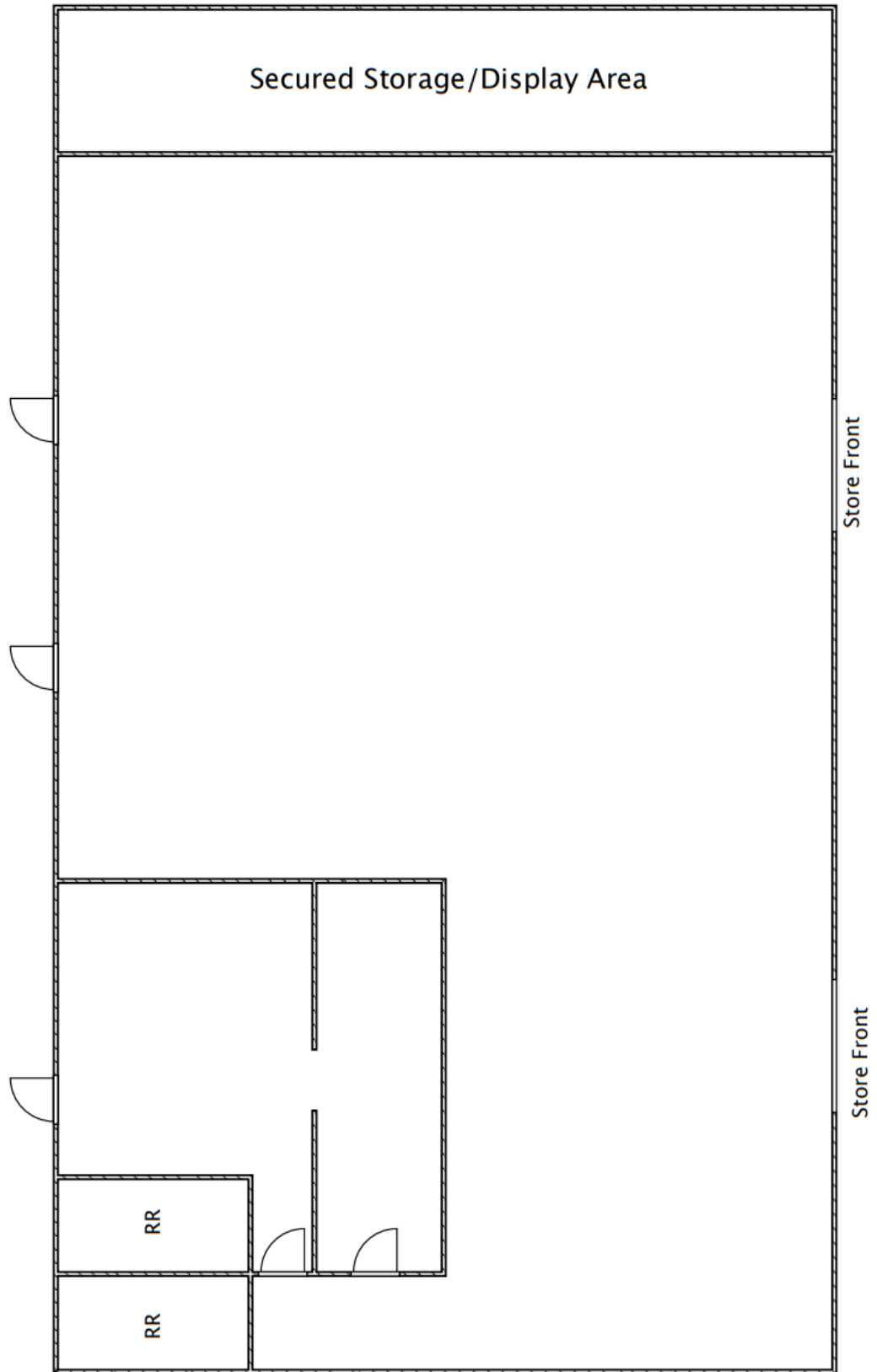
Floor Plan

1,868 SF



Floor Plan

4,378 SF



Demographics

Radius	Population	Households	Avg. HH Income	Total Businesses
1 Mile	11,473	4,627	\$77,395	597
2 Miles	50,373	20,648	\$72,345	2,677
3 Miles	130,986	52,288	\$68,943	6,214



Nearby Tenants

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