Retail Spaces For Lease

3510 Auburn Blvd., Sacramento, CA, - Suite 14

Leasing Incentives!
T.I. Allowance
Free Rent



1,868 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
- Highly secure storefront



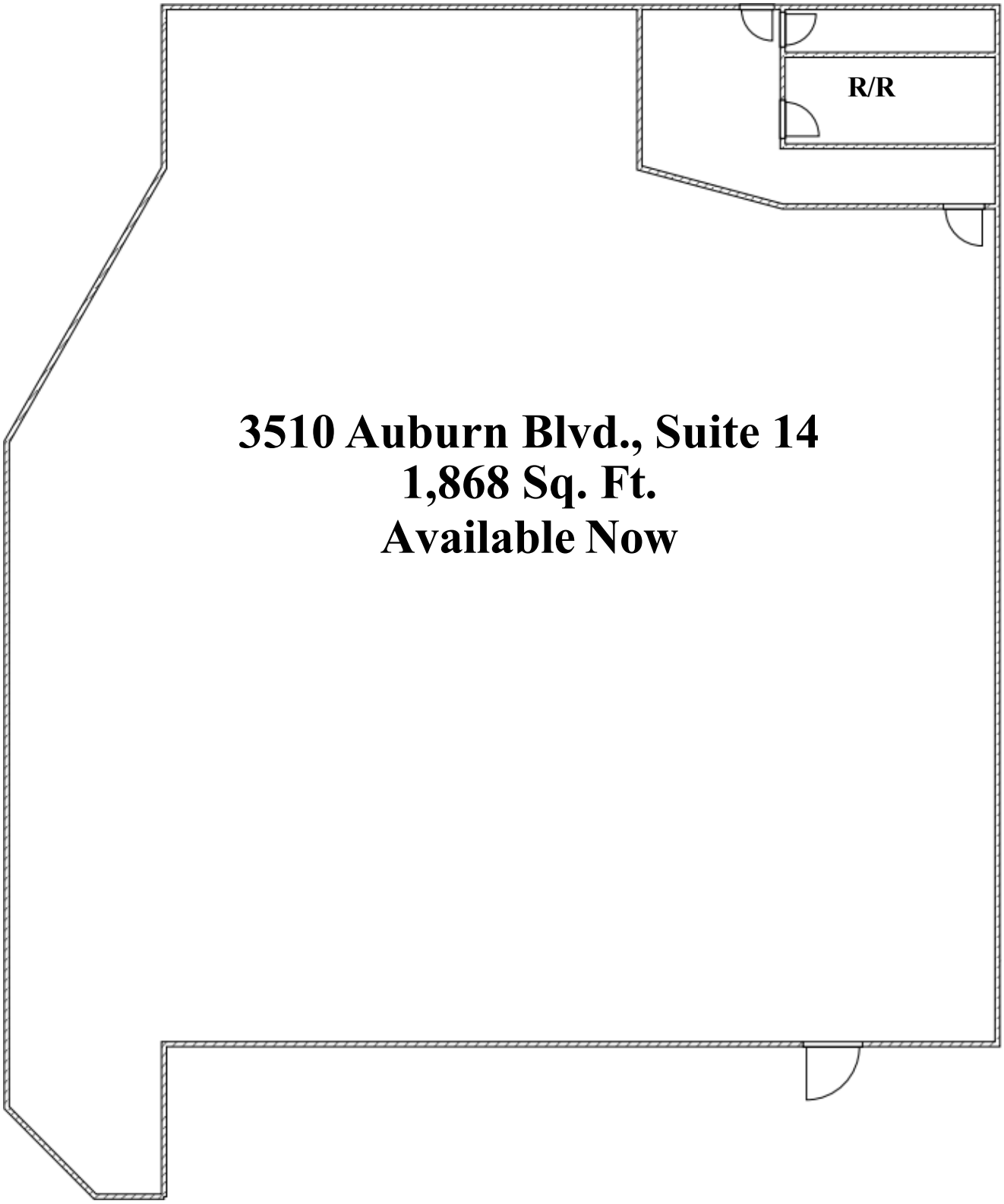
Rebecca Koons **916.374.4221** rkoons@macco.org Lic #01924691
Louis MacLaughlin **916.374.4235** louiemac@macco.org Lic #02121706

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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.

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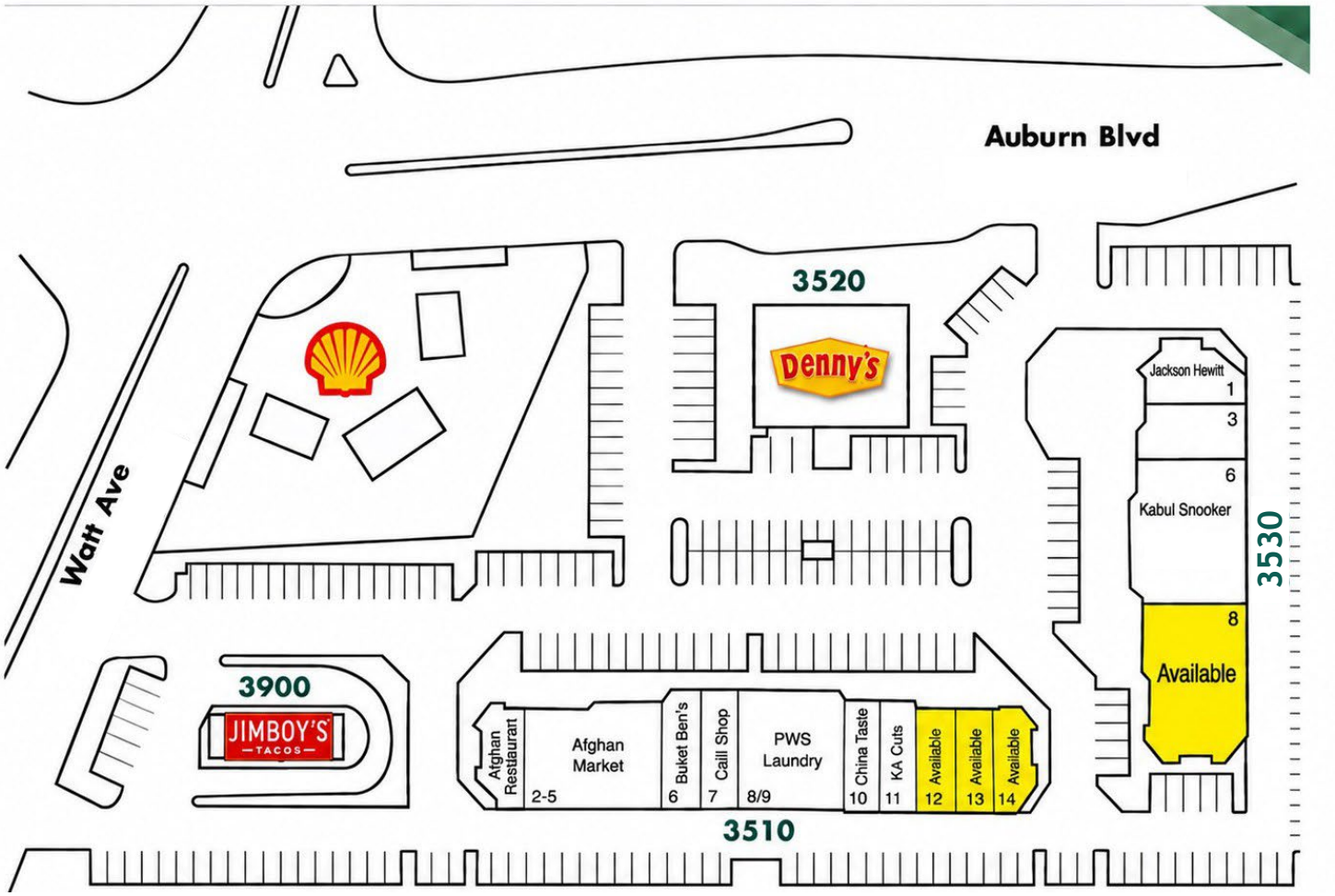
Bldg #	Total SF	Comments
Unit 14	1,868	Available Now



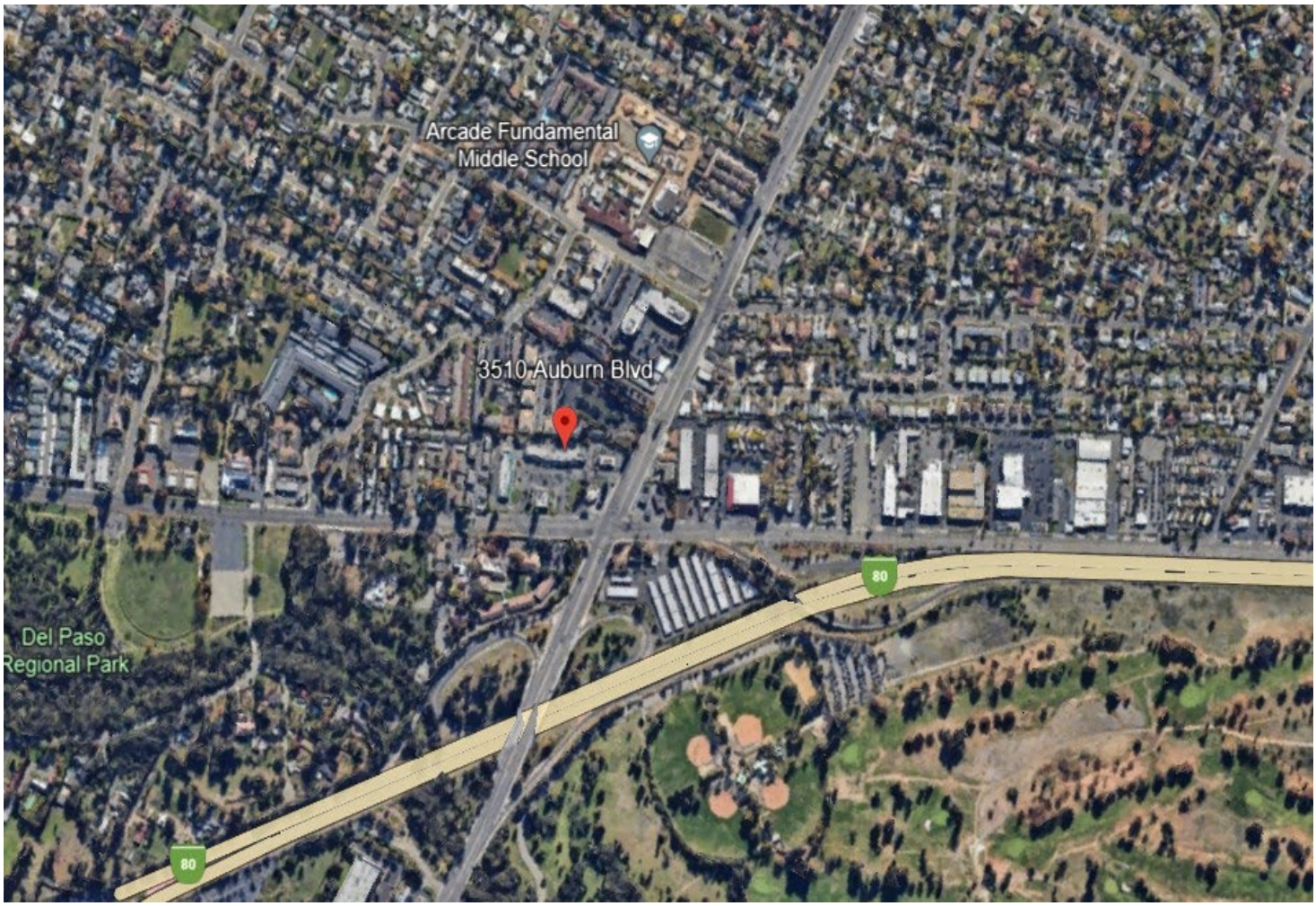
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Street	Cars per Day
Watt Ave	32,625 ADT
Auburn Blvd	18,900 ADT



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