



macLaughlin and co

RETAIL SPACE
FOR LEASE



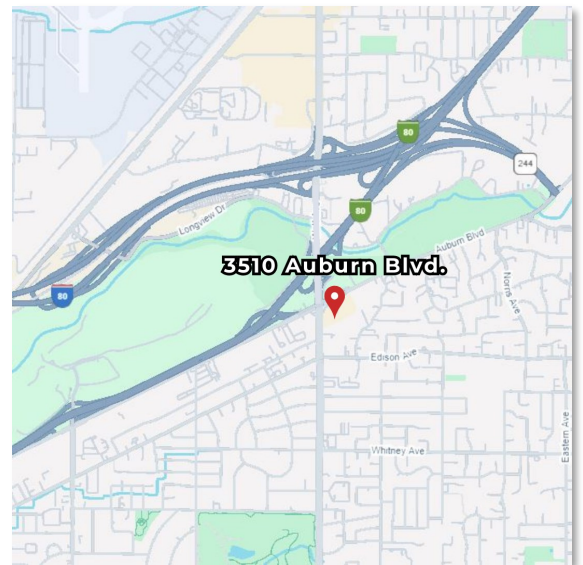
**ASKING
RATE
\$1.00/NNN**

**3510 AUBURN BLVD. SUITE 13
SACRAMENTO, CA 95821**

1,000 SQ. FT. AVAILABLE

PROPERTY HIGHLIGHTS

- Excellent Visibility from 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 Jimboy's Tacos
- Building and Monument Signage
- 2nd Generation Massage Space



REBECCA KOONS

rkoons@Macco.org

916-374-4221

LIC # 01924691

LOUIS MACLAUGHLIN

louiemac@Macco.org

916-374-4235

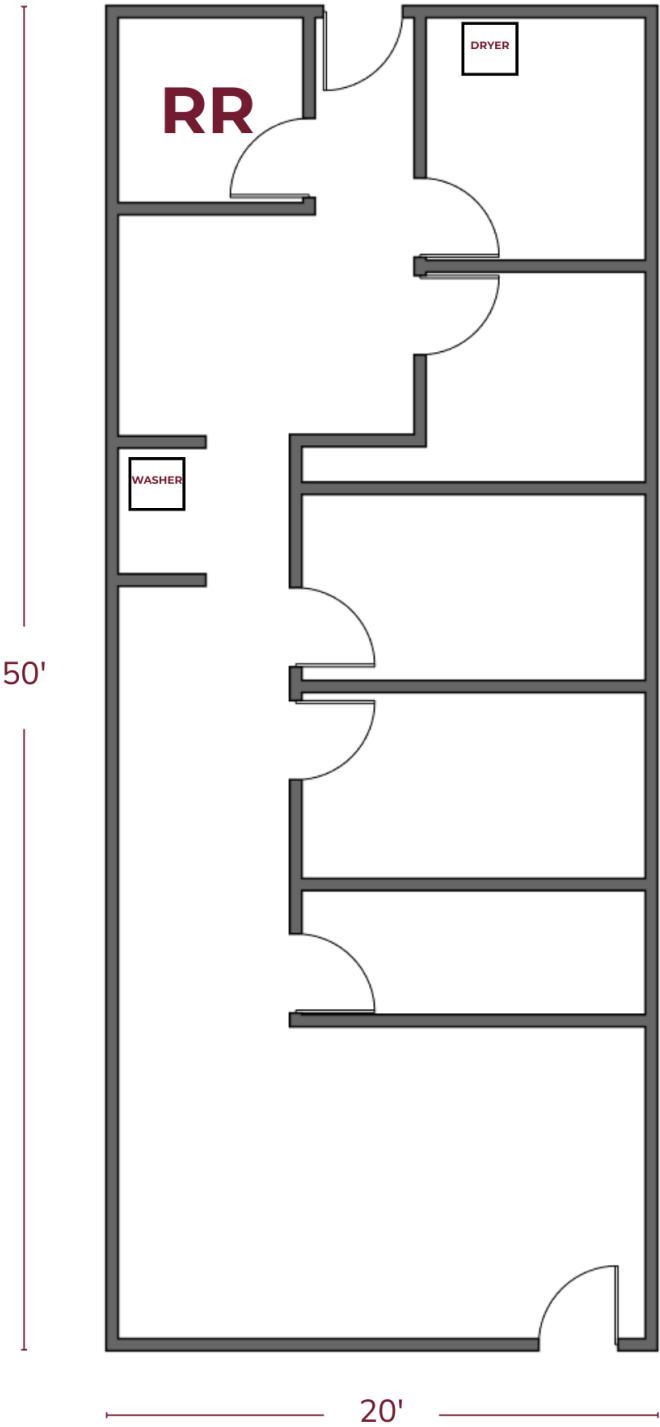
LIC # 02121706

1401 Shore Street, West Sacramento, CA 95691

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.

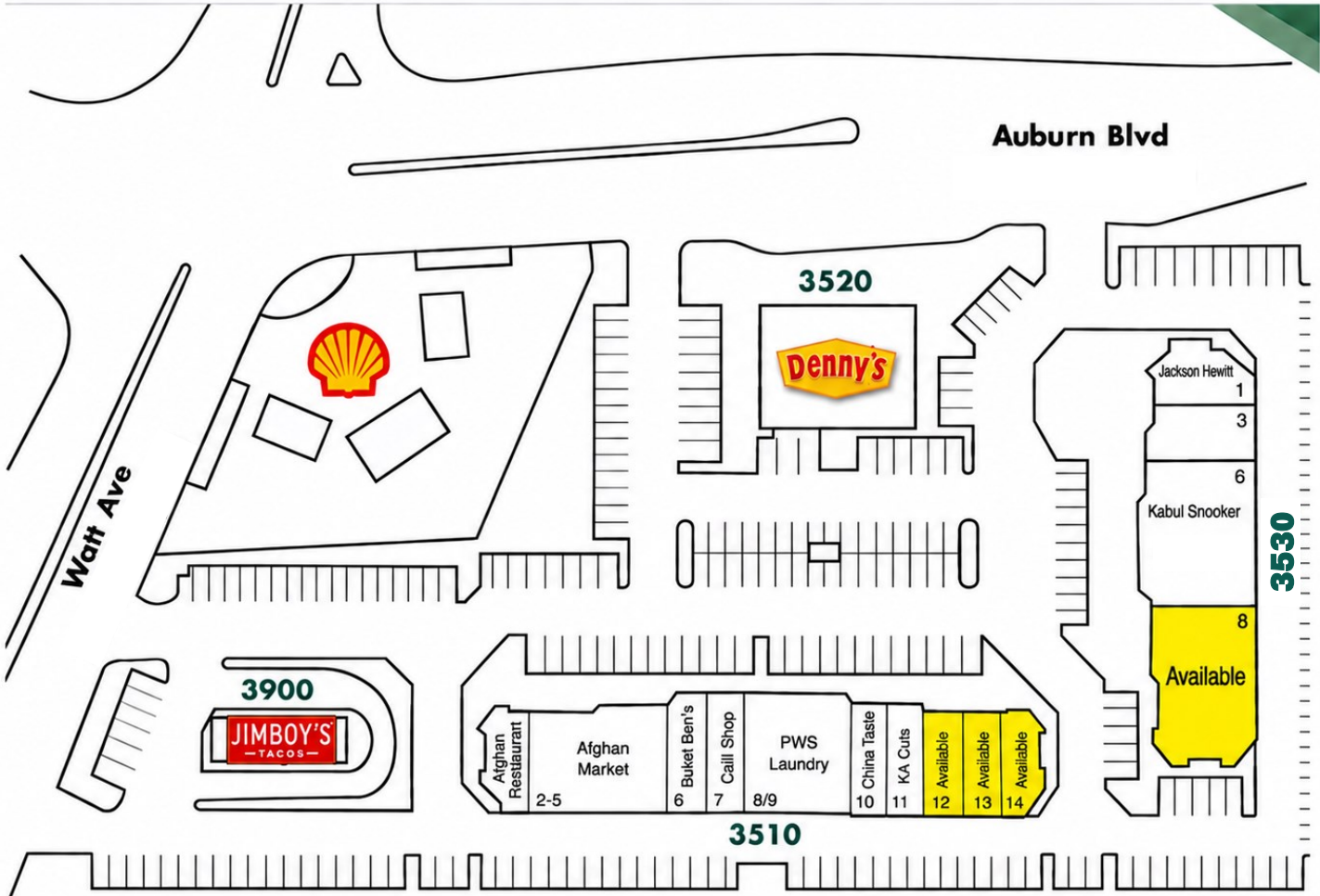
PROPERTY
FLOORPLAN



3510 AUBURN BLVD. SUITE 12

Average Daily Traffic

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



PROPERTY AERIAL

