



Retail Space for Lease

3510 AUBURN BLVD. SUITE 12
SACRAMENTO, CA 95821

ASKING
RATE:
\$1.00/NNN

±1,088 SQ. FT. AVAILABLE

PROPERTY HIGHLIGHTS

- 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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macLaughlin and co

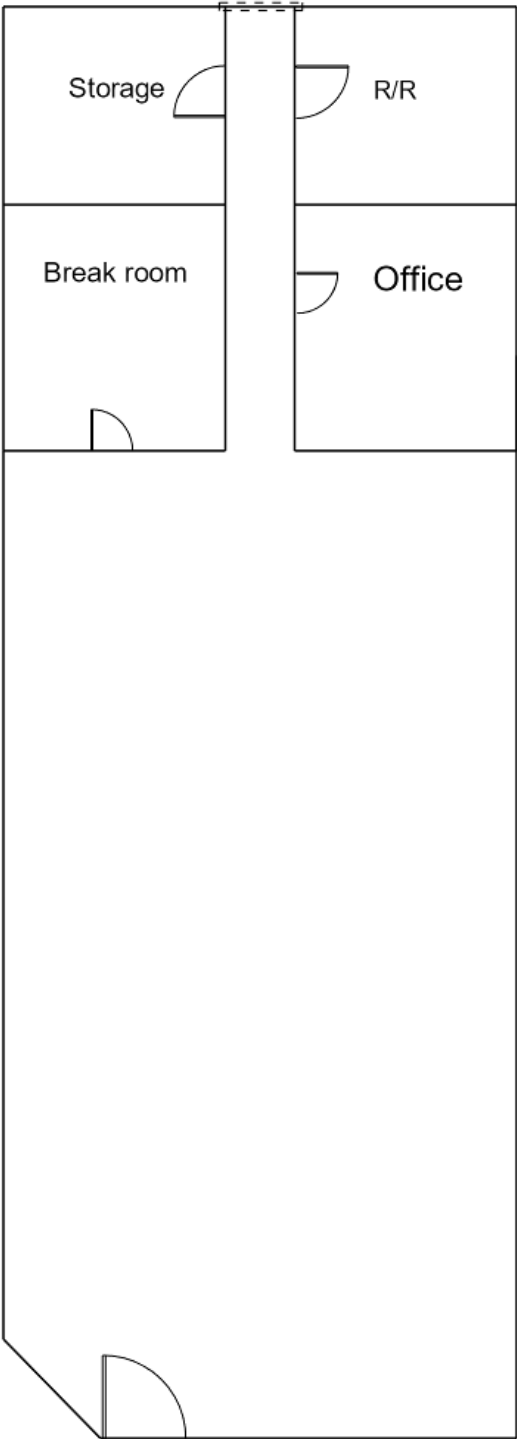
1401 Shore Street
West Sacramento, CA 95691

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3510 AUBURN BLVD. SUITE 12

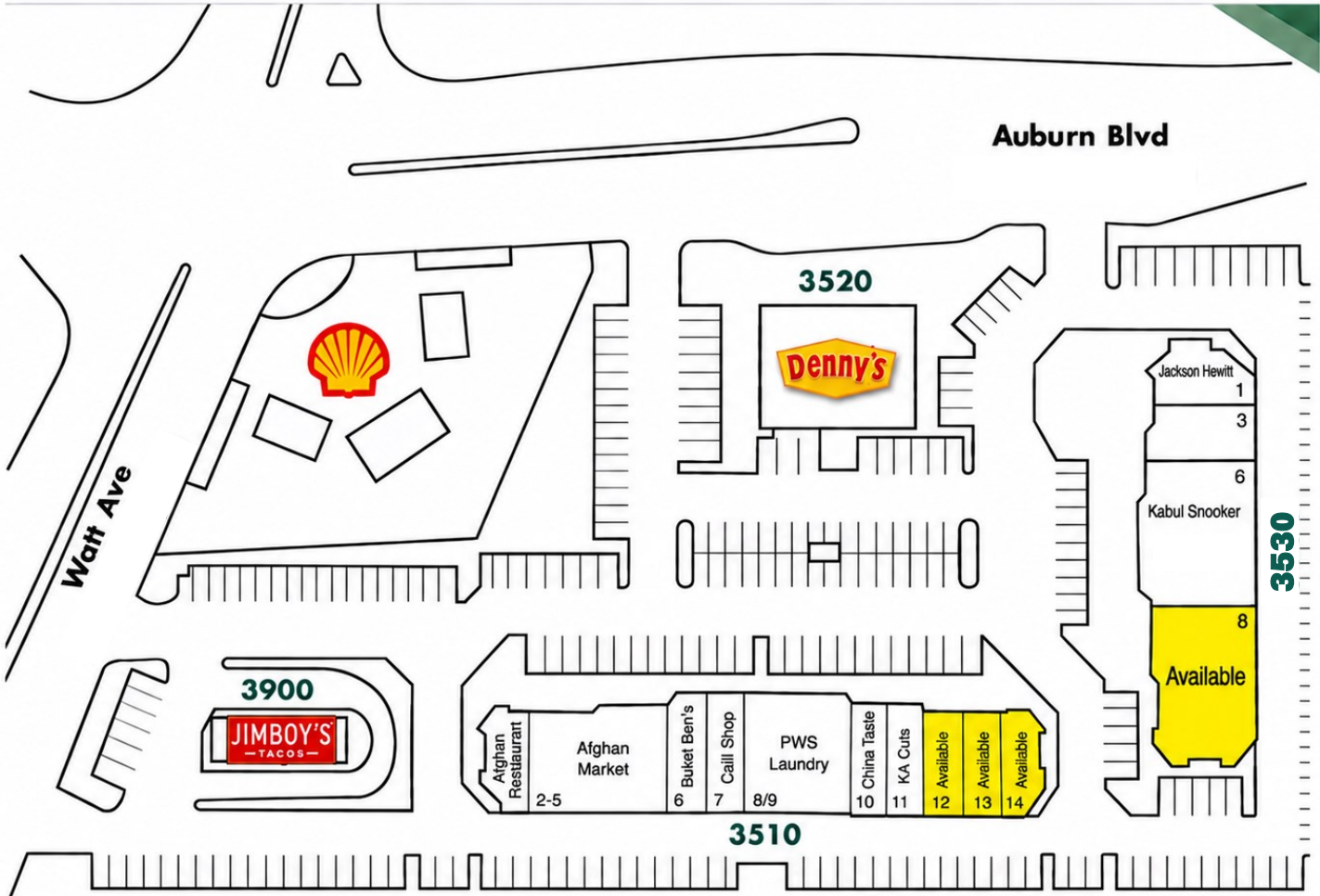
Bldg #	Total SF	Comments
Unit 12	1,088	Available Now



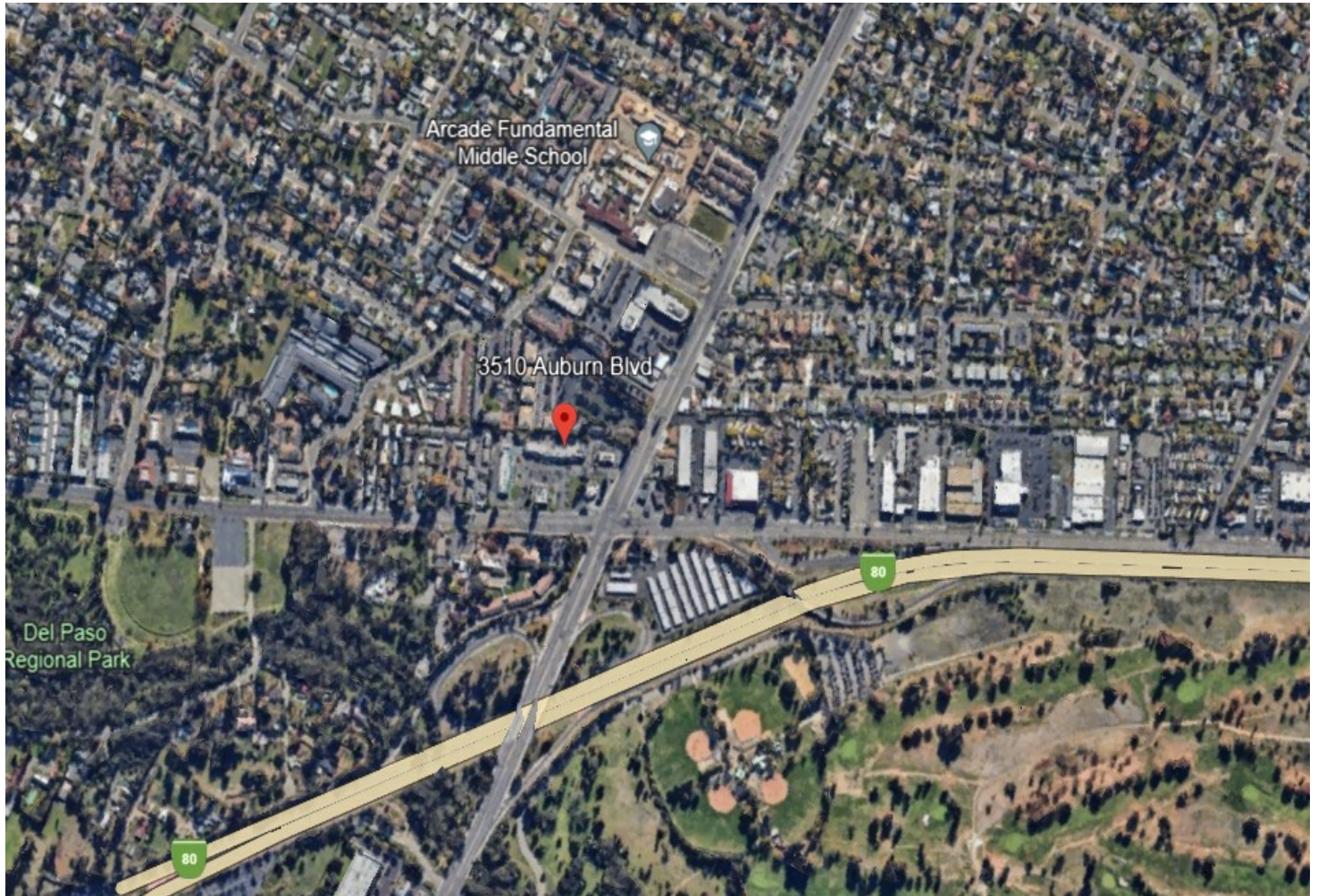
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Average Daily Traffic

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



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Nearby Tenants

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