

FOR SALE / FOR LEASE



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5821 AUBURN BOULEVARD

9,497 SQUARE FOOT MULTI-TENANT RETAIL BUILDING
LOCATED IN SACRAMENTO, CALIFORNIA

5821 AUBURN BOULEVARD



ARROYO & COATES is pleased to present the opportunity to buy or lease 5821 Auburn Boulevard, a multi-suite retail building located in Sacramento, California. The entire building is currently vacant.

This property is being offered for sale for \$699,000, or \$73.60 per square foot. The asking rate to lease the space is \$0.75 per SF per month modified gross. Depending on the user, the owner would be willing to divide the space.

HIGHLIGHTS

- Located in a busy retail trade area on high traffic Auburn Boulevard
- Upside potential with improved utilization of the building space and exterior rehabilitation
- Owner User opportunity
- Less than two miles from Interstate 80

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5821 AUBURN BOULEVARD

PROPERTY OVERVIEW

5821 Auburn Boulevard is a 9,497 square foot multi-suite retail building, located in the busy retail trade area between Garfield Ave and Manzanita Ave in Sacramento, California, less than 2 miles from the Madison Ave and Greenback Ln Interstate 80 freeway entrances.

The surrounding area is heavily populated; approximately 174,000 people reside within a 3 mile radius of the property and the traffic count at the intersection of Garfield Ave and Auburn Blvd is approximately 22,000 vehicles per day.

5821 Auburn Boulevard is zoned General Commercial, which has the fewest restrictions amongst commercial properties. This zoning allows for all retail users found in shopping centers and most heavy users, including vehicle service and repair, rentals, storage, manufacturing and processing.

OWNER USER OPPORTUNITY

Any self-employed business owner should consider the benefits of owning versus leasing. Purchasing may be advantageous for an Owner User occupying the entire space or only a portion and renting the remainder at market rents. In addition to the the possibility of rental revenue and reduced expenses, any Owner User will also benefit from long-term upside and equity buildup.

Qualified Owner Users can also take advantage of SBA loans. The government is supporting small business owners by offering favorable SBA loan programs with low interest rates and 90% LTV. In addition, the stimulus bill is temporarily reducing origination fees.

PROPERTY SUMMARY

Address	5821 Auburn Boulevard Sacramento, CA, 95841
Price	\$699,000
Leasable Area	9,497 Square Feet
Price per Sq. Ft.	\$73.60
Leasing Rate	\$0.75 per SF Modified Gross
Land Area	0.83 Acres
Year Built	1981
Occupancy	Vacant
Parking	40 Spaces. 2 Handicapped
Zoning	General Commercial



5821 AUBURN BOULEVARD



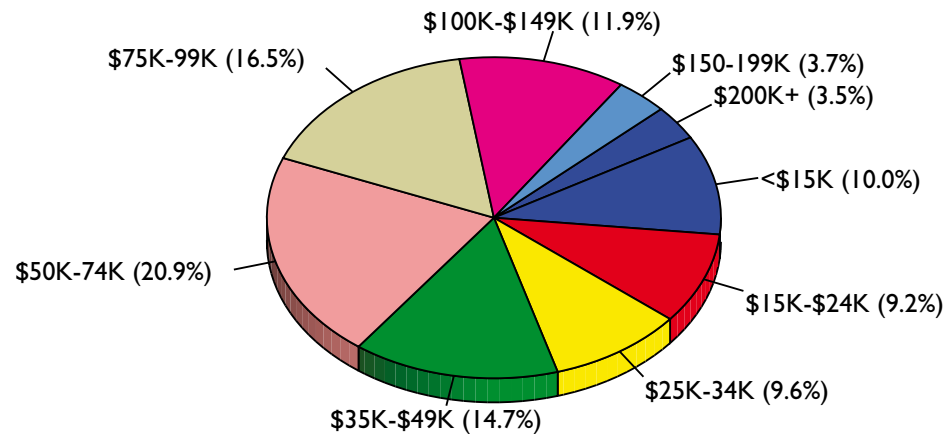
5821 AUBURN BOULEVARD

SACRAMENTO

Sacramento is the capital of California and it's seventh most populous city with a 2008 estimated population of 475,743. Sacramento is the core cultural and economic center of its four-county metropolitan area (El Dorado, Placer, Sacramento, and Yolo counties) with a combined population of 2,136,604. The Sacramento Metropolitan Area is the largest in the Central Valley, and is the fourth largest in the state (behind the greater Los Angeles area, San Diego area, and the San Francisco Bay Area).

The Greater Sacramento area has been cited as one of the five "most livable" regions in America by "Americas Most Livable Communities". Also, Sacramento was cited in a Time Magazine article titled "Welcome to America's Most Diverse City".

2008 SACRAMENTO HOUSEHOLD INCOME



DEMOGRAPHICS

TRADE AREA PROFILE SURROUNDING PROPERTY (2008)			
	1 Mile	3 Mile	5 Mile
Population	20,586	168,172	343,258
Households	8,867	65,068	131,525
Median Household Income	\$35,582	\$41,054	\$44,368
Average Household Income	\$51,895	\$60,730	\$67,281

DEMOGRAPHIC PROFILE - SACRAMENTO COUNTY		
	Population	Households
2013 Estimate	1,557,635	568,044
2008 Estimate	1,423,173	520,577
2000 Census	1,223,499	453,602
Median Age (2006)	34.8 Years	
Median Household Income (2006)	\$56,746	
2013 Median Home Value	\$272,835	
2008 Median Home Value	\$265,624	
2000 Median Home Value	\$141,145	



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The Seller and Agent expressly reserve the right, at their sole discretion, to reject any or all expressions of interest or offers to purchase the Property and/ or terminate discussions with any entity at any time with or without notice. The Seller shall have no legal commitment or obligations to any entity reviewing the Marketing Package or making an offer to purchase the Property unless and until such offer for the Property is approved by the Seller and any conditions to the Buyer's obligations thereunder have been satisfied or waived.

If you have no interest in acquiring the Property at this time, kindly return the Marketing Package.