

# Aloha Corners

RETAIL / OFFICE UNIT AVAILABLE



7530 Auburn Blvd.  
Citrus Heights, CA 95610

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HendersonCRE Virtual Tour  
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# THE SPACE

Location	7530 Auburn Blvd., Citrus Heights, CA, 95610
COUNTY	Sacramento
APN	204-0242-001-0000
Cross Street	Pratt Ave
Traffic Count	Great Traffic Count

# HIGHLIGHTS

- 1,500 SF Retail Office Unit Available
- Neighboring Busy Existing Businesses; Restaurants, Bars, Retail, Schools, etc.
- Heavy Traffic Through Auburn Blvd.
- Middle Of Residential Community
- Equipped With Full Size Shower
- Washer and Dryer Hookups in Unit
- Abundance of Parking
- Close to I-80 & Antelope
- Desirable Demographics
- Large Lot With Great Parking Front and Back of Building
- Built out Private Offices
- \$0.95 PSF / NNN
- Call or Text Lu Ann Henderson 916-798-8559



## POPULATION

1.00 MILE	3.00 MILE	5.00 MILE
16,395	145,196	373,836



## AVERAGE HOUSEHOLD INCOME

1.00 MILE	3.00 MILE	5.00 MILE
\$82,769	\$85,313	\$95,283



## NUMBER OF HOUSEHOLDS

1.00 MILE	3.00 MILE	5.00 MILE
6,124	55,617	139,449



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## PROPERTY FEATURES

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TOTAL TENANTS	3
BUILDING SF	5,288
GLA (SF)	1,500
LAND SF	23,059
LAND ACRES	0.529
YEAR BUILT	1980
ZONING TYPE	SPA
BUILDING CLASS	Retail Trade
NUMBER OF STORIES	1
NUMBER OF BUILDINGS	1
NUMBER OF PARKING SPACES	22
PARKING RATIO	3.82 per 1,000 SF
CORNER LOCATION	Yes
NUMBER OF INGRESSES	1
NUMBER OF EGRESSES	1

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## NEIGHBORING PROPERTIES

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NORTH	American River Provisions
SOUTH	Hunter's 4 x 4
EAST	Domino's Pizza
WEST	Kung Fu - Tai chi

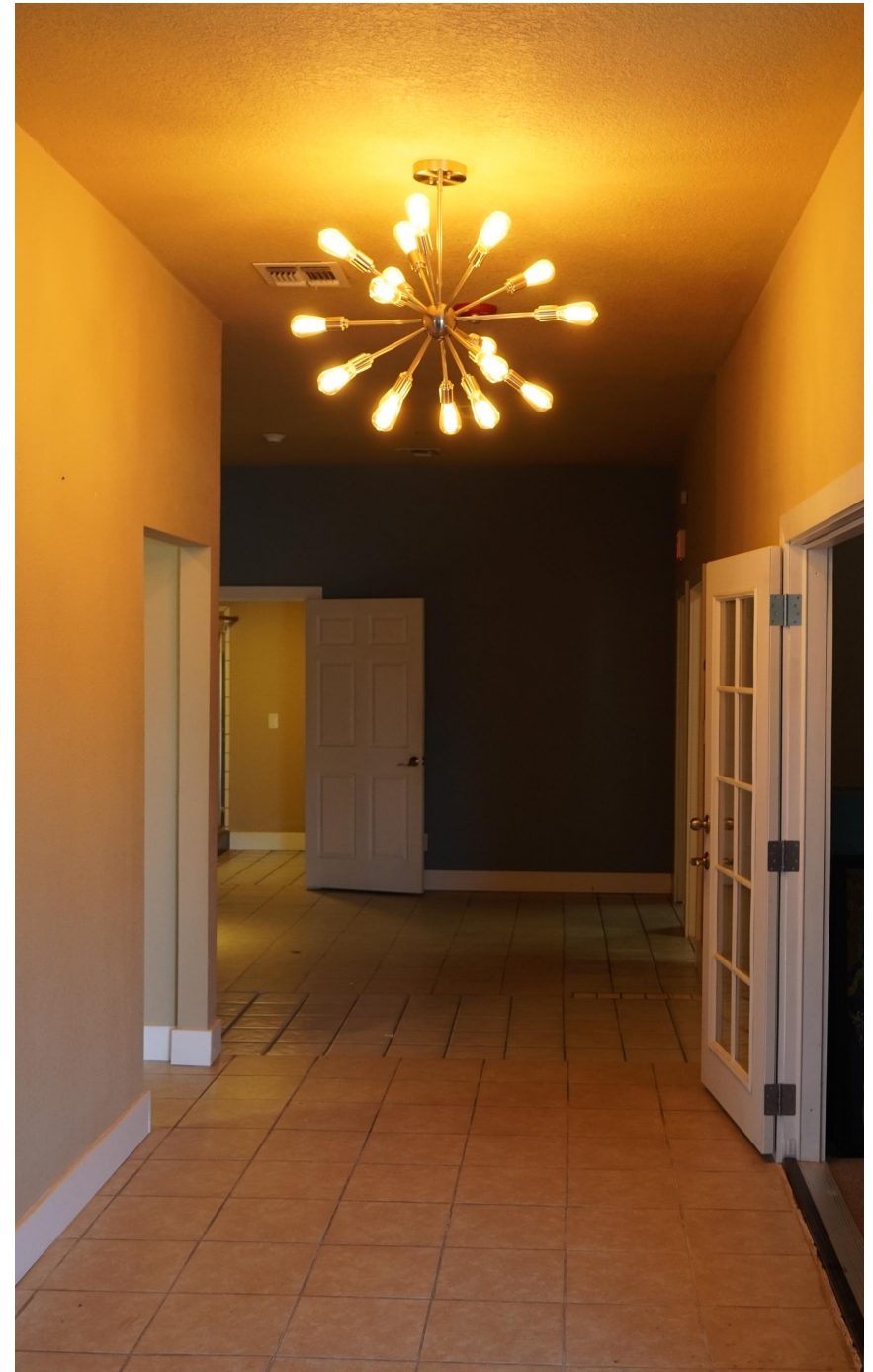
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## TENANT INFORMATION

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MAJOR TENANT/S	Kung Fu - Tai Chi
SHADOW ANCHOR	American River Provisions

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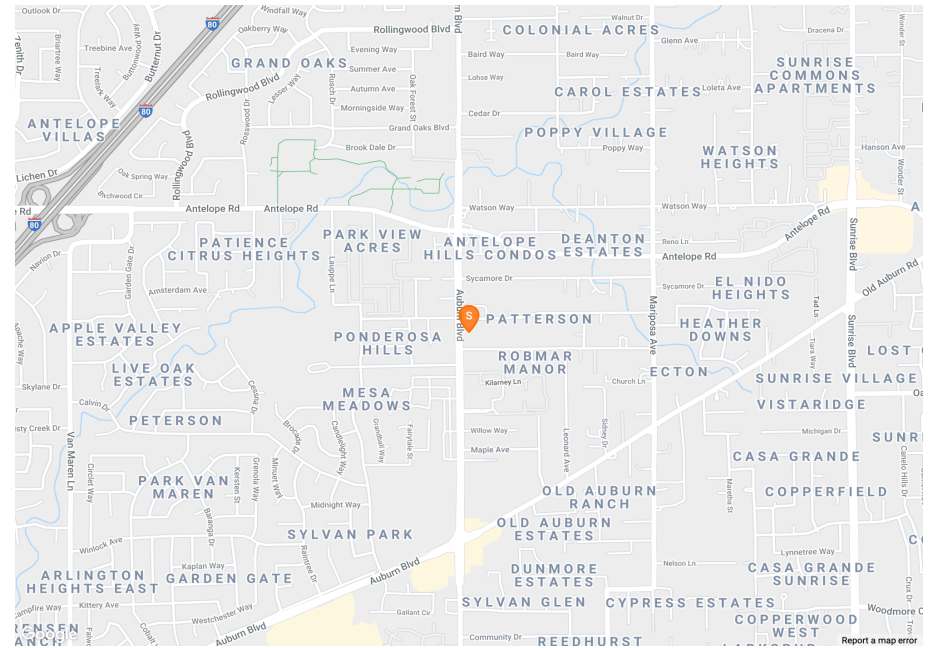
# Citrus Heights Ca.

- Located in the heart of California's capital region, Citrus Heights is an established community with an estimated population of 86,291 (Sacramento Area Council of Governments, 2016). Citrus Heights is situated in northern Sacramento County and shares borders with Roseville (north), Orangevale (east), Fair Oaks (south) and Antelope/Foothill Farms (west).

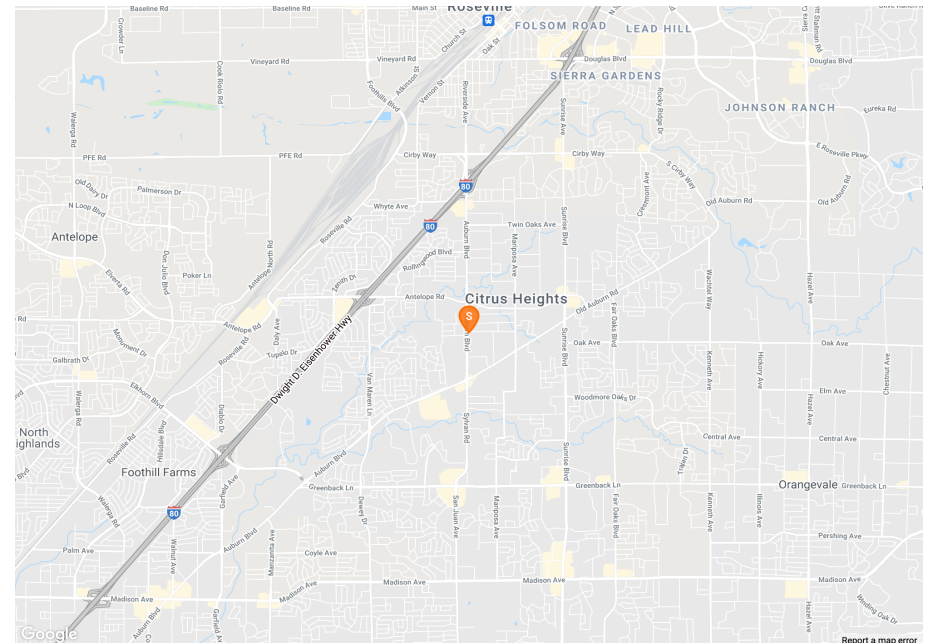
Citrus Heights offers business-friendly environment with a solid base of small businesses, retail chains and food service establishments. With an ongoing commitment to providing high-quality, economical, responsive services to the local community, Citrus Heights is well-positioned for future economic development and redevelopment opportunities.

Despite its urban proximity, Citrus Heights maintains a small-town feel, providing a strong sense of community and belonging for residents. Residents demonstrate great pride in Citrus Heights and the community regularly gathers for celebrations and events.

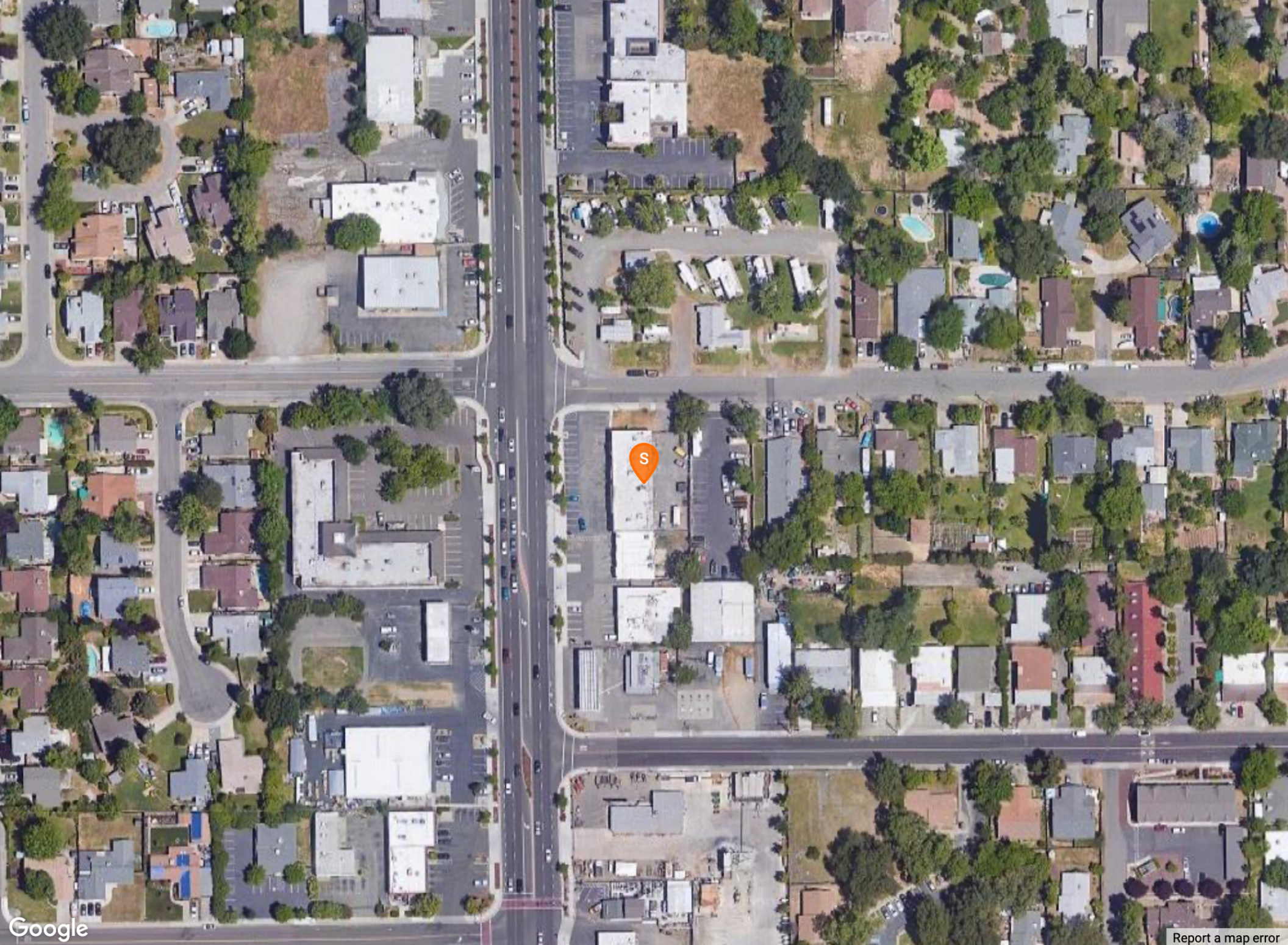
Locator Map



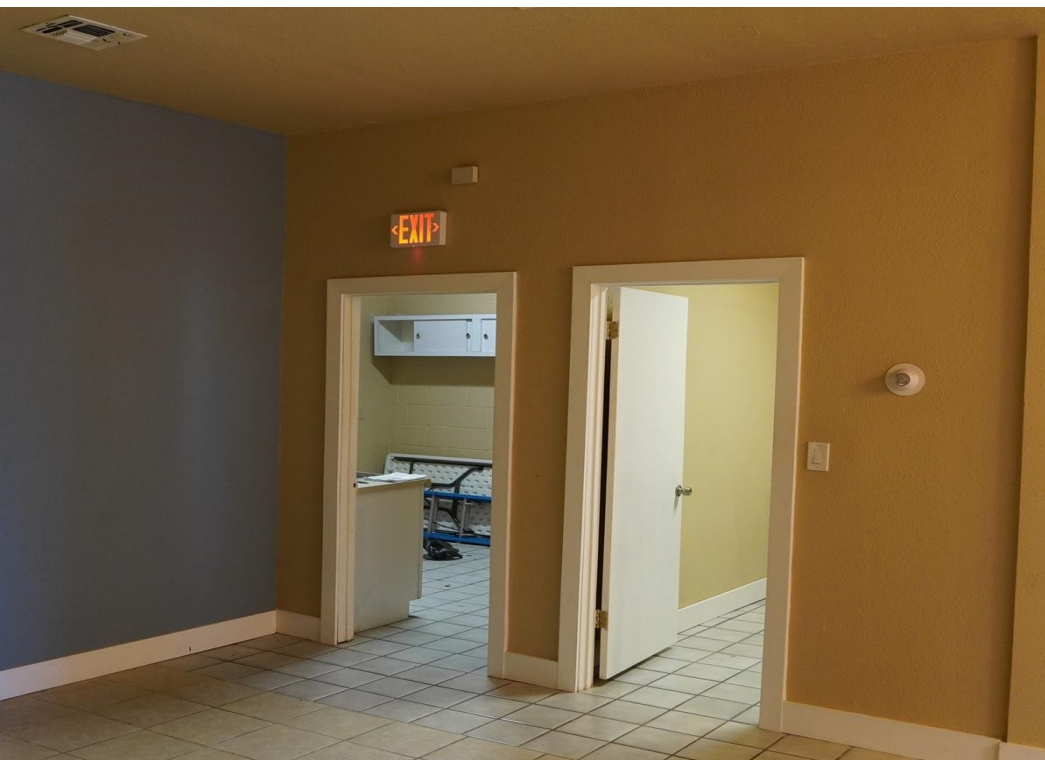
Regional Map

















Lu Ann Henderson

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California Commercial Real Estate

Southern 310-367-8933 / Northern 916-798-8559

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<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILE</b>	<b>5 MILE</b>
2000 Population	16,258	137,519	335,354
2010 Population	15,682	138,238	353,105
2021 Population	16,395	145,196	373,836
2026 Population	16,764	149,233	385,852
2021 African American	476	5,202	19,068
2021 American Indian	177	1,309	3,472
2021 Asian	559	7,432	26,097
2021 Hispanic	3,263	27,944	70,303
2021 Other Race	1,153	10,426	25,594
2021 White	12,805	110,186	270,538
2021 Multiracial	1,156	9,873	26,964
2021-2026: Population: Growth Rate	2.25 %	2.75 %	3.15 %
<b>2021 HOUSEHOLD INCOME</b>	<b>1 MILE</b>	<b>3 MILE</b>	<b>5 MILE</b>
less than \$15,000	337	3,292	9,177
\$15,000-\$24,999	470	3,734	8,957
\$25,000-\$34,999	402	4,354	10,539
\$35,000-\$49,999	902	6,633	15,417
\$50,000-\$74,999	1,230	12,019	26,953
\$75,000-\$99,999	986	8,955	21,635
\$100,000-\$149,999	1,257	10,556	25,099
\$150,000-\$199,999	266	3,328	10,286
\$200,000 or greater	273	2,745	11,385
Median HH Income	\$67,455	\$68,698	\$73,272
Average HH Income	\$82,769	\$85,313	\$95,283

<b>HOUSEHOLDS</b>	<b>1 MILE</b>	<b>3 MILE</b>	<b>5 MILE</b>
2000 Total Housing	6,325	55,008	130,984
2010 Total Households	5,915	53,299	132,564
2021 Total Households	6,124	55,617	139,449
2026 Total Households	6,234	57,017	143,551
2021 Average Household Size	2.66	2.59	2.66
2000 Owner Occupied Housing	3,537	32,344	78,009
2000 Renter Occupied Housing	2,603	20,700	48,483
2021 Owner Occupied Housing	3,619	34,071	84,466
2021 Renter Occupied Housing	2,505	21,546	54,982
2021 Vacant Housing	335	3,045	7,201
2021 Total Housing	6,459	58,662	146,650
2026 Owner Occupied Housing	3,726	35,055	87,406
2026 Renter Occupied Housing	2,507	21,963	56,144
2026 Vacant Housing	339	3,194	7,622
2026 Total Housing	6,573	60,211	151,173
2021-2026: Households: Growth Rate	1.80 %	2.50 %	2.90 %



2021 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2021 Population Age 30-34	1,383	11,145	27,661
2021 Population Age 35-39	1,224	10,352	25,736
2021 Population Age 40-44	1,055	9,005	22,592
2021 Population Age 45-49	899	8,020	21,229
2021 Population Age 50-54	898	8,345	22,269
2021 Population Age 55-59	1,085	9,351	24,473
2021 Population Age 60-64	1,075	9,318	23,975
2021 Population Age 65-69	865	7,857	19,810
2021 Population Age 70-74	672	6,924	16,573
2021 Population Age 75-79	422	4,579	11,007
2021 Population Age 80-84	296	3,181	7,447
2021 Population Age 85+	278	3,571	8,187
2021 Population Age 18+	12,901	115,272	292,945
2021 Median Age	37	39	38

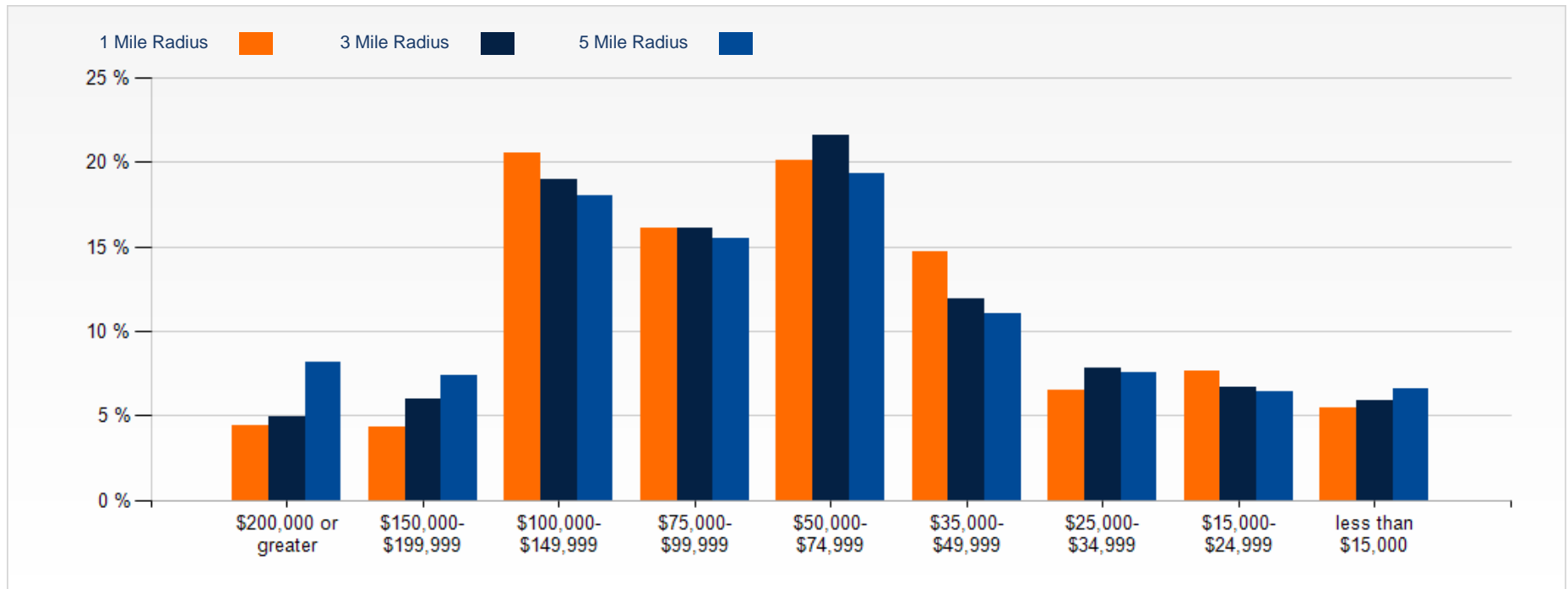
2021 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$70,559	\$70,507	\$72,856
Average Household Income 25-34	\$82,049	\$84,238	\$89,893
Median Household Income 35-44	\$83,057	\$82,004	\$85,413
Average Household Income 35-44	\$95,310	\$97,223	\$106,523
Median Household Income 45-54	\$79,563	\$82,863	\$89,984
Average Household Income 45-54	\$94,148	\$99,816	\$115,744
Median Household Income 55-64	\$72,069	\$76,587	\$81,058
Average Household Income 55-64	\$89,773	\$92,727	\$105,152
Median Household Income 65-74	\$55,678	\$60,830	\$64,889
Average Household Income 65-74	\$73,152	\$78,517	\$88,032
Average Household Income 75+	\$53,463	\$59,616	\$64,790

2026 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2026 Population Age 30-34	1,347	11,336	30,303
2026 Population Age 35-39	1,334	11,209	28,365
2026 Population Age 40-44	1,181	10,076	25,594
2026 Population Age 45-49	1,041	8,951	22,478
2026 Population Age 50-54	872	7,986	20,914
2026 Population Age 55-59	872	8,222	21,740
2026 Population Age 60-64	1,017	9,044	23,163
2026 Population Age 65-69	963	8,603	22,184
2026 Population Age 70-74	766	7,215	18,060
2026 Population Age 75-79	576	6,151	14,752
2026 Population Age 80-84	323	3,715	8,842
2026 Population Age 85+	299	3,793	8,757
2026 Population Age 18+	13,182	118,578	303,255
2026 Median Age	38	40	39

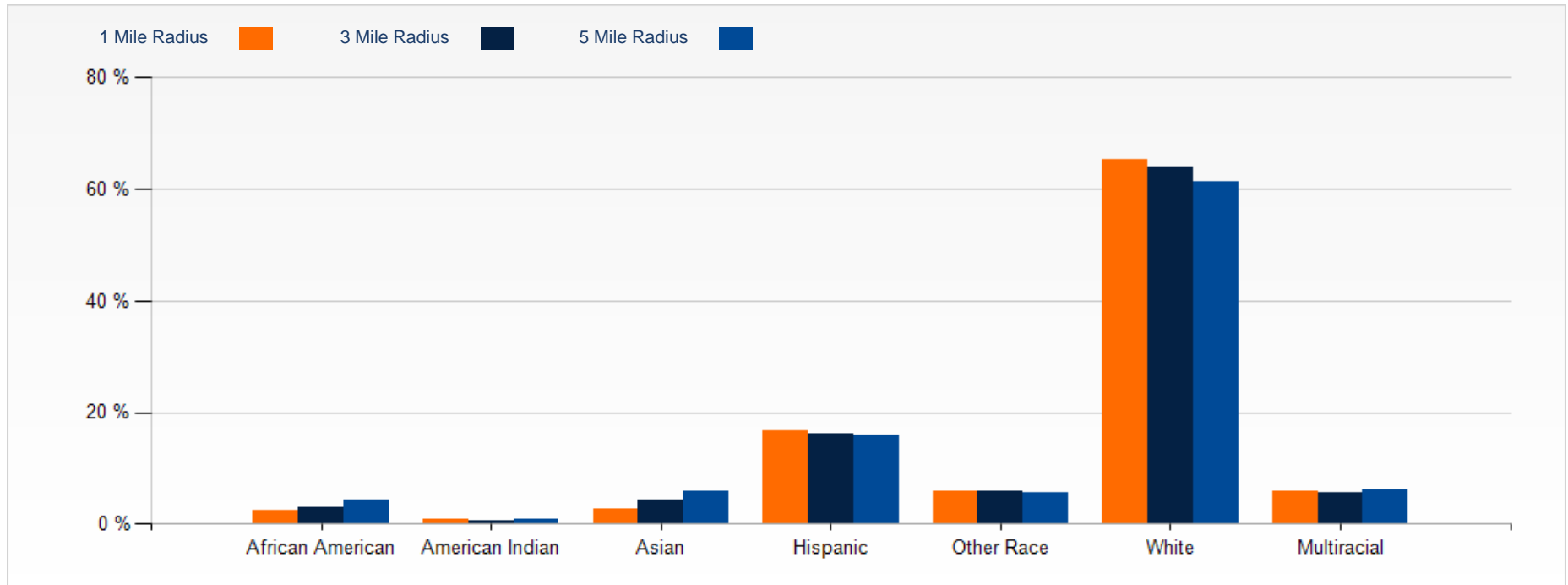
2026 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$78,153	\$77,782	\$80,360
Average Household Income 25-34	\$93,142	\$94,603	\$102,208
Median Household Income 35-44	\$93,230	\$91,361	\$96,180
Average Household Income 35-44	\$108,225	\$109,746	\$120,901
Median Household Income 45-54	\$89,193	\$89,854	\$98,535
Average Household Income 45-54	\$107,934	\$111,269	\$127,746
Median Household Income 55-64	\$81,508	\$83,536	\$90,612
Average Household Income 55-64	\$104,331	\$104,582	\$120,398
Median Household Income 65-74	\$63,514	\$68,167	\$74,536
Average Household Income 65-74	\$85,904	\$90,282	\$102,210
Average Household Income 75+	\$64,421	\$71,122	\$78,213



## 2021 Household Income

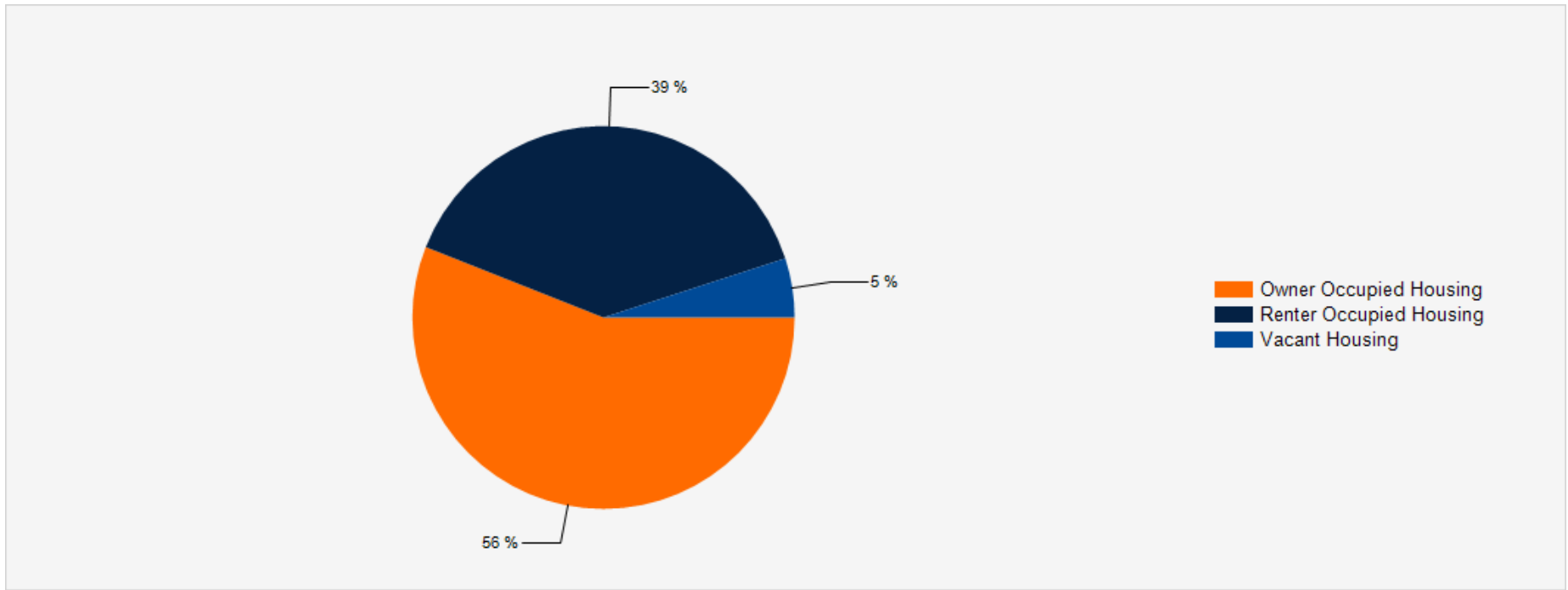


## 2021 Population by Race

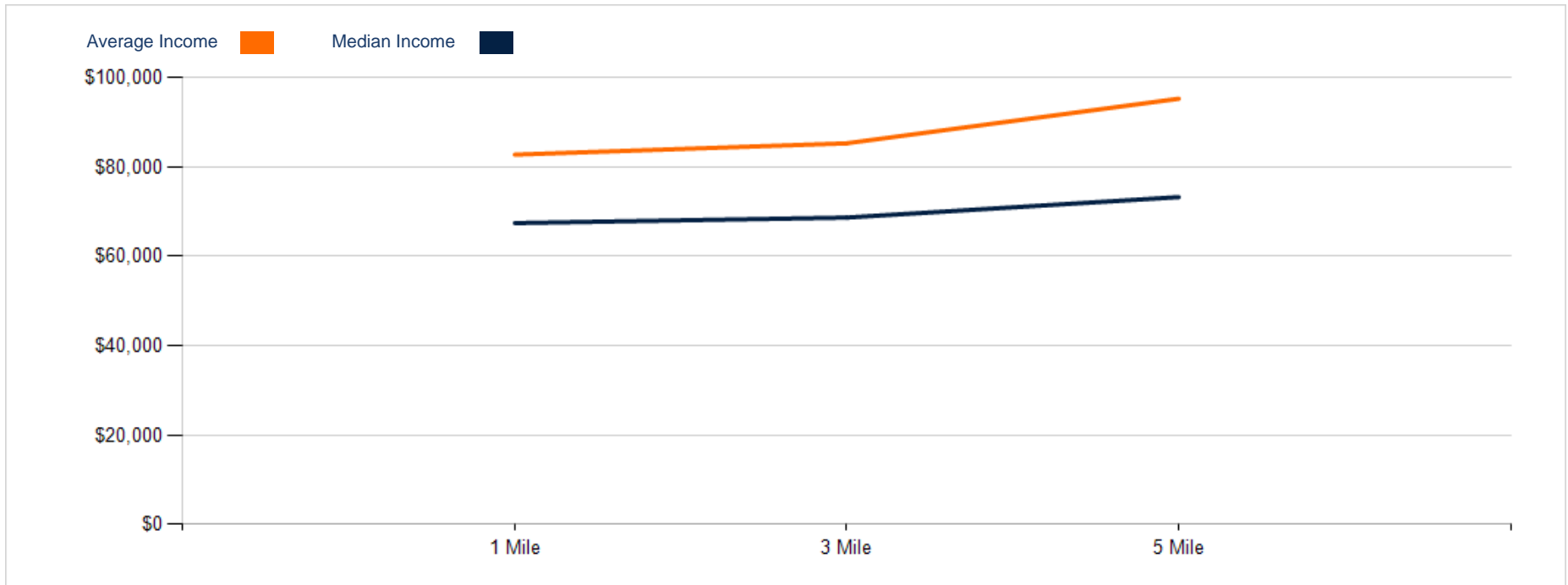




## 2021 Household Occupancy - 1 Mile Radius



## 2021 Household Income Average and Median







**Lu Ann Henderson**  
Senior Vice President

Lu Ann Henderson, BRE License #01912126, Senior Vice President of Commercial Real Estate Sales and Leasing at GQ North Real Estate and HendersonCRE.com. Lu Ann is a CCIM candidate and has received three CCIM certificates.

Lu Ann is an exclusive “boutique” California Commercial Real Estate listing agent, servicing the Sacramento, Bay Area, and Los Angeles markets selling over \$26. Millions in sales and a 92% average in closing her exclusive listings. 90% of her boutique sales and leasing transactions are dual agency because, besides a high closing portfolio, her strong suit is obtaining buyers and tenants. Lu Ann became a top producer in her company in 2016/2017/2018 and was named Power Broker by Costar/LoopNet for the second quarter of 2020.

She’s nearing the 2021 year with 25 completed transactions with seven transactions of over \$7,000,000.00 in commercial sales and eighteen in leasing transactions, most dual agency. Lu Ann has been responsible for multiple millions in California, specializing in industrial, retail, office, land development, and specialty assets. She has become versatile in most sectors of business real estate. Lu Ann started her Nevada commercial real estate career in 2005 with original Las Vegas family developers. She continued her California commercial real estate career in 2013 as a two-year intern for an investor that holds commercial assets worldwide. Learning from some of the savviest private investors, she now utilizes these strategies in all her transactions, which keeps her known for her top closing commercial real estate success rate and overall transaction volumes are in the top 5% of brokers.

In 2015, the City of Sacramento opened a map naming Industrial approved zoning for cultivation in the cannabis industry. Lu Ann was one of the first courageous commercial agents in the region to take on uncharted territory while actively attending city ordinance meetings and obtaining all necessary rules and regulations for this new real estate arena for her clients. Additionally, Lu Ann uses various digital marketing platforms and traditional media to generate global exposure to potential buyers and tenants to benefit from her commercial listings, utilizing Costar/LoopNet, Crexi, and her database.

In 2020, during the COVID pandemic shut down, she realized there was still considerable demand for commercial space. Once again, her entrepreneur mindset has led her to create a new YouTube Channel, HendersonCRE.com, which further expands her digital marketing and property display globally. In January 2021, Lu Ann was approached by a Los Angeles business brokerage firm looking to collaborate with her. Lu Ann has collaborated with a reputable team offering a complete evaluation of your business, including Business Sales, Mergers & Acquisitions, Business Valuation, Opinion of Value Report, Pre-Sale Consultation, and Exit Strategy.



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The information contained herein is not a substitute for a thorough due diligence investigation. GQ North Real Estate has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

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Exclusively Marketed by:



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