

# Citrus Heights Retail Shopping Center

8119 Aubrun Blvd , Citrus Heights CA 95610

FOR LEASE

PREVIOUSLY SUPERCUTS EQUIPPED WITH WATER / DRAINAGE



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**GQ**North  
real estate

# THE SPACE

Location	8119 Aubrun Blvd Citrus Heights , CA 95610
Cross Street	Rollingwood Blvd
Traffic Count	24,537

## HIGHLIGHTS

- ✓ \$1.25 / NNN -1,440 SF Open Retail Space
- ✓ Established 20,584 SF Shopping Center in Citrus Heights
- ✓ Builtout Offices but Open to New Configurations
- ✓ Sprinkler system, Built in Concrete Safe,
- ✓ Owners Are Open to Free / Abatement Rents Upon Credit Approval / Use
- ✓ 53 Gallon Water Heater - Washer and Dryer Hookups / Storage Room
- ✓ Previously Supercuts so its Equipped with Water, Electrical and Drainage i
- ✓ Busy Location With Ample Retail Stores And Restaurants Around
- ✓ One Large Restroom Possibly ADA (must check measurements)
- ✓ High Visibility Location on Signalized Intersection
- ✓ Monument Signage at Street and Above Suite
- ✓ Right next to Autozone, Church of the Harvest and Charlies Cafe
- ✓ Large Parking Lot on Corner of Rollingwood and Auburn Blvd
- ✓ Center Located on Well Traveled, High Traffic Artery
- ✓ Minutes from Highway 80 freeway and Roseville border
- ✓ Lu Ann Henderson 916-798-8559 - Watch the Youtube video for Details



### POPULATION

1.00 MILE	3.00 MILE	5.00 MILE
16,995	136,380	372,982

### AVERAGE HOUSEHOLD INCOME

1.00 MILE	3.00 MILE	5.00 MILE
\$99,599	\$107,378	\$119,008

### NUMBER OF HOUSEHOLDS

1.00 MILE	3.00 MILE	5.00 MILE
6,537	52,170	140,272

## Property Highlights:

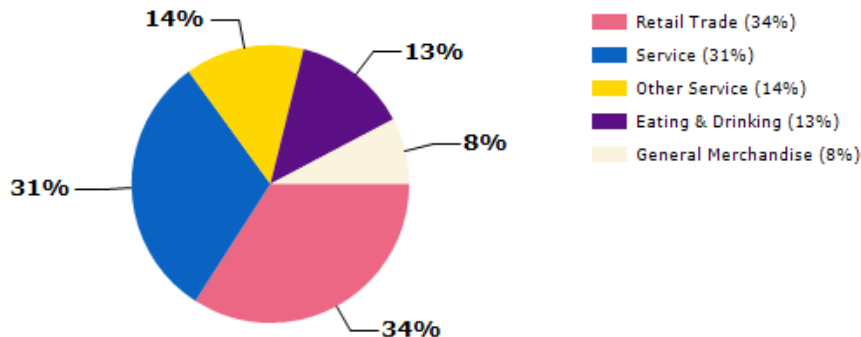
- ✓ Citrus Heights Shopping Center is a well established neighborhood in the city of Citrus Heights, CA. It is located on the well traveled artery of Auburn Boulevard which has recently undergone major street improvements.

The Shopping Center is minutes from the Highway 80 freeway and the city of Roseville, CA. The property is in the immediate vicinity of several major retailers including Smart and Final, Gold's Gym, Wells Fargo Bank, Dollar General, etc. Close by neighboring tenants include Philipe's Mexican Restaurant, Check Cashing and Phat Chad's Sports Bar.

## Needs Work

- ✓ The landlord understands that the suite requires tenant improvements and remodeling, as Supercuts previously occupied this unit for over 40 years. The center is fully leased except for this space, and ownership is highly motivated to complete a lease. Photos accurately reflect the current condition of the suite. The landlord is open to offering rent abatement and/or rent credits, subject to approved credit, acceptable use, and mutually agreed lease terms.

## Major Industries by Employee Count

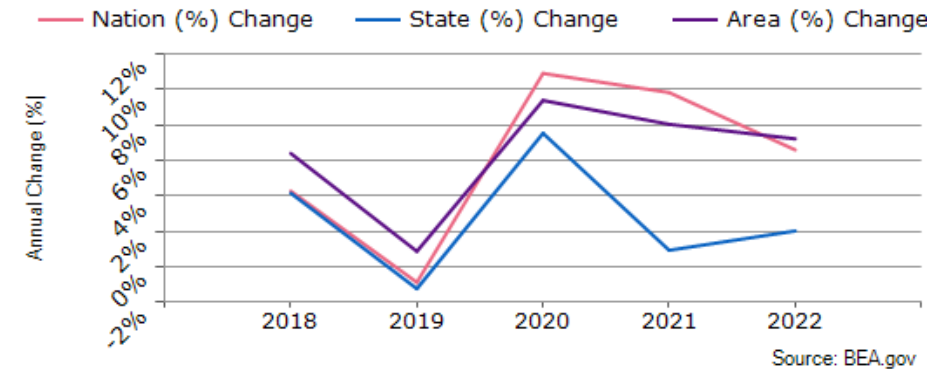


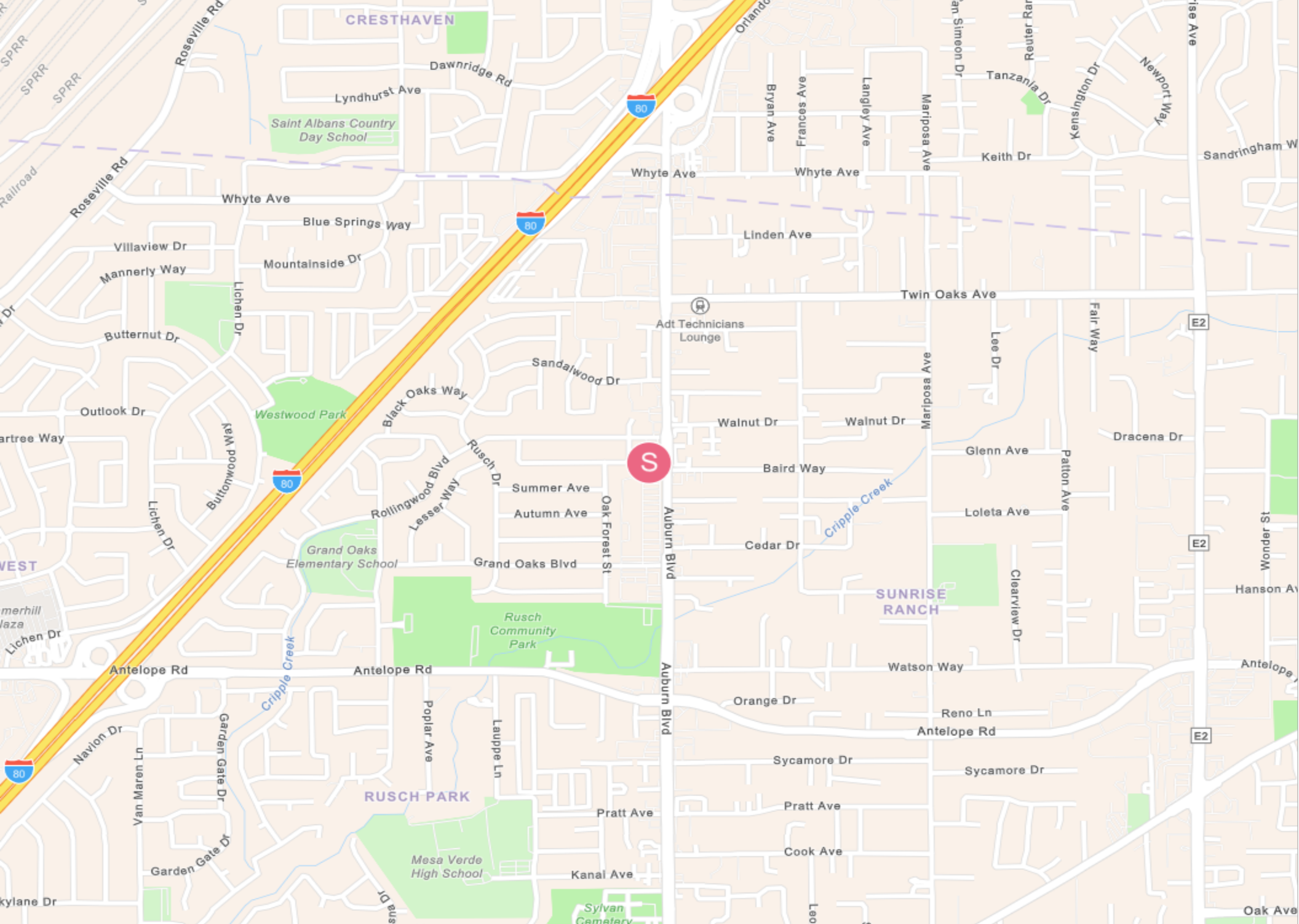
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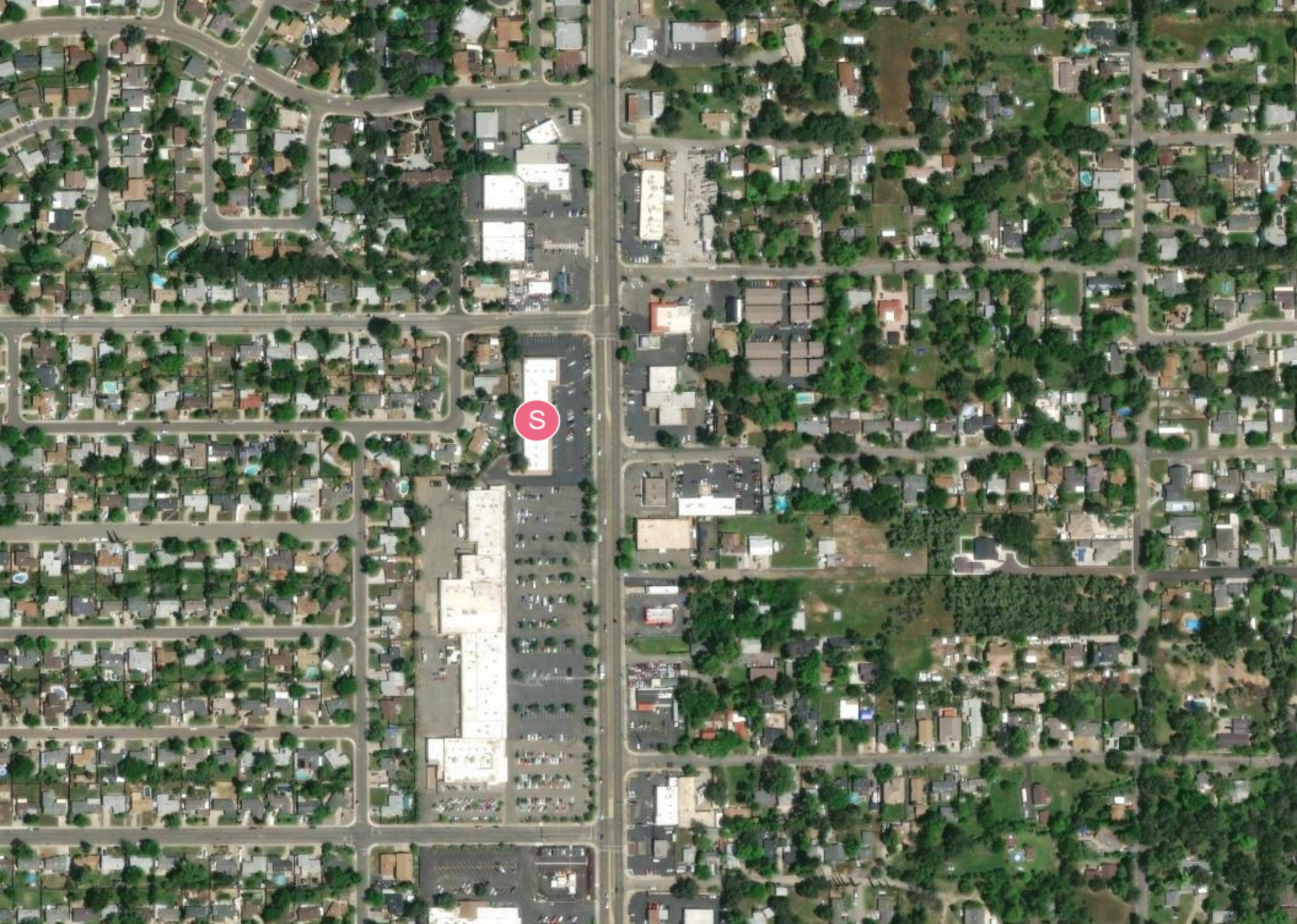
## Largest Employers

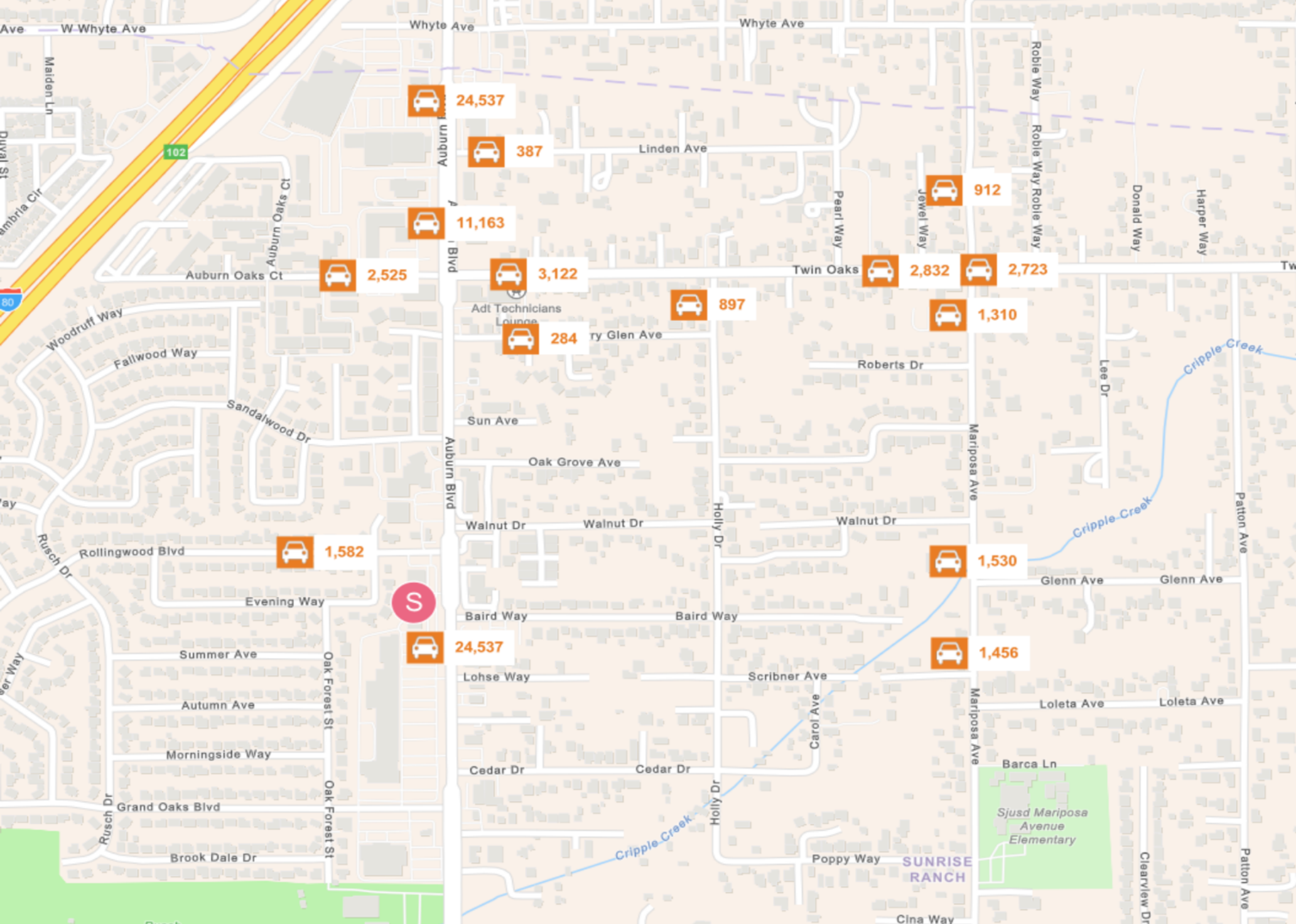
State of California	113,610
UC Davis/UC Davis Health System	16,075
Sacramento County	13,611
Kaiser Permanente	11,856
U.S. Government	10,699
Sutter Health Sacramento Sierra Region	10,129
Dignity Health	7,353
San Juan Unified School District	5,346

## Sacramento County GDP Trend













**Potential Of Space**



**Current Condition**



**Washer Dryer Hookups**



**Break room / Office**



**Storage Room**



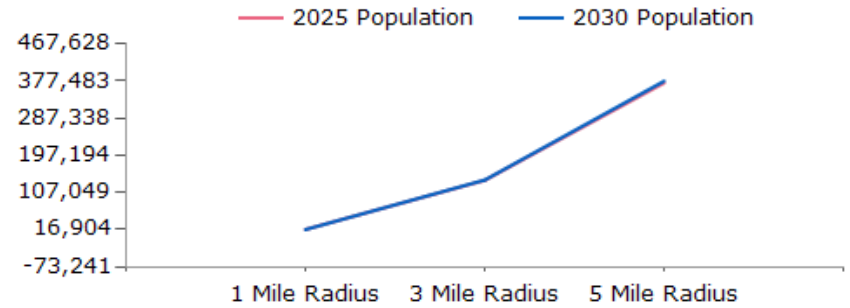
**Electrical components**



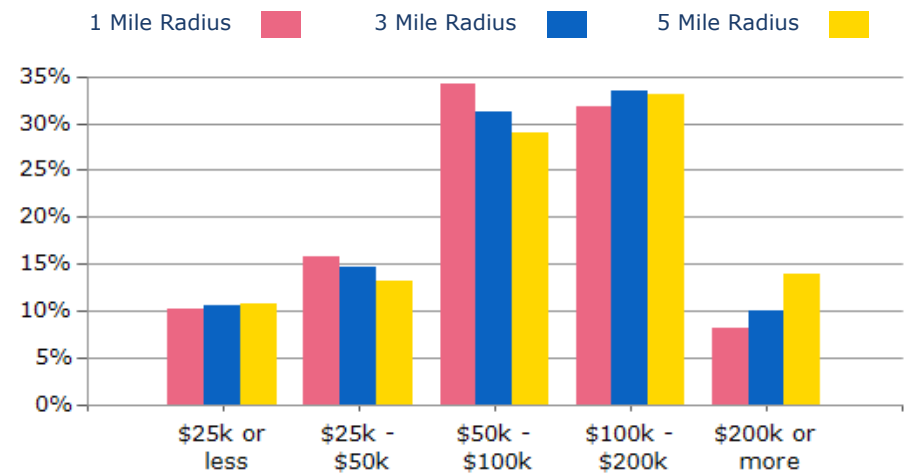
**50 Gallon water heater**

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	16,923	128,717	319,490
2010 Population	16,504	130,787	346,570
2025 Population	16,995	136,380	372,982
2030 Population	16,904	137,248	377,483
2025 African American	503	4,732	18,523
2025 American Indian	234	1,664	4,051
2025 Asian	768	8,271	32,351
2025 Hispanic	3,951	29,320	74,793
2025 Other Race	1,842	12,404	30,928
2025 White	11,211	89,503	233,101
2025 Multiracial	2,381	19,134	51,801
2025-2030: Population: Growth Rate	-0.55%	0.65%	1.20%

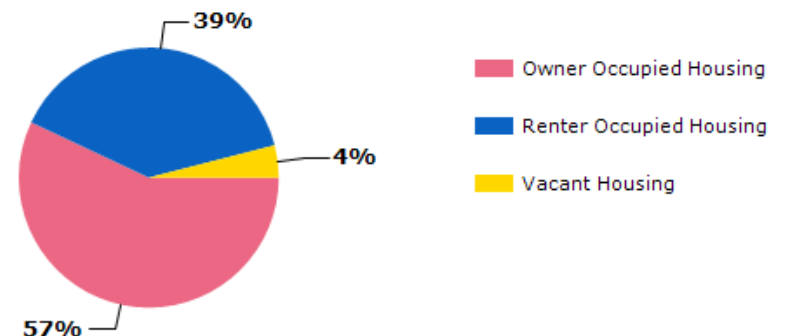
2025 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	344	3,173	8,848
\$15,000-\$24,999	326	2,364	6,311
\$25,000-\$34,999	449	2,744	6,958
\$35,000-\$49,999	579	4,854	11,604
\$50,000-\$74,999	1,295	8,440	20,094
\$75,000-\$99,999	939	7,861	20,549
\$100,000-\$149,999	1,382	10,850	28,700
\$150,000-\$199,999	695	6,649	17,792
\$200,000 or greater	529	5,236	19,417
Median HH Income	\$80,904	\$87,531	\$93,622
Average HH Income	\$99,599	\$107,378	\$119,008



## 2025 Household Income



## 2025 Own vs. Rent - 1 Mile Radius

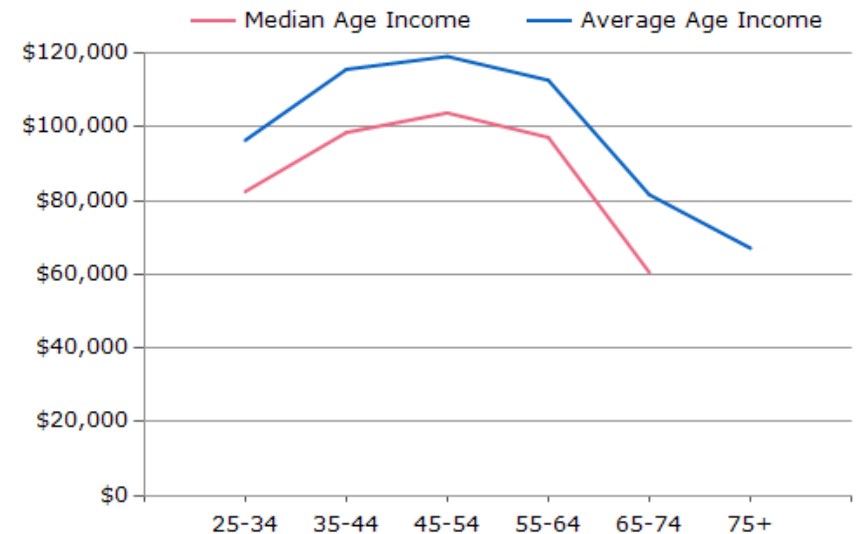
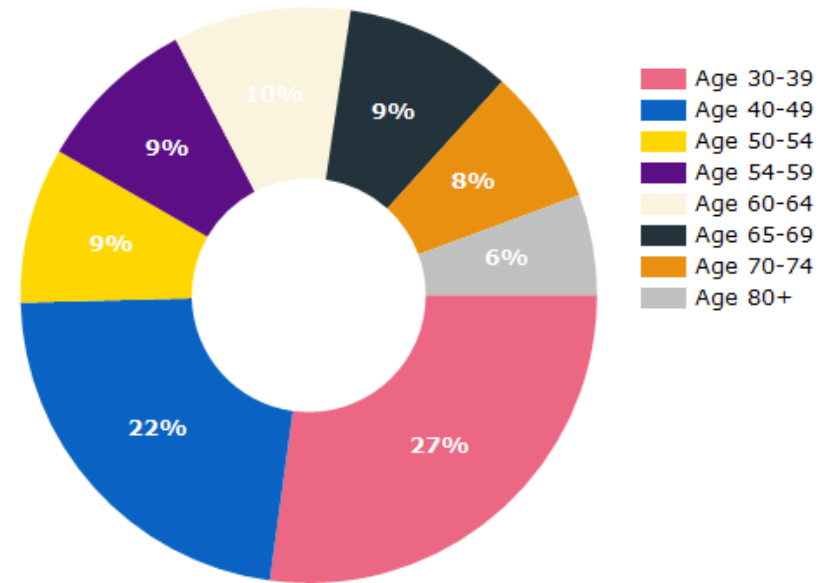


Source: esri

2025 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2025 Population Age 30-34	1,448	10,432	27,218
2025 Population Age 35-39	1,355	10,057	26,530
2025 Population Age 40-44	1,322	9,664	26,128
2025 Population Age 45-49	991	8,008	22,366
2025 Population Age 50-54	902	7,726	21,716
2025 Population Age 55-59	933	7,830	21,535
2025 Population Age 60-64	1,027	8,248	22,917
2025 Population Age 65-69	967	7,860	21,348
2025 Population Age 70-74	789	6,797	17,538
2025 Population Age 75-79	583	5,548	13,888
2025 Population Age 80-84	357	3,338	8,240
2025 Population Age 85+	277	3,412	8,199
2025 Population Age 18+	13,385	108,524	292,909
2025 Median Age	39	40	40
2030 Median Age	41	42	41

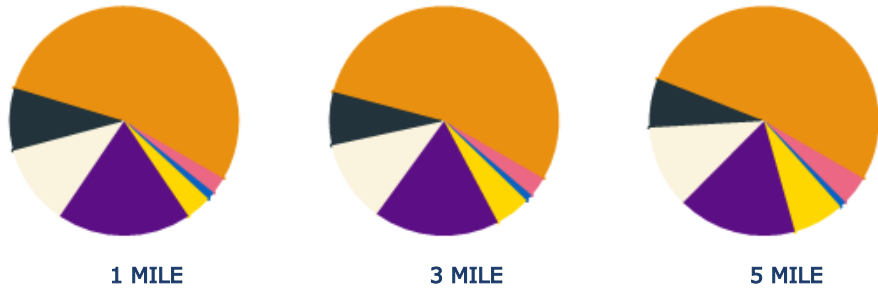
2025 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$82,471	\$89,774	\$93,974
Average Household Income 25-34	\$96,383	\$107,249	\$114,734
Median Household Income 35-44	\$98,498	\$108,537	\$111,374
Average Household Income 35-44	\$115,636	\$129,084	\$137,113
Median Household Income 45-54	\$103,825	\$110,230	\$117,868
Average Household Income 45-54	\$119,145	\$130,160	\$145,900
Median Household Income 55-64	\$97,176	\$101,590	\$108,270
Average Household Income 55-64	\$112,697	\$119,613	\$135,497
Median Household Income 65-74	\$60,510	\$72,130	\$77,438
Average Household Income 65-74	\$81,589	\$91,516	\$102,102
Average Household Income 75+	\$67,111	\$67,209	\$73,758

Population By Age



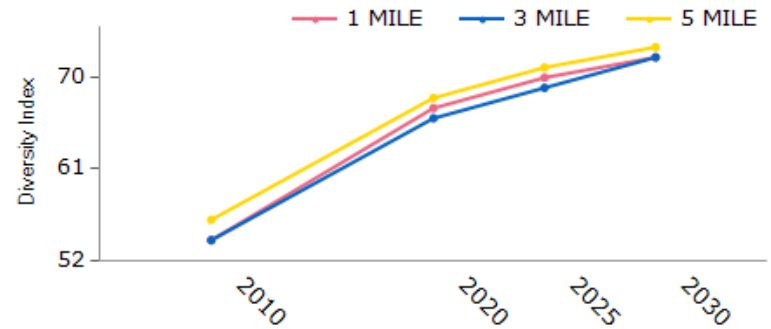
DIVERSITY INDEX	1 MILE	3 MILE	5 MILE
Diversity Index (+5 years)	72	72	73
Diversity Index (current year)	70	69	71
Diversity Index (2020)	67	66	68
Diversity Index (2010)	54	54	56

#### POPULATION BY RACE



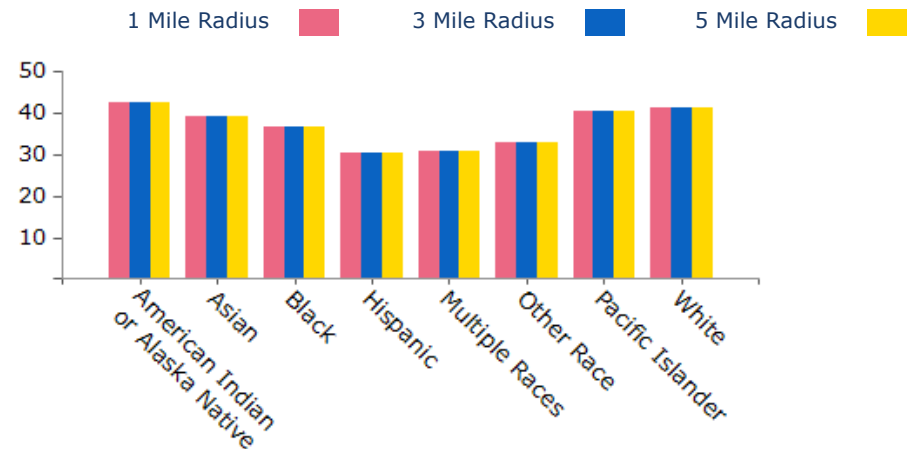
2025 POPULATION BY RACE	1 MILE	3 MILE	5 MILE
African American	2%	3%	4%
American Indian	1%	1%	1%
Asian	4%	5%	7%
Hispanic	19%	18%	17%
Multiracial	11%	12%	12%
Other Race	9%	8%	7%
White	54%	54%	52%

#### POPULATION DIVERSITY



2025 MEDIAN AGE BY RACE	1 MILE	3 MILE	5 MILE
Median American Indian/Alaska Native Age	43	40	39
Median Asian Age	39	42	40
Median Black Age	37	37	36
Median Hispanic Age	31	31	30
Median Multiple Races Age	31	31	29
Median Other Race Age	33	34	33
Median Pacific Islander Age	40	37	36
Median White Age	41	44	43

#### 2025 MEDIAN AGE BY RACE





Lu Ann Henderson  
Senior Vice President

Lu Ann Henderson is an exclusive Commercial Real Estate listing agent serving California. She has a vast network of business owners and investors and a continuous pool of qualified buyers and tenants seeking quality real estate.

Eighty percent of her sales and leasing transactions are dual agency, which expedites transactions and reduces overall commission costs. Lu Ann has been recognized as a top producer by CoStar/LoopNet. She has received the Top-Performing Broker award in Crexi's Annual Platinum Broker Awards and is responsible for over \$40 million in California sales alone.

She selectively manages several listings, ensuring each client receives personal attention and thorough due diligence. Lu Ann has a proven strategy and specialization in various sectors of business real estate, including industrial, retail shopping centers, mixed-use, residential, office, land development, and specialty assets, which contributes to her status in the top 5 percent of brokers by transaction volume.

Lu Ann is committed to advising you on effective strategies for selling or leasing your property. She focuses on transparent and ethical dealings and wants to alleviate the pressures associated with property transactions.

Lu Ann leverages digital marketing platforms and social media, including commercial real estate platforms, to maximize your property's exposure. She also manages a YouTube channel, MatrixCRE.ai, to showcase each listing and enhance global visibility.

If you seek high-quality advice and result-oriented brokerage services, please call or email her at [Infor@MatrixCRE.ai](mailto:Infor@MatrixCRE.ai) and visit the website at [MatrixCRE.ai](https://MatrixCRE.ai).

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## CONFIDENTIALITY and DISCLAIMER

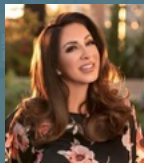
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*Exclusively Marketed by:*



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