



FOR SALE OR LEASE

6363 Auburn Blvd

Citrus Heights, CA

# ARDEN CREEK OFFICE PARK

Size: 4,250 SF



**Fully furnished building ready for immediate occupancy.**

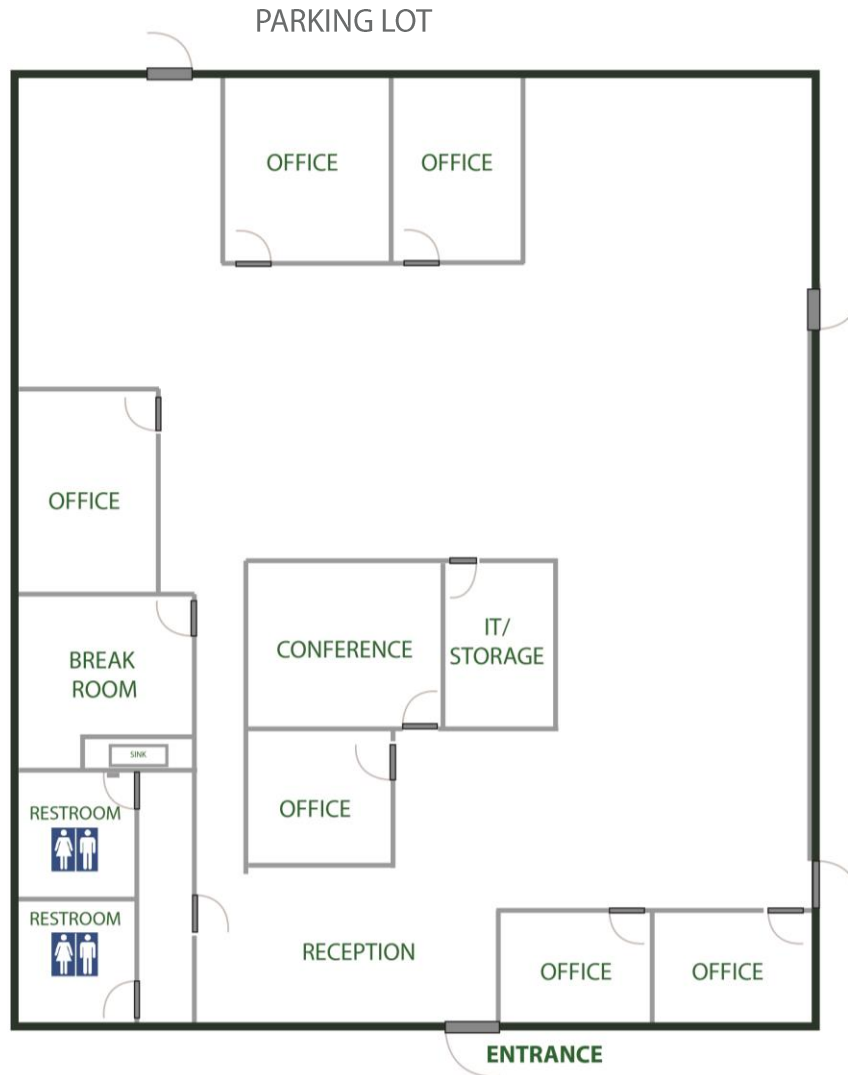
## PROPERTY HIGHLIGHTS:

- **Size: 4,250 SF office property**
- **Availability: Immediately**
- **Lease Rate: \$1.65/SF, Modified Gross**
- **Building is fully furnished, ready for turn-key operations**
- **Easy ingress and egress**
- **Within walking distance to numerous retail and restaurant amenities**
- **Building Signage facing Auburn Boulevard (±24,299 Average Daily Traffic Count)**

**SALE PRICE: \$695,000 (\$163/SF)**

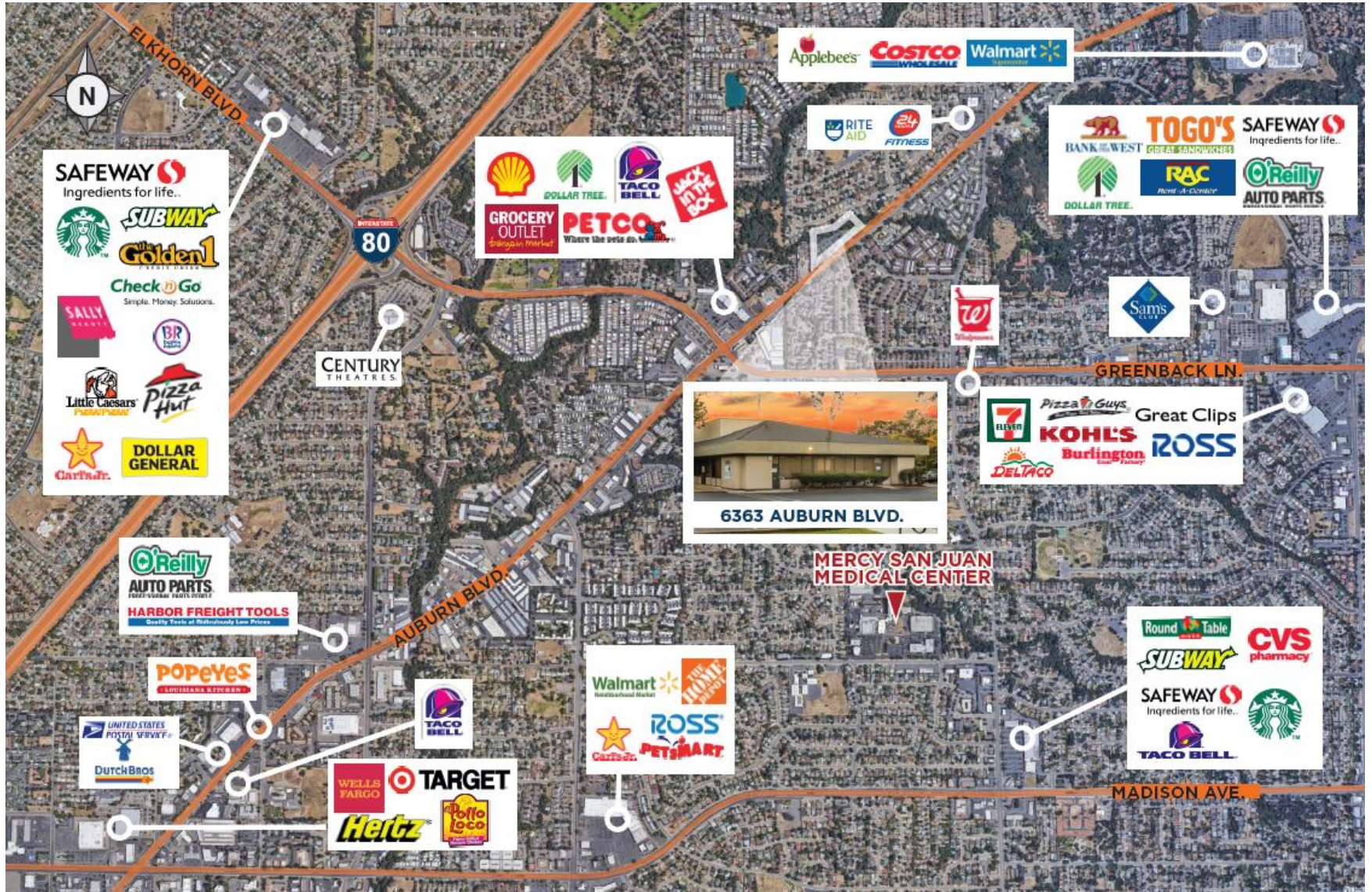


**Size: 4,250 SF**



AUBURN BLVD - ±24,299

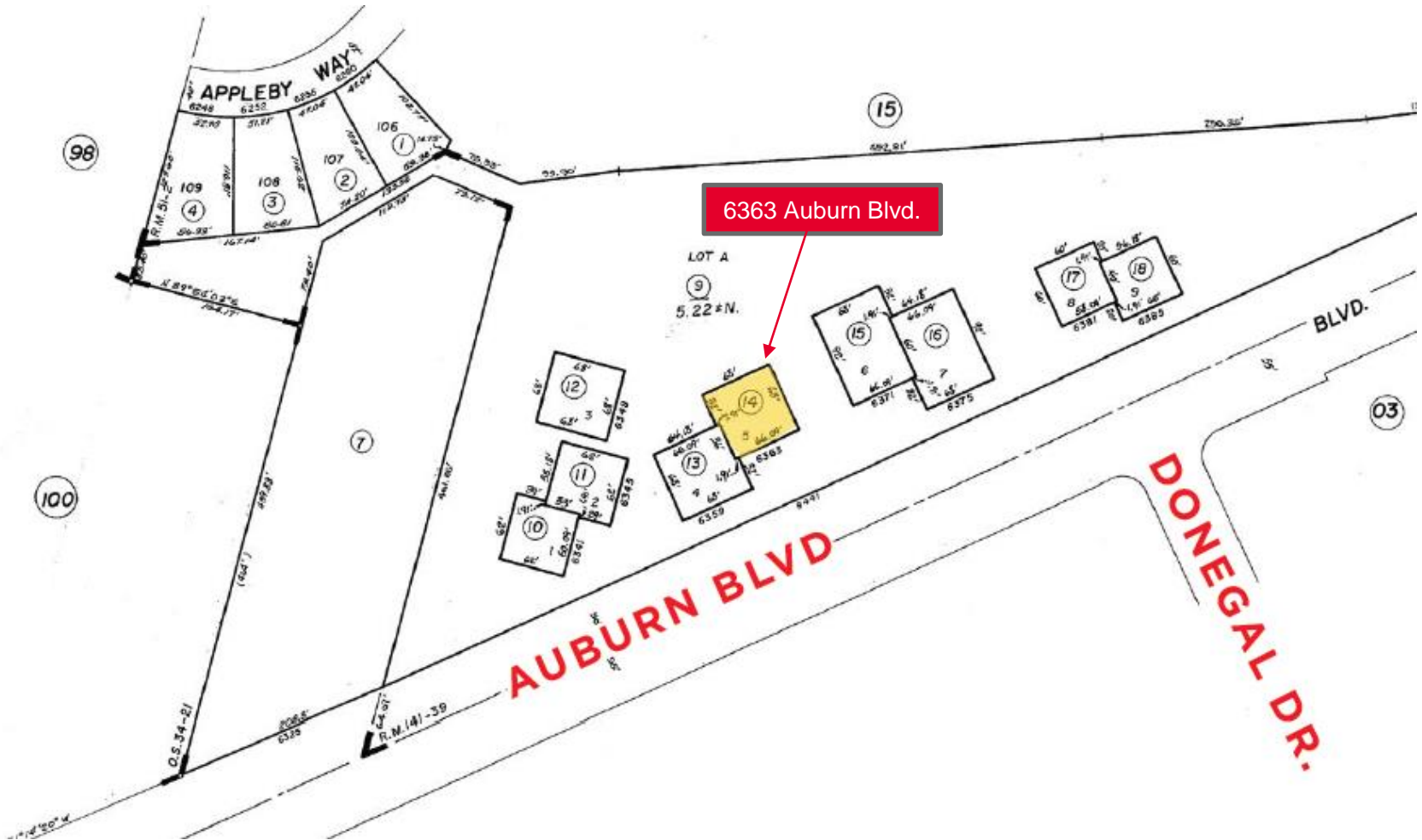








# Site Plan







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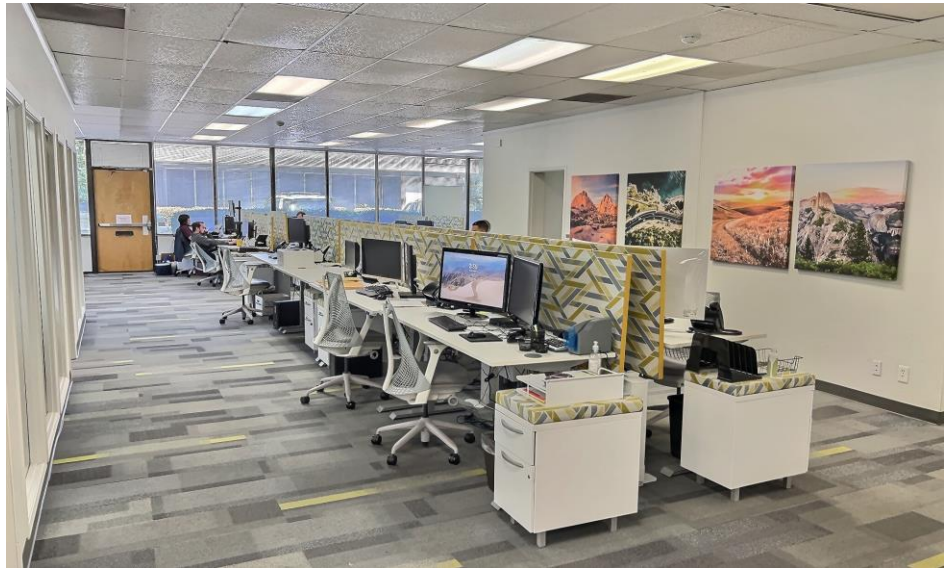
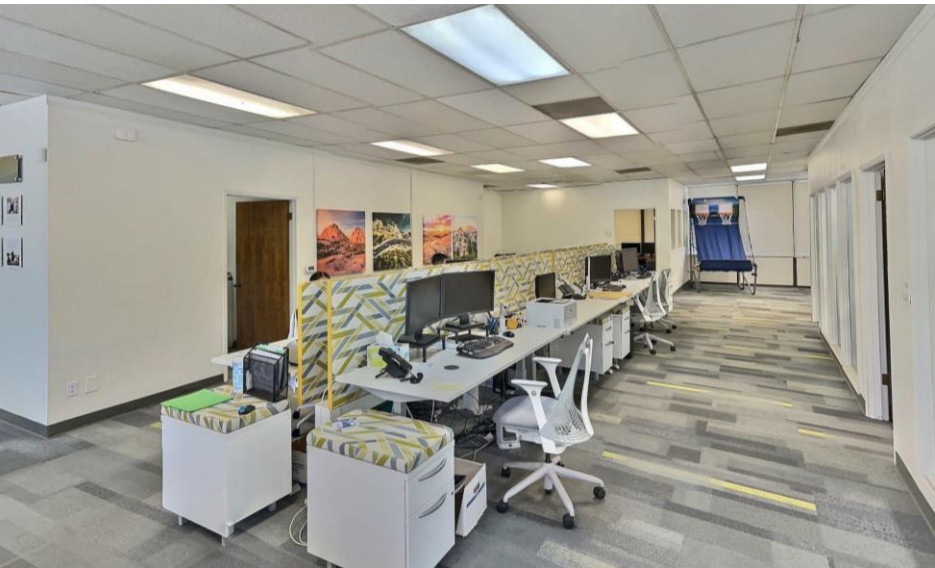
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**Chad Cook, MCR, SIOR, CCIM**

Senior Director  
+1 916 764 1181

[chad.cook@cushwake.com](mailto:chad.cook@cushwake.com)

Lic # 01711687

**Zach Mosle, CCIM**

Director  
+1 916 329 1543

[zach.mosle@cushwake.com](mailto:zach.mosle@cushwake.com)

Lic # 01924595

**CUSHMAN & WAKEFIELD**

400 Capitol Mall, Suite 1800  
Sacramento, CA 95814  
+1 916 288 4800  
cushmanwakefield.com

