

AVAILABLE  
**FOR SALE**

**5411 - 5415 SAN JUAN AVE.  
CITRUS HEIGHTS, CA 95610**

**-/+ 2,346 SF Free Standing Building**

**\$799,000.00**

Madison Ave.  
ADT: 43,000

**SUBJECT**



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**CENTURY 21.**  
Select Real Estate, Inc



**SAN JUAN AVE +/- 23,000 VPD**

**Highly Visible & Stabilized Retail NNN Investment**



# THE PROPERTY

 **5411 - 5415 SAN JUAN AVE. CITRUS HEIGHTS, CA 95610**

REGION      AVAILABILITY      ZONING      OPPORTUNITY      PRICING



**Citrus Heights**  
City Of  
Citrus Heights  
APN: 232-0193-008



**-/+2,346**  
SF Building  
**-/+0.19 Acres**



**LC -**  
Limited  
Commercial



**Free Standing**  
Retail Building



**\$799,000.00**  
**\$340.50 PSF**  
**\$42,902.40**  
Annual Income  
**5.37% CAP Rate**



This free standing retail building is located within the **City of Citrus Heights** and is located less than **3 miles from HWY 80 / Greenback Ln.** exit.



This building offers **+/- 2,346 SF** of **retail suites** with parking immediately egressing off the street facing the building.



The building is zoned **LC - Limited Commercial (CMU)**. Please verify uses with the municipality.



The building is currently occupied with a **barber shop** and a **massage business** occupying the building with existing NNN leases.



The asking price is **\$799,000.00 / \$340.50 PSF / \$42,902.40 Annual Income / 5.37% CAP Rate**





**KOHL'S** Burlington Sams CLUB SAFEWAY  
**ROSS** DRESS FOR LESS **SAS** 7 ELEVEN **WISTED**

**Discovery Club**

**Carl's Jr.** **GREEN ACRES** **CRUNCH**  
**Donut King** **All About Pets** **Public Storage**

**Osorio Dental Care**  
 Family & Cosmetic Dentistry

**San Juan KinderCare**

**JIMBOY'S**  
 TACOS

**5411-5415**  
**SAN JUAN AVE**  
 CITRUS HEIGHTS  
 CA 95610

**LUCKY BLVD**  
 TAY TO

**ampm**

**SHEVINGS** **PATRIOT BICYCLES** **INTERIOR LESS**

**ARCO**

**McDonald's**

**Dutch Bros**

**SAFE CREDIT UNION**

**Stanton OPTICAL**

**DICK'S RANCHO Glass**

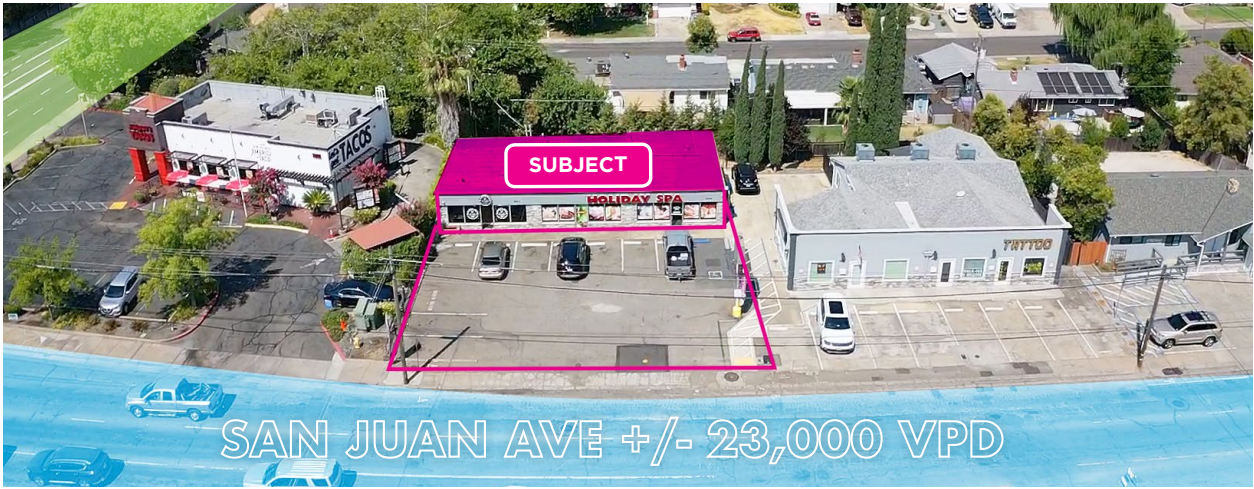
**Auto Pro**

**MADISON AVE. ADT: 43,000**

**The NAIL HOUSE**  
 Professional Nail Care Services

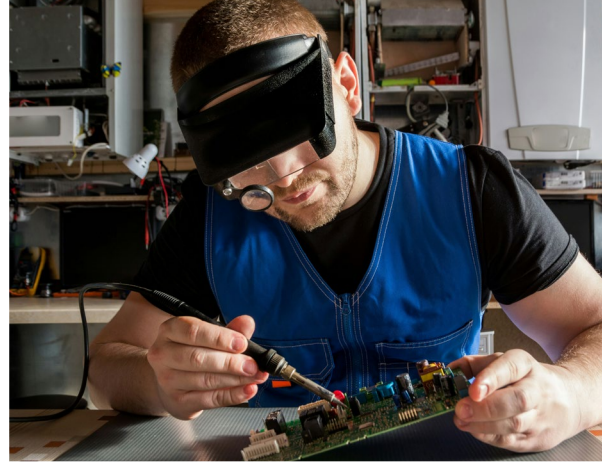
**NORTH RIDGE**  
 Country Club





# THE BUILDING

- This **free-standing building** was constructed in **1963** and offers a flexible layout for various businesses with a **large glass front window line** to showcase products.
- The building has **+/-2,346 SF** of **retail** space. The property sits on **+/-0.19 Acres** immediately adjacent to the **Jimboy's Tacos** at the signalized intersection of San Juan Ave. & Madison Ave.
- There are currently two existing tenants but the building has **three separate addresses** allowing for 3 total retail suites.
- This retail building is less than 3 miles away from HWY 80 and is **surrounded by dense residential neighborhoods** with national shopping amenities close by.



# THE REGION

California is the fifth largest economy in the world with Sacramento being its capital. Historically known for its flooding, Sacramento is an intersecting point for both the American & Sacramento River at Discovery Park.

This capital city was founded in 1848 on the fertile agricultural soils located in the northern portion of the Central Valley, growing to nearly +/-1,000 square miles.

The City of Sacramento has roughly 525,000 residents while entire Sacramento County has nearly 1,600,000 residents.

Sacramento County is home to numerous other populated and expanding metro areas: Elk Grove, Natomas, Rancho Cordova, & Citrus Heights.

With a reputation of being a small capital city compared to the much larger cities of L.A. & S.F, Sacramento continues to grow as the state population continues to decrease.

A majority of California's state workers are employed within county limits while the capital city of California continues to see job growth and constant real estate development in both residential and commercial sectors, despite high interest rates.



# DEMOGRAPHICS

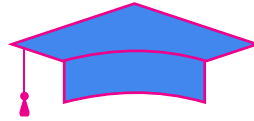
## CONSUMER SPENDING

5 mile Households



## EDUCATION

% Breakdown - 2023



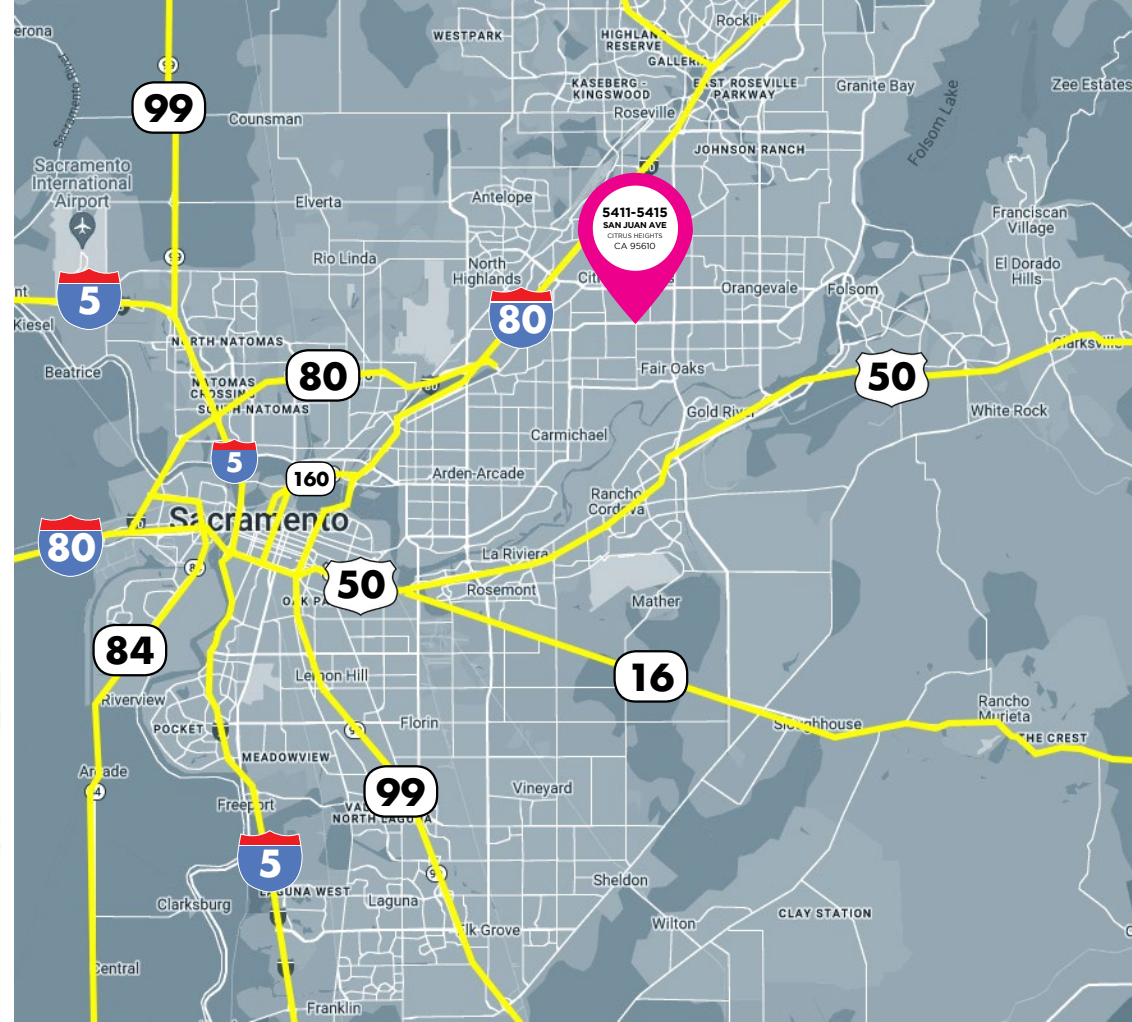
- 37%** Some College, No Degree
- 17%** Bachelor's Degree
- 25%** High School Graduate
- 8%** Advanced Degree
- 8%** Some High School, No Diploma
- 5%** Associate Degree

## HOUSE HOLD INCOME

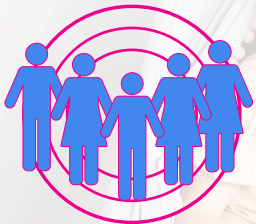


5 mile 2023 Households

< \$25K	2,430
\$25K - 50K	2,287
\$50K - 75K	2,252
\$75K - 100K	1,292
\$100K - 125K	1,686
\$125K - 150K	1,296
\$150K - 200K	886
\$200K+	1,237



## RESIDENT POPULATION



5 mile Population 2023

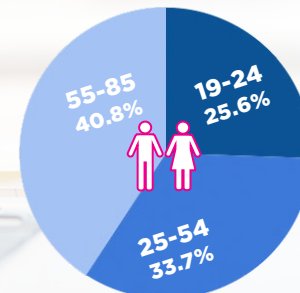
2010	32,633
2023	32,982
2028	33,036

## TRAFFIC COUNT



**-/+ 15,000**

## 2023 POPULATION BY AGE



## TOTAL HOUSE HOLDS - 2023



2 mile	4,026
5 mile	13,169
10 mile	30,700



# BUYER REPRESENTATION



**The Mueller Team has experience in all aspects of Buyer representation be it Retail, or Restaurants, Office, or Industrial, Apartments, or Land.**

As a Buyer of Real Estate, you have needs, and expectations which our team understands. Whether you are an owner/user, developer, institutional investor, or boutique, our market knowledge is superior, and we know how to locate the asset ideal for your needs at the price you desire. Whether the asset is currently listed for sale, or one that has yet to be brought to market.

We have the contacts, relationships, and skill to find the perfect fit for your requirements, and at the price you are seeking. And, to deliver on our promise and commitment to you, our client, service above self. We look forward to working with you.

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# SALE

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