

# 4548 AUBURN BLVD

RETAIL SPACE AVAILABLE FOR LEASE NEAR  
INTERSTATE 80 AND AUBURN BOULEVARD EXIT



**TURTON**  
COMMERCIAL REAL ESTATE



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# THE OPPORTUNITY

±950

SF RETAIL SPACE

\$1,200/MO

+ UTILITIES MODIFIED GROSS

ENSUITE

RESTROOM

GC ZONING

GENERAL COMMERCIAL

## RETAIL SPACE FOR LEASE WITH SIGNAGE ON AUBURN BLVD

Turton CRE is pleased to offer for lease 4548 Auburn Blvd (the "Property"), an approximately ±950 SF retail suite located along Auburn Blvd, just 1 minute from the Auburn Blvd exit and onramp, allowing access to I-80 and Business 80. Offered at \$1.26/SF Modified Gross (approx. \$1,200/

month + utilities), the space includes an ensuite restroom, back storage room, and open retail space, ideal for a small retailer, service business, or boutique office.

Well positioned a few blocks from American River College and the Sacramento County Sheriff's Office, this location

benefits from strong vehicular exposure along one of Sacramento's busiest thoroughfares. Don't miss the opportunity to lease this versatile Auburn Blvd retail space.



# THE DETAILS

**Address:** 4548 Auburn Blvd.  
Sacramento, CA 95841

**Zoning:** GC - General Commercial

**County:** Sacramento

**Jurisdiction:** Unincorporated Area of  
Sacramento County

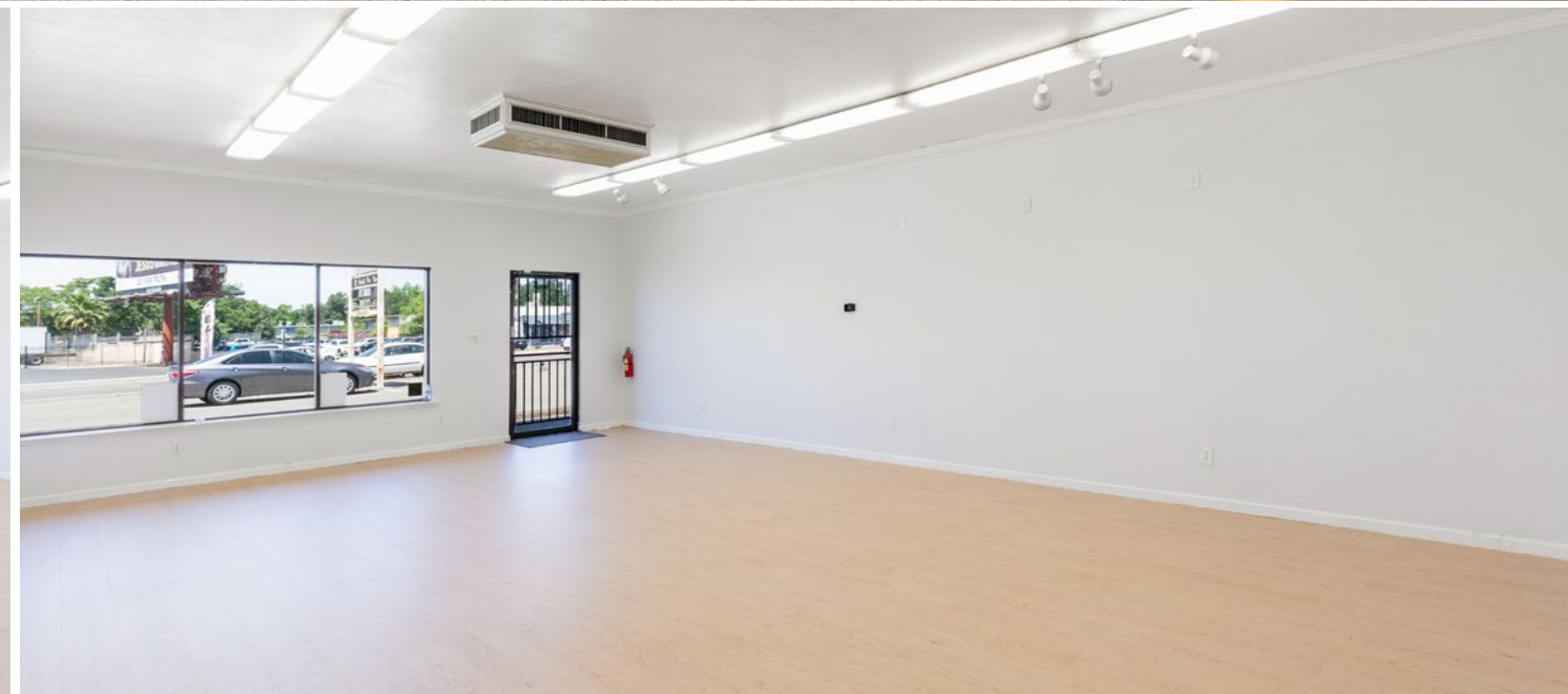
**Available:** ±950 SF

**Lease Rate:** \$1,200 per month or \$1.26/SF/Month

**Lease Type:** MG - Modified Gross

**Bathroom:** Yes

**Signage:** Available



2 THE LOCATION  
4548 AUBURN BLVD

# THE LOCATION

4548 Auburn Blvd  
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13.1K  
YEARLY VISITS



57 MINS  
AVG DWELL TIME



\$75,013  
MEDIUM HOUSEHOLD INCOME

HIGH-VISIBILITY RETAIL CORRIDOR WITH DIRECT ACCESS TO I-80

Positioned along Auburn Boulevard near the Interstate 80 interchange, the property sits within one of Sacramento County's longest-standing commercial corridors. Auburn Boulevard historically functioned as part of the original highway connecting Sacramento to Roseville and the Sierra foothills before Interstate 80 was constructed, and today it remains an active retail and service corridor serving the surrounding communities of North Highlands,

Foothill Farms, and Citrus Heights.

The corridor is defined by a practical mix of neighborhood retail, discount stores, restaurants, auto-oriented businesses, and everyday services that cater to the dense residential population surrounding the Watt Avenue and Interstate 80 interchange. Strong daily traffic and direct visibility along Auburn Boulevard provide consistent exposure for retailers seeking affordable space in a highly traveled corridor.

With immediate access to Interstate 80 and Watt Avenue, the location offers convenient connectivity to Downtown Sacramento, Roseville, and the broader Sacramento region. Surrounded by established residential neighborhoods and a steady base of local consumers, Auburn Boulevard continues to function as an important retail spine serving North Sacramento County.





1 THE OPPORTUNITY  
4545 AUBURN BLVD





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