

# FREESTANDING COMMERCIAL BUILDING FOR LEASE

4907 AUBURN BLVD - STE A&B  
Sacramento, CA 95841

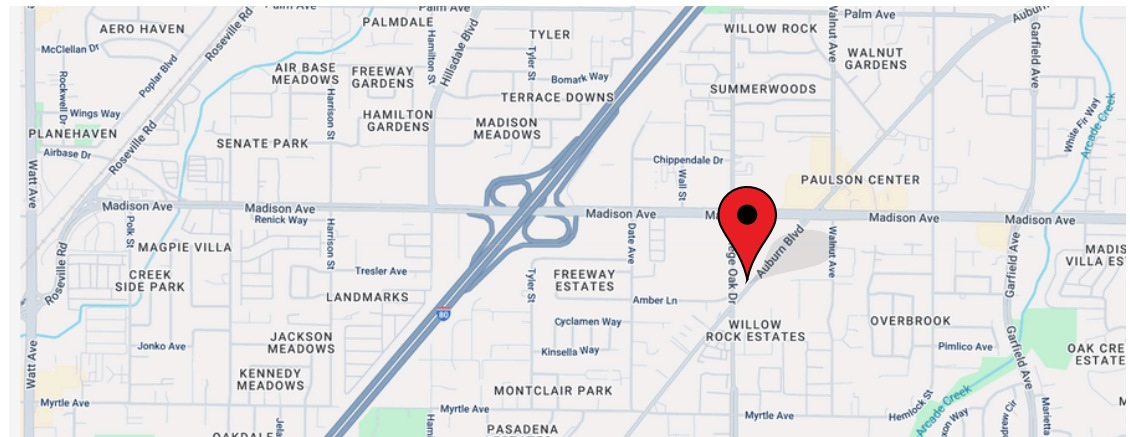
Zoned: LC - Light Commercial

Attractive interior build-out for retail use

Available now!

Prime location just off HWY 80, on the hard corner of a major multi-leg intersection with access from both north and south sides. This property sits on one of the busiest intersections in Sacramento.

This space can be leased together with the second building on the lot — a ±300 SF drive through kiosk (4707 Auburn Blvd, Suite C.) Please inquire.



## ANTONIA GIAOURIS

Executive Director of Leasing

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**clire.com**

Information herein deemed reliable but not guaranteed. References to any values are approximate. Floor Plans and Site Plans are not to scale. Lessee should conduct independent verification of all matters deemed to be material. Listed rate may not include certain utilities, building services and property expenses. All approvals, permits, and compliance with applicable codes are the responsibility of the lessee.

± 3,066 SF  
Rentable

\$3,279 / mo  
+ \$1,721 NNN



**FOR LEASE**

## 4907 AUBURN BLVD - SUITE A&B

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## PROPERTY HIGHLIGHTS



- One private restroom
- Roll up door in lobby (59" x 79")
- Ample parking
- Tenant controlled HVAC
- High traffic intersection with street visibility
- Electrical: 1,000 amp, 3 phase 208/120 volts, 4 wire
- Built in 1970
- Renovated 1985, 1997
- Shared ± 0.66 acre lot
- Lease term: 5 years
- 2014 new roofing felt with 30 year composition shingles.
- 2014 HVAC roof curb improvements

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**AERIAL VIEW**



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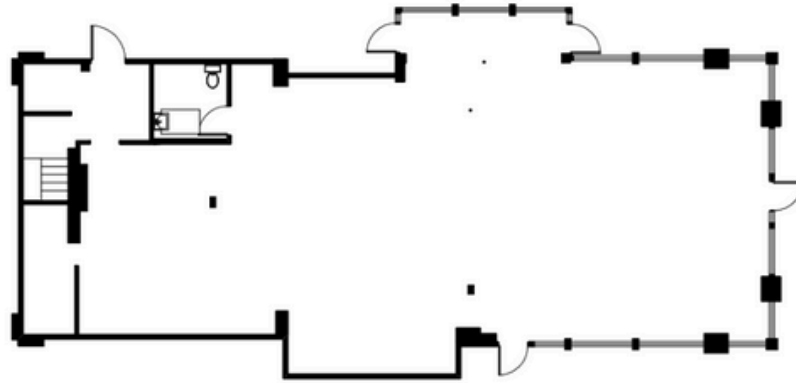


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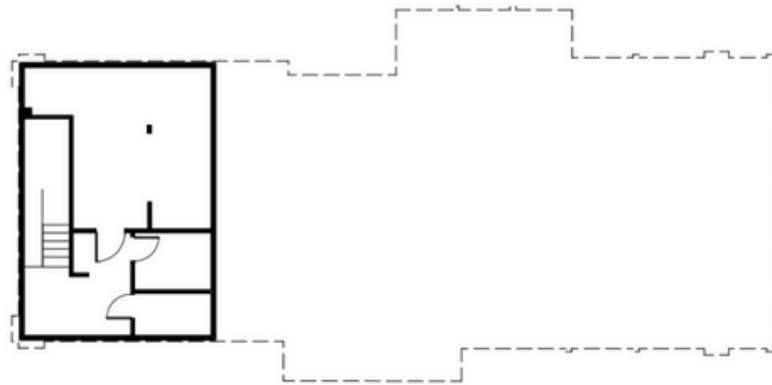
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## FLOOR PLAN



Floor One



Floor Two

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## 1ST FLOOR PHOTOS



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## LOCATION HIGHLIGHTS



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± 3,066 SF RETAIL  
SPACE FOR LEASE

Schedule a tour today!

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