



CALL FOR SPECIAL LEASING OFFER



Auburn Business Center

2326-2328 & 2320-2340 Auburn Blvd | Sacramento, CA

Light Industrial/Flex/Showroom Space

For Lease

CBRE

Light Industrial/Showroom Spaces

- Professionally Managed
- Recent Improvements: New LVP flooring, three-tone exterior paint scheme, overnight AI security system, metal awnings, asphalt and landscaping enhancements.
- Move-In Ready Flex Spaces
- Clear Height: ±17'-19'
- 3-Phase Power
- Zoning: SPA (General Commercial) 25% Retail and 75% Industrial
- Supported by numerous nearby restaurants/retail amenities.
- Ideally situated at the high-traffic intersection of Auburn Blvd. and Fulton Avenue.
- Quick access to Business 80 via Fulton Avenue

The property includes good visibility along Auburn Blvd (**±13,533 ADT**) and Bus 80 (**±268,000 ADT**), a busy north/south thoroughfare connecting Downtown Sacramento and South Sacramento.



2025 Estimated Demographics*



Radius	1-Mile	3-Miles	5-Miles
Population	16,346	137,803	355,130



Daytime Population	15,675	155,988	372,147
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Businesses	533	6,072	14,456
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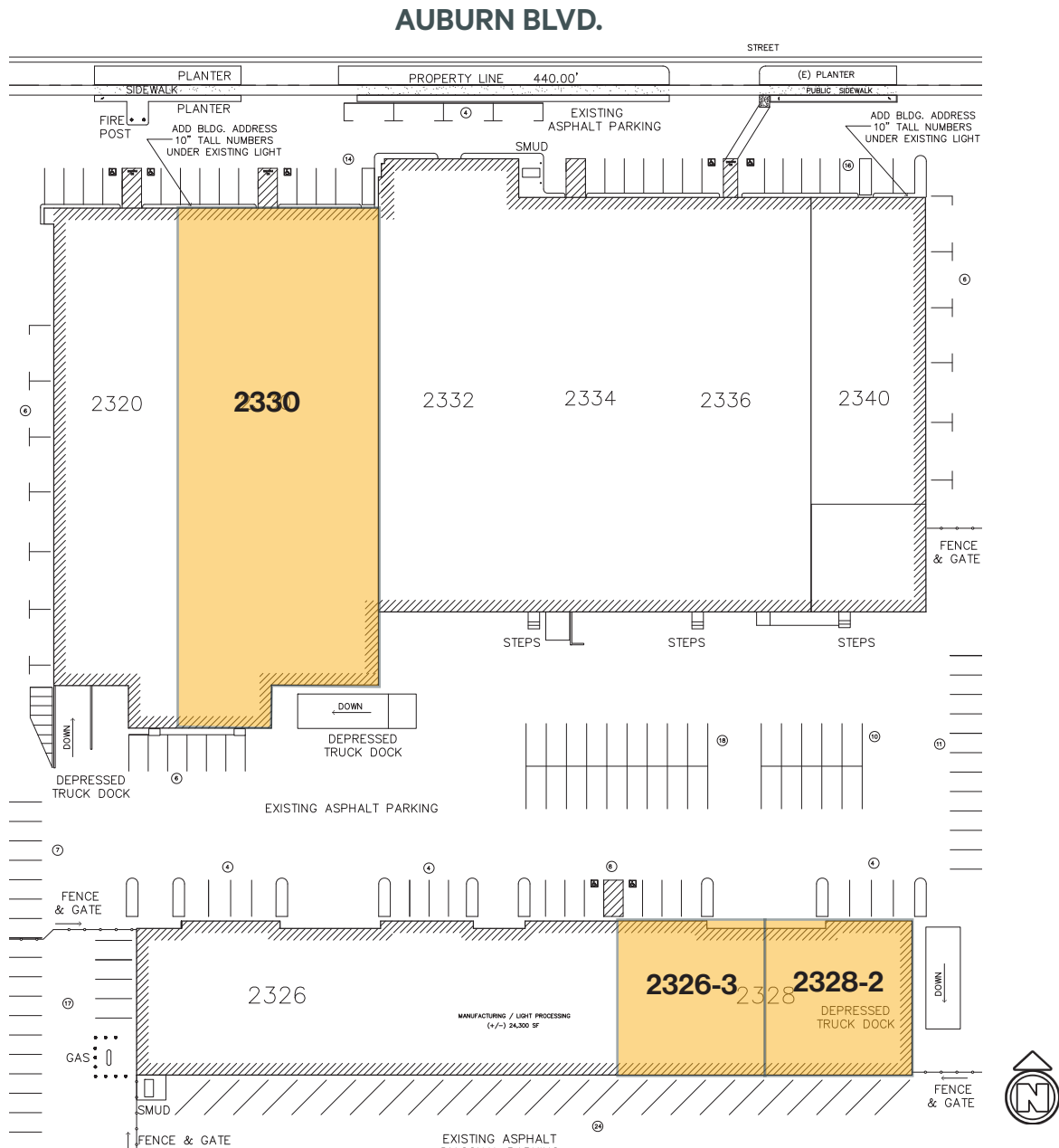


Households	6,155	48,524	131,726
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Avg HH Income	\$71,965	\$89,263	\$108,035
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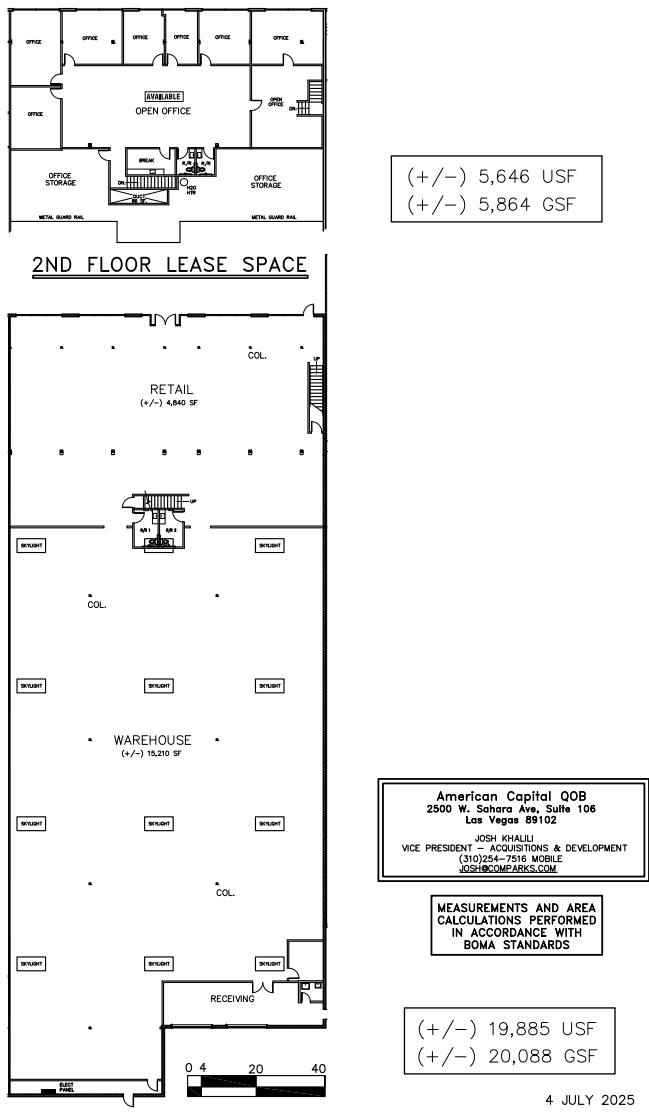
Site Plan



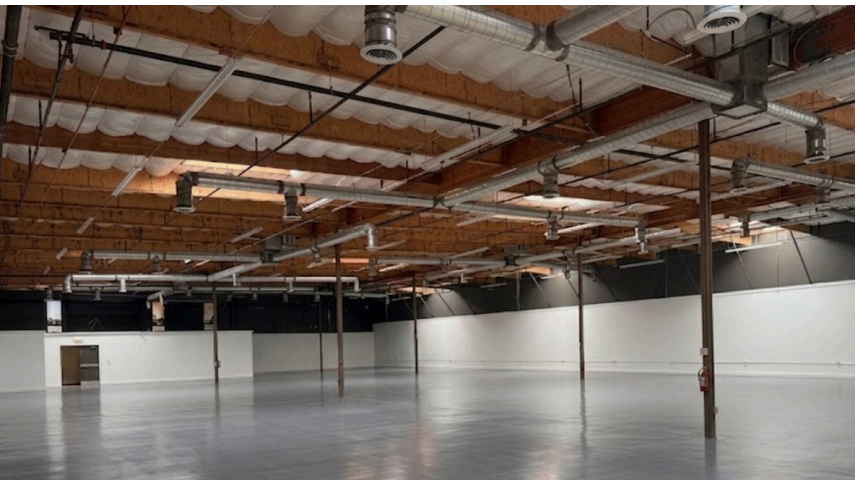
AVAILABILITIES

SUITE	TOTAL SF	OFFICE SF	COMMENTS
2330	±19,855 SF	±5,646 SF	Second Floor Office Space, 2 GL Doors, Depressed Dock
2328-2	±5,608 SF	±1,708 SF	Available within 60 days. Three (3) GL Doors, Depressed Dock
2326-3	±5,432 SF	±883 SF	Includes ±599 SF Mezzanine, wide GL Door

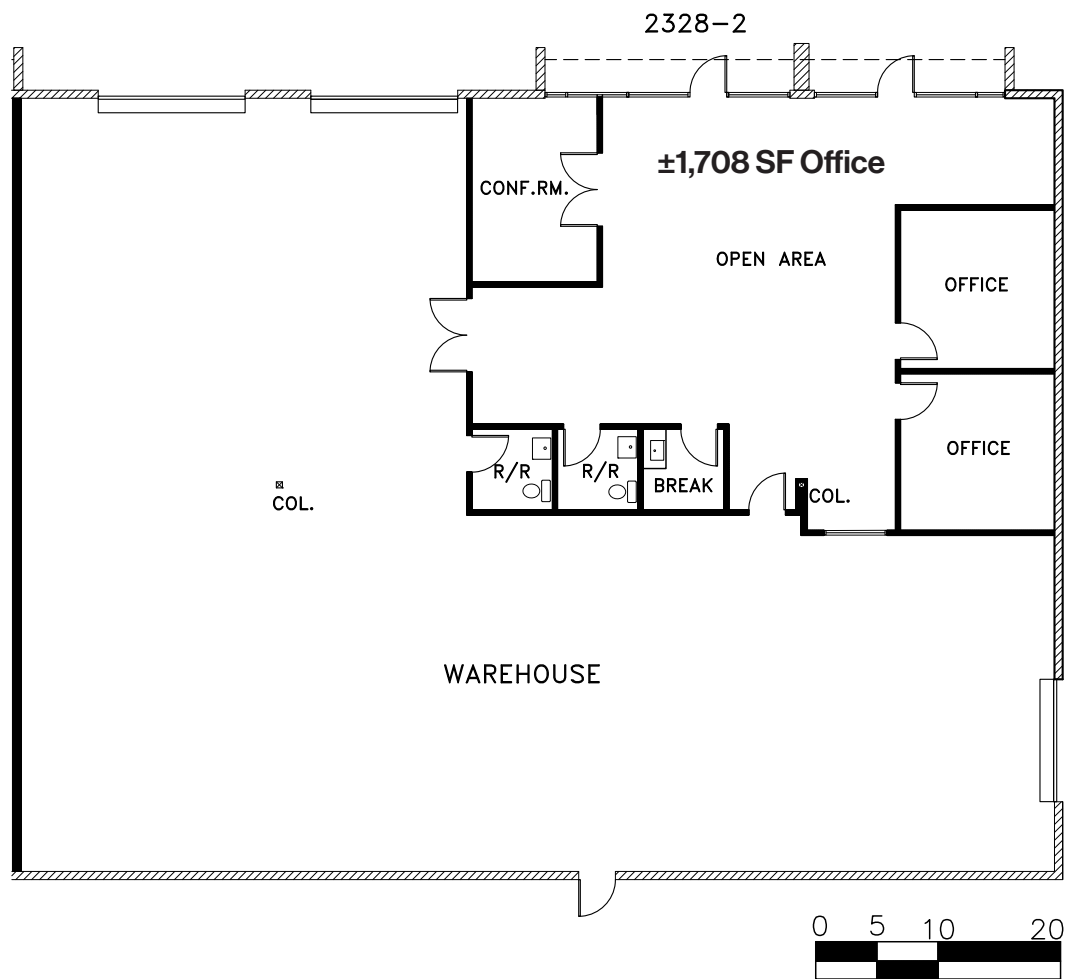
2330 Floor Plan



ALL MEASUREMENTS ARE APPROXIMATE.



2328-2 Floor Plan

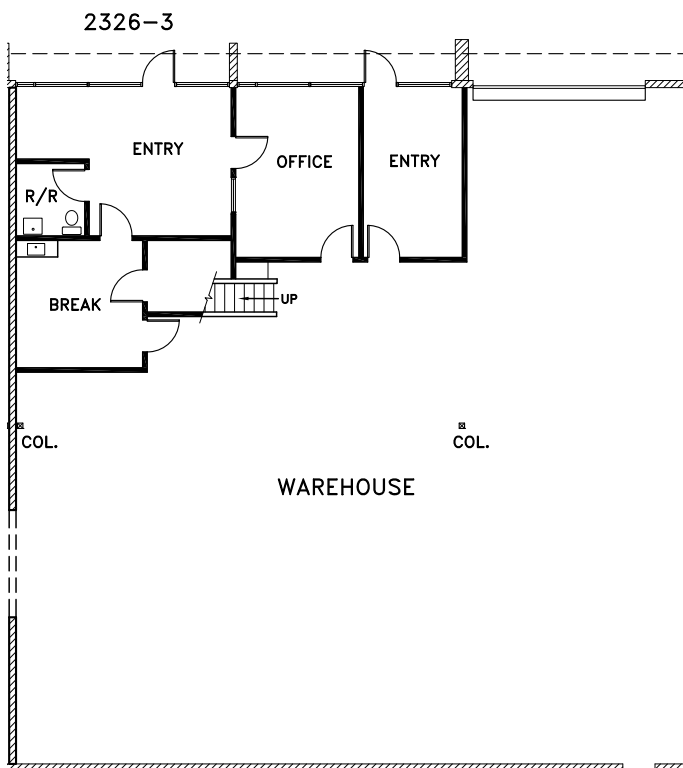
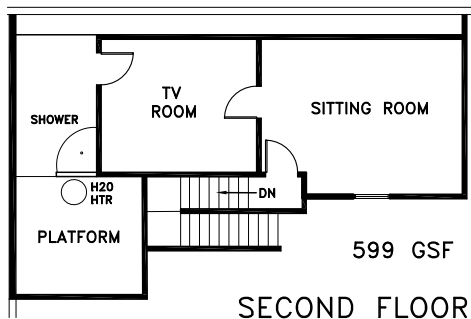


ALL MEASUREMENTS ARE APPROXIMATE.

(+/-) 5,608 GSF



2326-3 Floor Plan



ALL MEASUREMENTS ARE APPROXIMATE.

(+/-) 4,833 GSF



Building Photos



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For Lease



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