

Making Your Dreams Come True!



SYLVAN MARKETPLACE

7086-7088 Auburn Blvd, Citrus Heights, CA

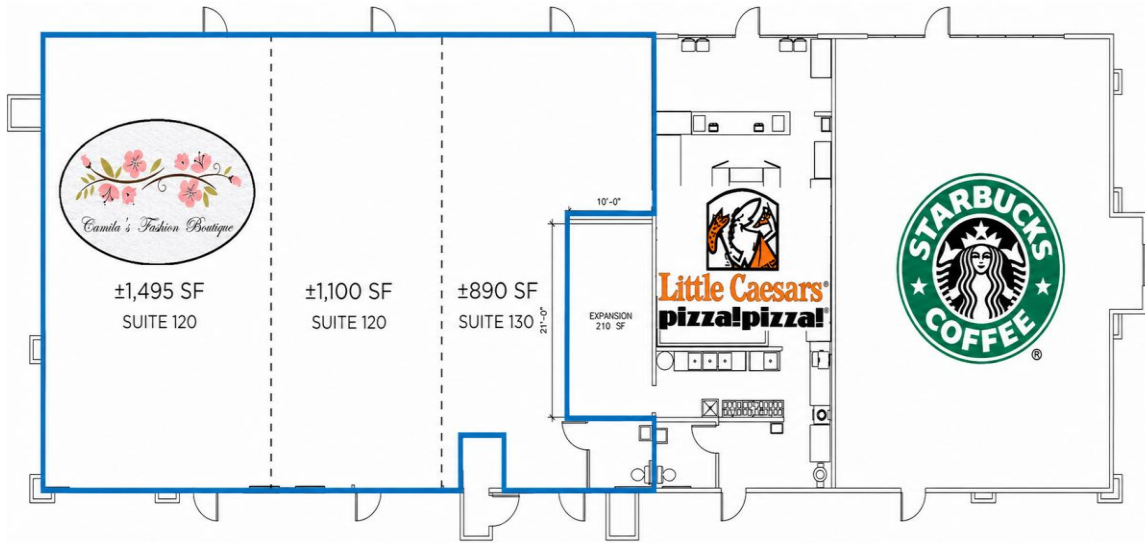
Institutional Quality Retail Offering



PROPERTY PHOTOS







SITE PLAN & TENANT LAYOUT

AVAILABILITY

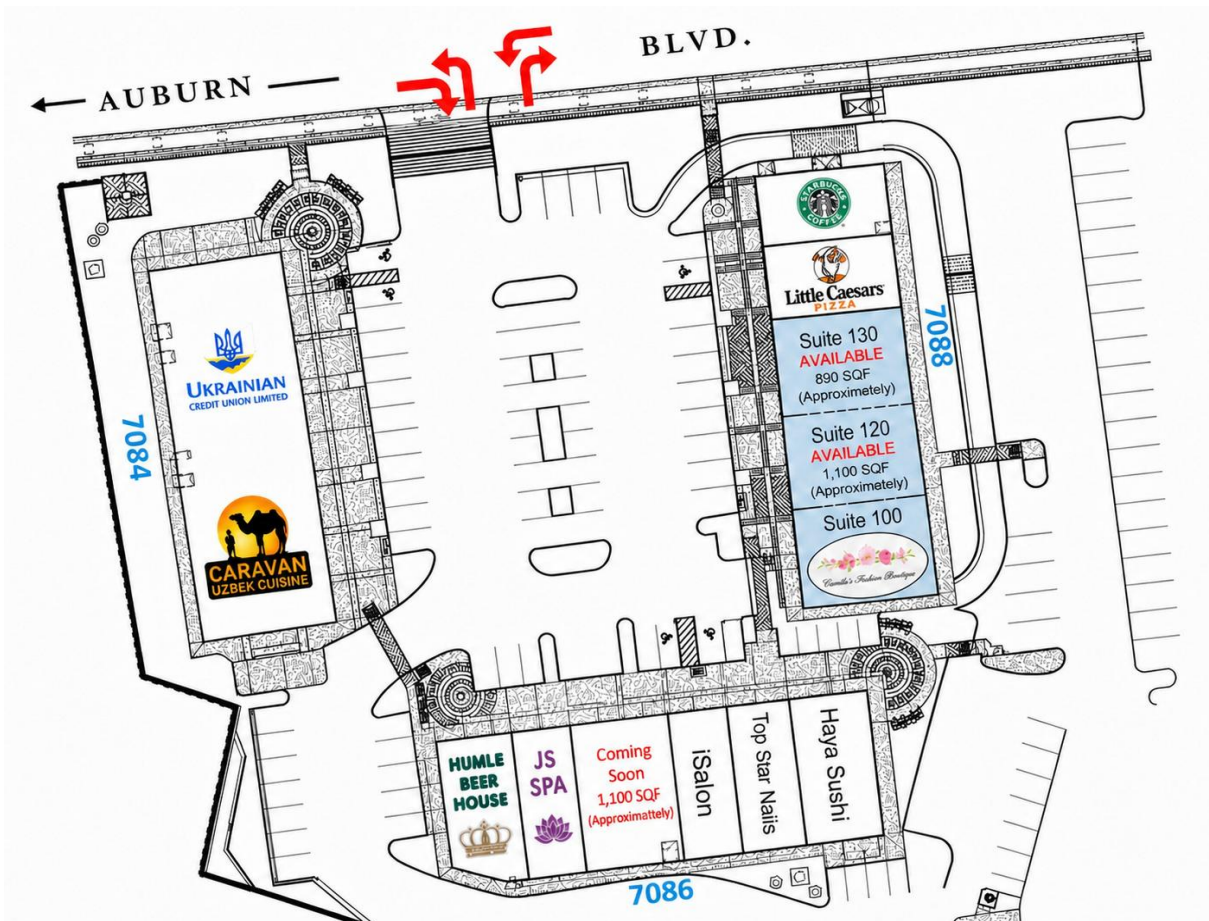
7088 Auburn blvd, Suite 120 - ±1,100 SF (Available)

7088 Auburn Blvd, Suite 130 - ±890 SF (Available)

7086 Auburn Blvd, Suite 130 - ±1,100 SF (Coming Soon)

TENANT MIX

Starbucks (Drive-Thru), Little Caesars Pizza, Haya Sushi, Caravan Uzbek Cuisine, Ukrainian Credit Union, JS Spa, Humble Beer House, I Salon and more.



PROPERTY DISCRIPTION

Sylvan Marketplace is a well-established neighborhood retail center strategically located at the signalized intersection of Auburn Boulevard and Sylvan Road in Citrus Heights, California. This vibrant shopping center features a strong mix of national and local tenants, including Starbucks, Little Caesars Pizza, Haya Sushi, Caravan Uzbek Cuisine, Ukrainian Credit Union, and other service-oriented businesses.

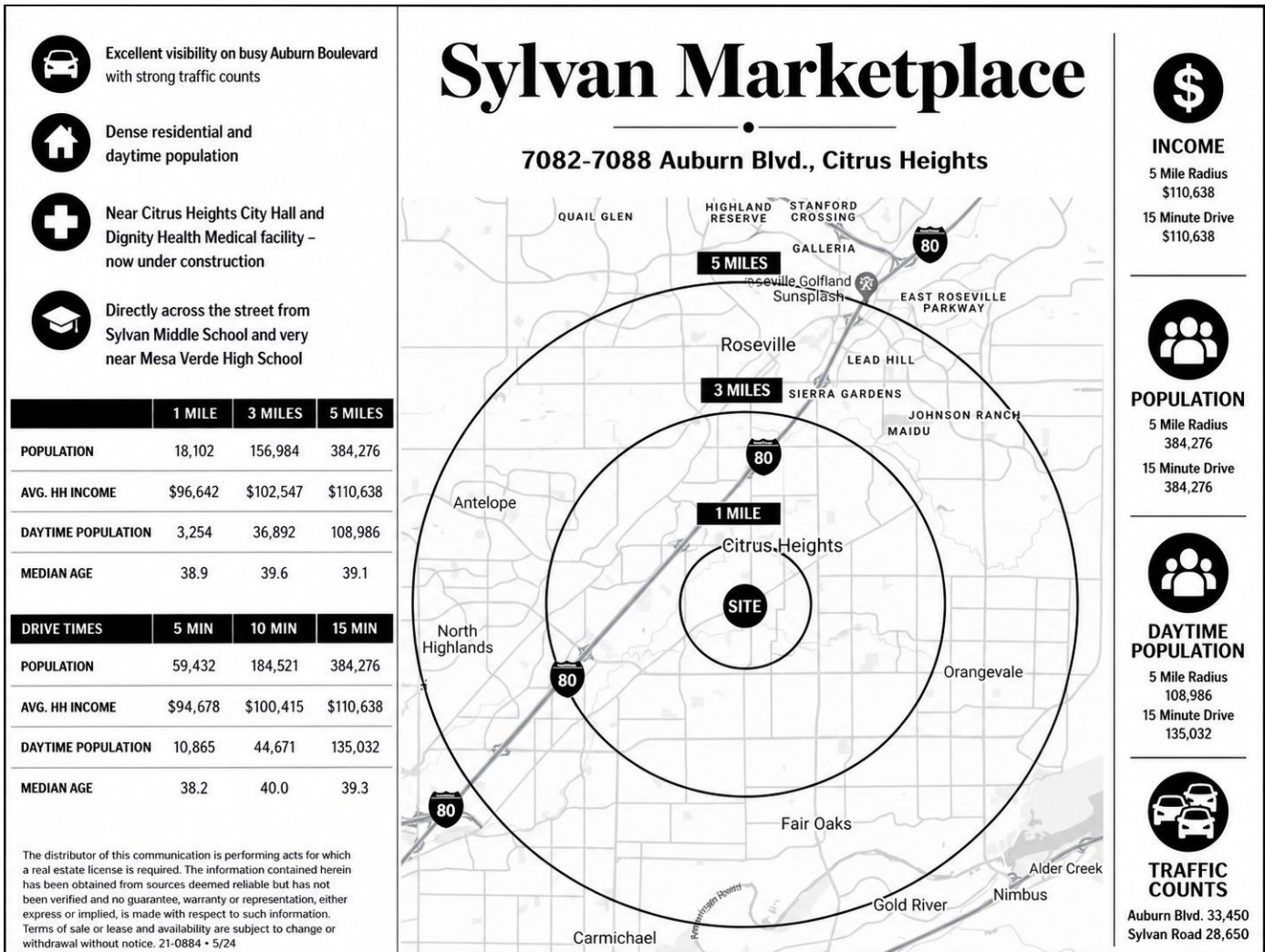
The property offers an excellent opportunity for retail, food, or service users seeking to benefit from consistent foot traffic, strong co-tenancy, and a highly visible location in a densely populated trade area.

LOCATION OVERVIEW

Positioned along Auburn Boulevard, a major thoroughfare with high daily traffic counts, Sylvan Marketplace benefits from outstanding visibility and accessibility. The surrounding area is characterized by dense residential neighborhoods and a strong daytime population, providing a stable and active customer base.

The property is conveniently located near key demand drivers, including Citrus Heights City Hall and the nearby Dignity Health medical facility. Additionally, the center is directly across from Sylvan Middle School and in close proximity to Mesa Verde High School, further enhancing daily traffic and consumer activity.

DEMOGRAPHICS & TRAFFIC



CONTACT INFORMATION

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DISCLAIMER

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Any reliance on this information is solely at the user's own risk. Prospective parties are advised to conduct their own independent investigations regarding all aspects of the property, including but not limited to zoning, permitted uses, square footage, condition, and suitability.

Availability, pricing, and terms are subject to change without notice