



AVAILABLE FOR SALE - OWNER/USER

±2,000 SF Commercial Building & ±1,431 SF Residential Building For Sale



OSBORNE
GROUP

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**7522-7524 Walnut Drive,
Citrus Heights, CA 95610**

PROPERTY HIGHLIGHTS

Available for purchase, multi-building property near major thoroughfare, Auburn Boulevard, in Citrus Heights/Orangevale submarket. The property consists of two (2) single-story, fully improved buildings for sale, including one (1) residential home and one (1) commercial building, and a fully fenced private parking lot. The location is in close to proximity to numerous restaurants and retail centers.

PROPERTY INFORMATION

Commercial Building: Approximately $\pm 2,000$ SF

- Large open area, two (2) offices and conference room, break room, two (2) restrooms
- Building highlights - LED lighting throughout, vaulted ceiling in the open space, newer central HVAC, 13 parking stalls, fenced parking lot, monument sign

Residential Building: Approximately $\pm 1,431$ SF

- Three (3) bedroom, 2 bath. The house is remodeled with modern finishes.

Zoning: SPA

Lot Size: 0.47 acres

APN: 204-0521-004-0000

Property is zoned Special Planning Area (SPA) within The Boulevard Plan (The Boulevard Plan is a Specific Plan for Auburn Boulevard). The Boulevard Plan allows a variety of uses which include a retail trade, office, business, financial and professional services, as well as recreation uses.

PURCHASE PRICE: \$725,000



Residential Building



Commercial Building



DEMOGRAPHICS

MARKET OVERVIEW

7522-7524 Walnut Drive, Citrus Heights, CA 95610

3 Mile Radius

KEY FACTS

POPULATION	135,949	AVERAGE HOUSEHOLD SIZE	2.55
MEDIAN AGE	40	AVERAGE HOUSEHOLD INCOME	\$117,623

EDUCATION

24.63%	29.84%	24.53%
HIGH SCHOOL GRADUATE	SOME COLLEGE	BACHELOR/GRAD/DOC DEGREE

HOUSING STATISTICS

\$436,294	52,825	38.78%
MEDIAN HOME VALUE	HOUSEHOLDS	% RENTER OCCUPIED HOUSING UNITS

BUSINESS

49,364
TOTAL EMPLOYEES

COMMUTERS

0.66%	86.59%
USED PUBLIC TRANSPORTATION	DROVE ALONE TO WORK

EMPLOYMENT

62.31%	37.69%
WHITE COLLAR	BLUE COLLAR

PROPERTY PHOTOS



Residential Building



Residential Building



Commercial Building



Commercial Building

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