

# FOR SALE - Great for Owner User

## 7300 Auburn Blvd., Citrus Heights, CA



### PROJECT OVERVIEW

- Well located retail/office building
- Street frontage on Auburn Blvd.
- Year built: 1965
- Parcel size: .32 acres
- Fenced yard/parking area: +/- 1,750 sq. ft.
- +/- 1,000 sq. ft. of warehouse with 2 grade level doors
- High-end office improvements
- Security panels on windows
- Security system in place
- New exterior lighting
- Strong demographics in Citrus Heights' redevelopment area
- Traffic count: 29,000 cars per day

**Total:** +/- 4,100 sq.ft.  
**Warehouse:** +/- 1,000 sq.ft.

**Asking Price:** ~~\$950,000~~  
**\$799,000**

### EXCLUSIVE AGENTS

**Debbie Regan**

DRE Lic. No. 01703752

**(916) 374-4225**

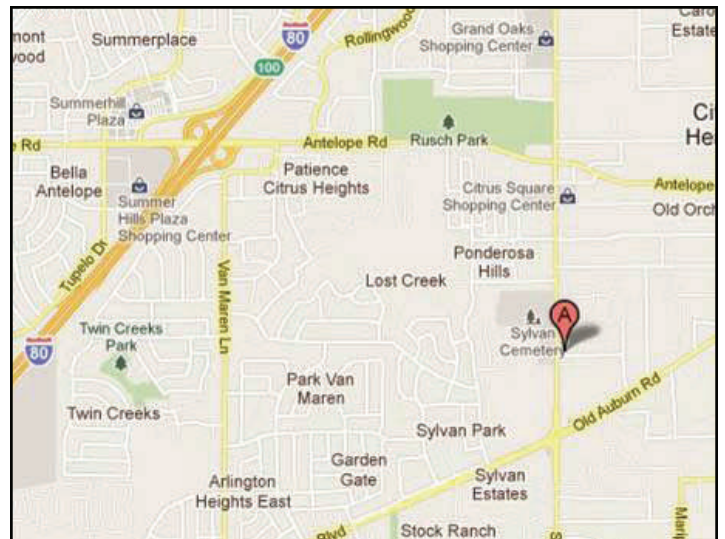
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**macLaughlin and co**

Commercial And Industrial Real Estate Since 1965

The information contained herein has been carefully checked and to the best of our knowledge is correct but we assume no liability for representations as to values or for errors or omissions in this statement. Client should carefully verify the above items of income and expenses and all other information contained herein.



## 7300 Auburn Blvd., Citrus Heights, CA



### SUITE 1

- +/- 2,750 sq. ft. office
- +/- 1,000 sq. ft. of warehouse with 2 grade level doors
- 3 private offices
- Large reception area
- 2 open offices
- Storage room
- ADA restroom
- Break room
- High-end finishes

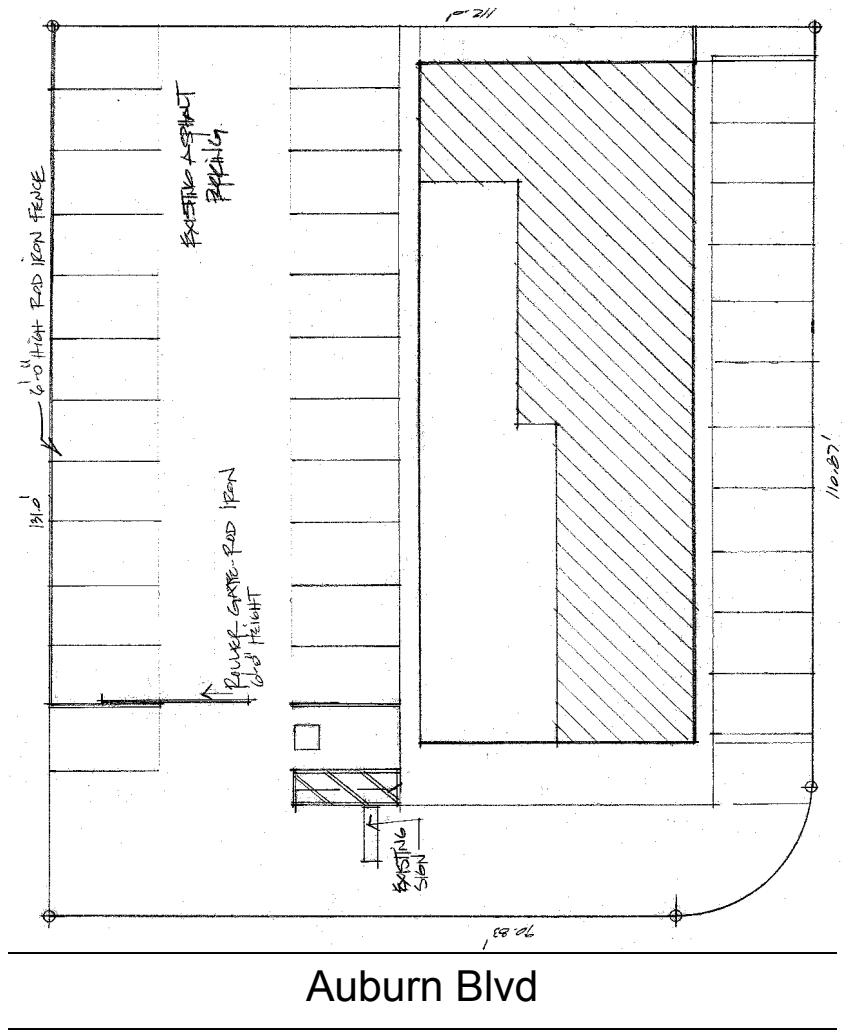
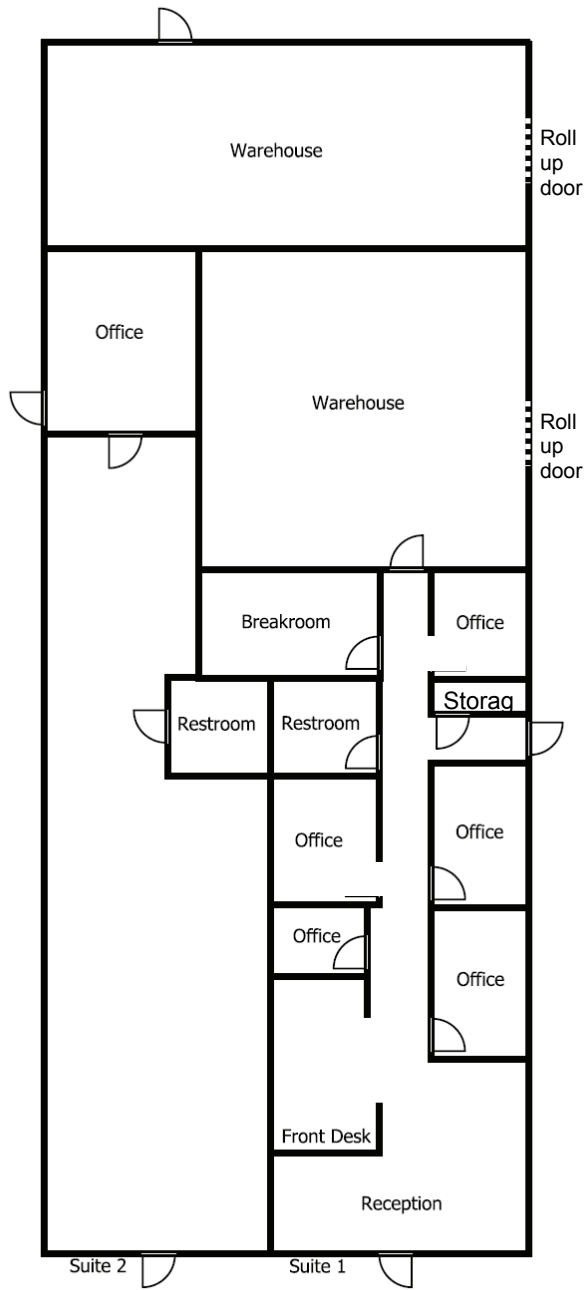


### SUITE 2

- +/- 1,350 sq. ft.
- Open area
- 1 private
- 1 ADA restroom



# Floor Plan & Site Plan





## Rent Roll

<u>Suite</u>	<u>Tenant</u>	<u>Term</u>	<u>Size (sq. ft.)</u>	<u>Monthly Rent</u>	<u>Annual Income</u>	<u>Lease Term</u>
A	Owner occupied	N/A	2,750	N/A	N/A	N/A
B	PSM Monuments	Month-to-month	1,350	\$1,350.00	\$16,200.00	Gross
Total			4,100	\$1,350.00	\$16,200.00	

## SBA Financing

### Summary

Price: \$799,000  
Down payment (10%): \$79,900  
Cost per gross sq. ft.: \$194.88

### Proposed Financing

(New financing)  
First loan: \$719,000  
Term: 25 yrs  
Interest rate: 6%  
Monthly payment: \$4,633  
Annual debt: \$55,596

## Conventional Financing

### Summary

Price: \$799,000  
Down payment (35%): \$279,650  
Cost per gross sq. ft.: \$194.88

### Proposed Financing

(New financing)  
First loan: \$519,350  
Term: 25 yr/10 yr maturity  
Interest rate: 5.5%  
Monthly payment: \$3,189  
Annual debt: \$38,268