



3132-3136
Auburn Blvd
Sacramento, CA 95821

Sale Price: \$1,800,000

For sale

Freeway fronting office &
warehouse space on ± 0.92 acres

 **JLL** SEE A BRIGHTER WAY

Property information

Site highlights

- 3 buildings totaling ±8,788 SF
 - 3134-3136 Auburn Blvd: 3,100 SF office
 - 3132 Auburn Blvd: 3,000 SF office
 - ±2,688 SF warehouse
- Zoned: SPA
(West Auburn Blvd Special Planning Area)
- Monument signage
- Business 80 Freeway frontage

3134-3136 Auburn Blvd

- ±3,100 SF newly remodeled office available for owner/user to occupy, includes:
 - Four (4) private offices
 - Open bullpen area
 - Conference room with sliding doors
 - Kitchenette with new finishes
 - Two (2) restrooms
 - Upgraded lighting
 - New hardwood flooring

3132 Auburn Blvd

- ±3,000 SF office
 - Currently occupied by A Family Affair Connections Adult Day Program
 - Existing Tenant with approximately four years of term remaining; lease recently renewed. Contact broker for lease details.

Warehouse

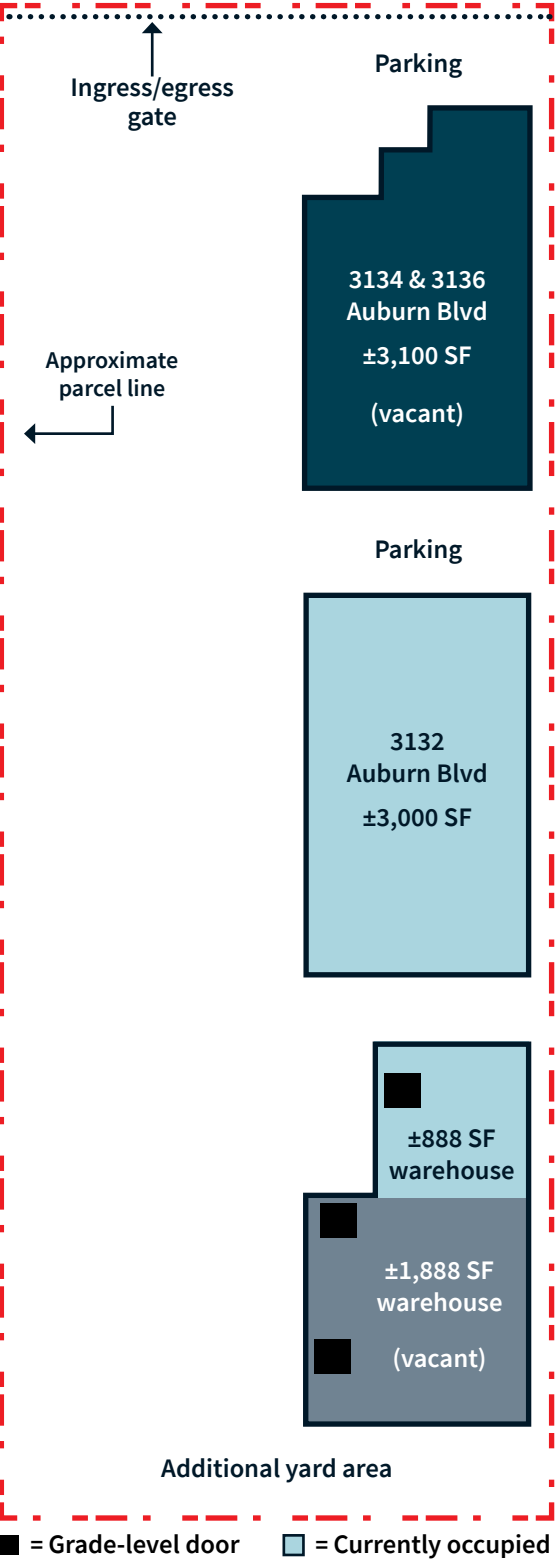
- ±2,688 SF warehouse, comprised of:
 - ±888 SF occupied by tenant (front portion)
 - ±1,800 SF available for owner/user (back portion)
- Grade-level loading:
 - (1) 12' x 16' door
 - (1) 12' x 14' door



Photos

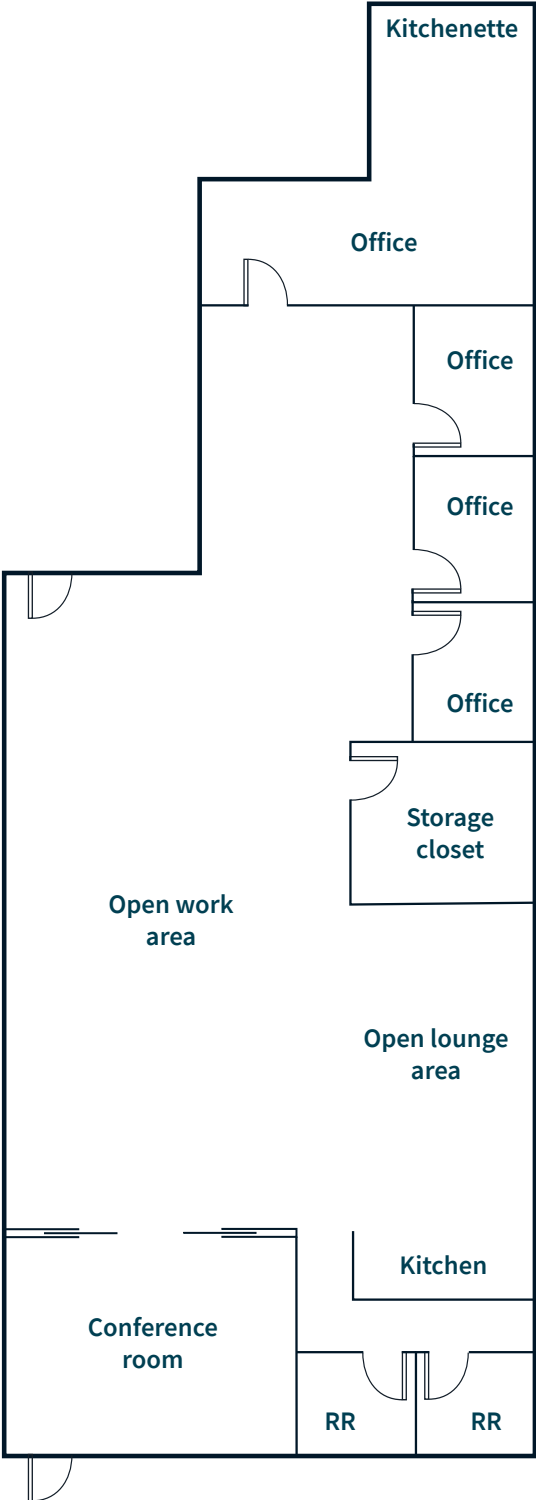


Site plan



Floor plan

3134 - 3136 Auburn Blvd



PLANS NOT TO SCALE.
PARCEL LINE AND DIMENSIONS ARE APPROXIMATE.

Permitted uses

Zoned SPA (West Auburn Blvd Special Planning Area)

Automotive

- Auto rental or lease agency, including limousine service
- Auto parts & accessory store

Business services

- Advertising business
- Computer service & training
- Janitorial service
- Office machines & equipment sales and minor repair
- Print shop

Repair services

- Appliance repair shop
- Electronic equipment repair

Home accessories and services

- Antique store
- Appliance store
- Furniture shop
- Gardening-landscape supply store
- Interior decorators service yard and workshop
- General glass sales, services

Recreation equipment sales

- Athletic equipment and sporting goods
- Bicycle sales, rent, service
- Tackle shop

Transportation facilities and services

- Parking lot/garage

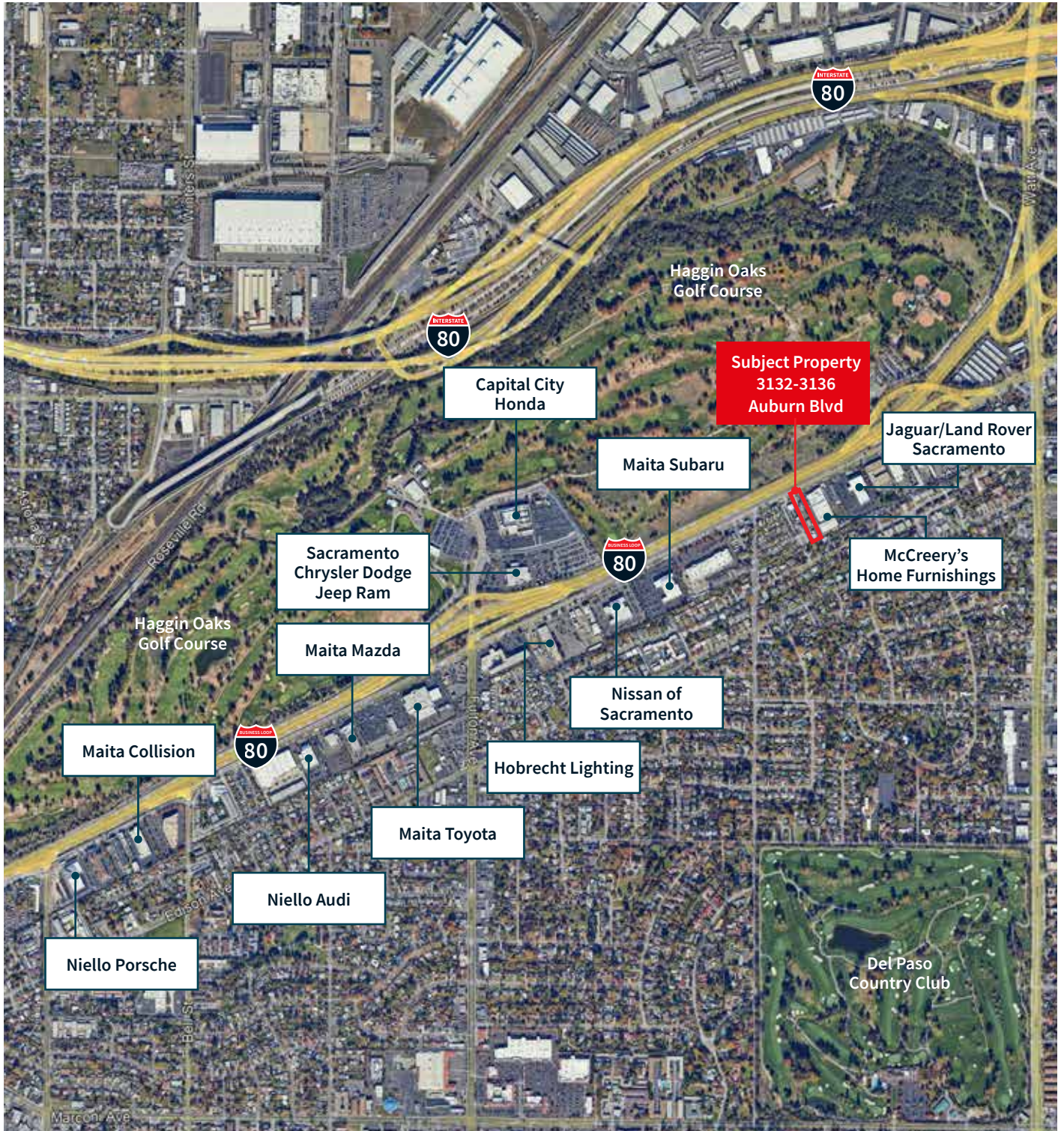
Offices

Health services

General merchandise sales

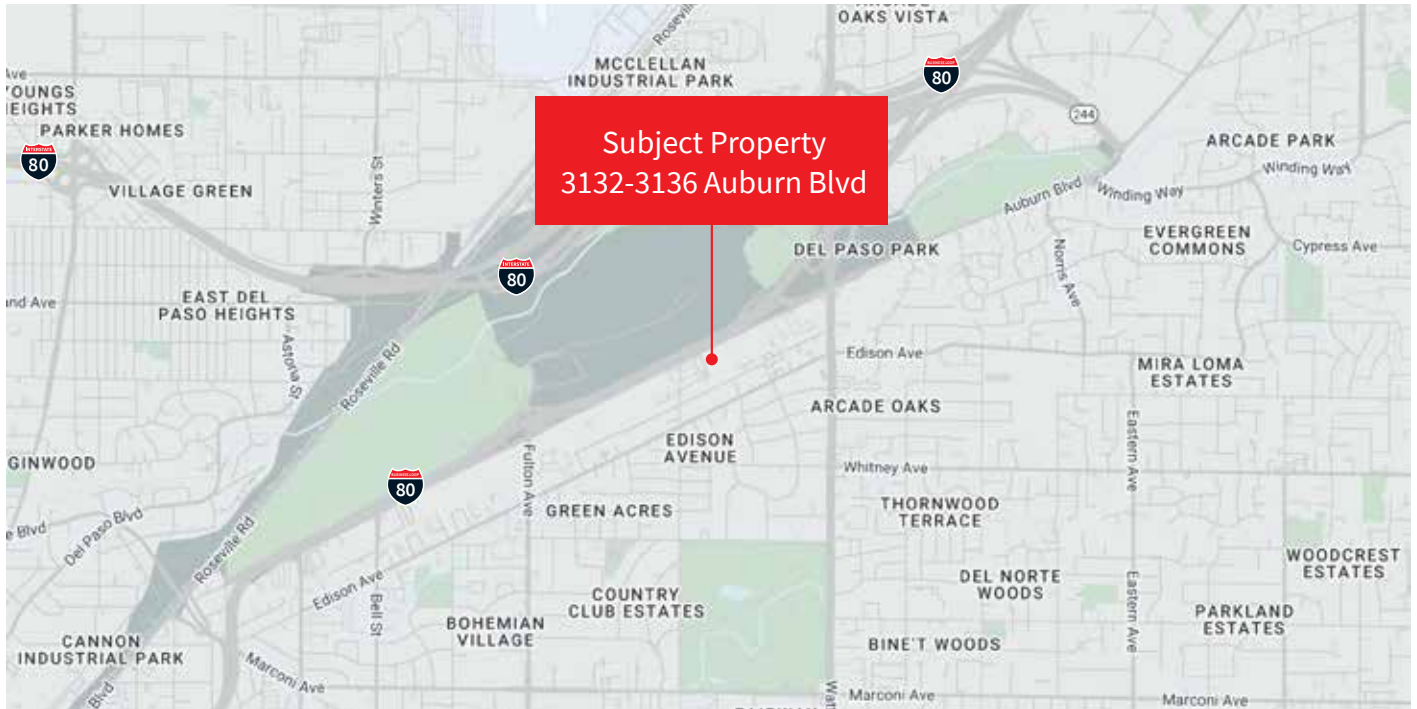
NOTE: This chart is provided as a courtesy only, and is any occupant's responsibly to confirm any intended use for the property with Sacramento County at (916) 874-3104.

Vicinity neighbors

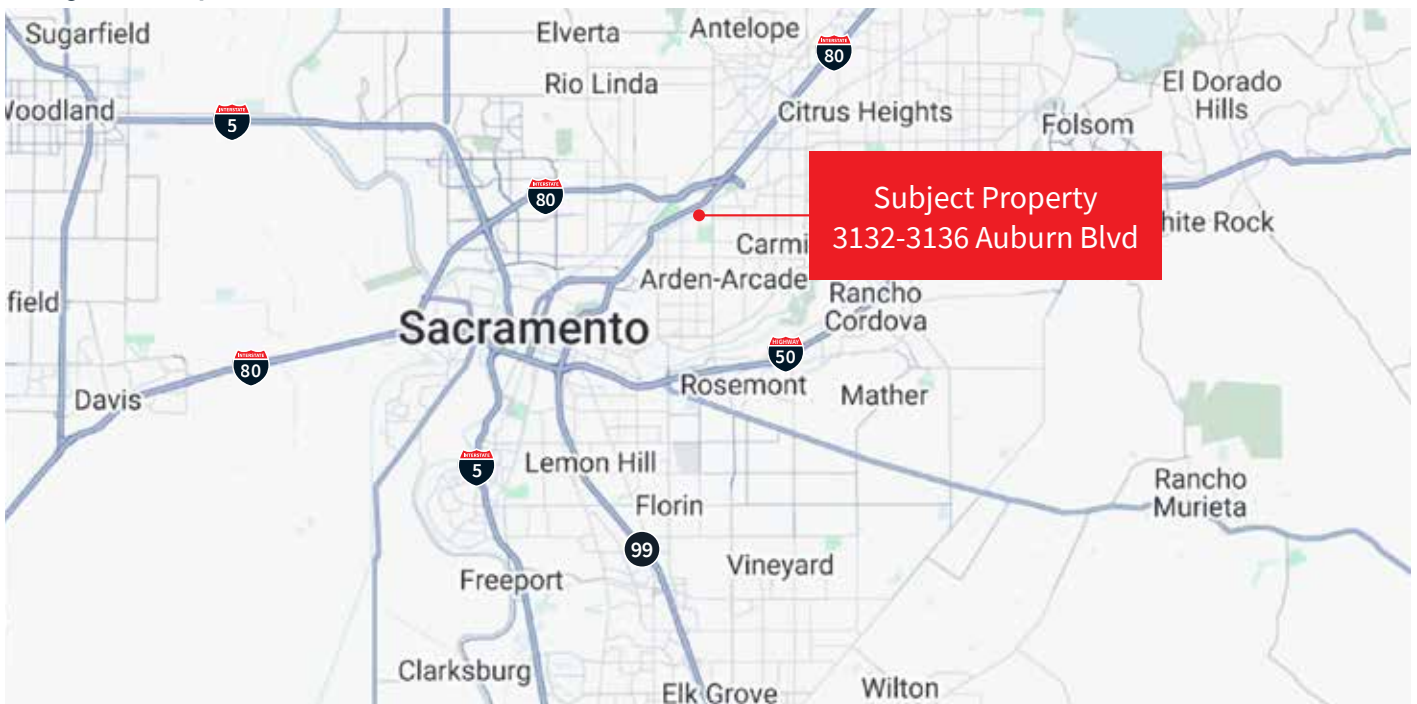


Location maps

Street map



Regional map



MAPS NOT TO SCALE

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Office & warehouse
buildings on ±0.92 acres

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Sacramento, CA 95821

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