



**3132-3136
Auburn Blvd
Sacramento, CA 95821
Sale Price: \$1,750,000
Lease Rate: \$5,500
per month, gross**

For sale or lease

Freeway fronting office & warehouse space on ±0.92 acres

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

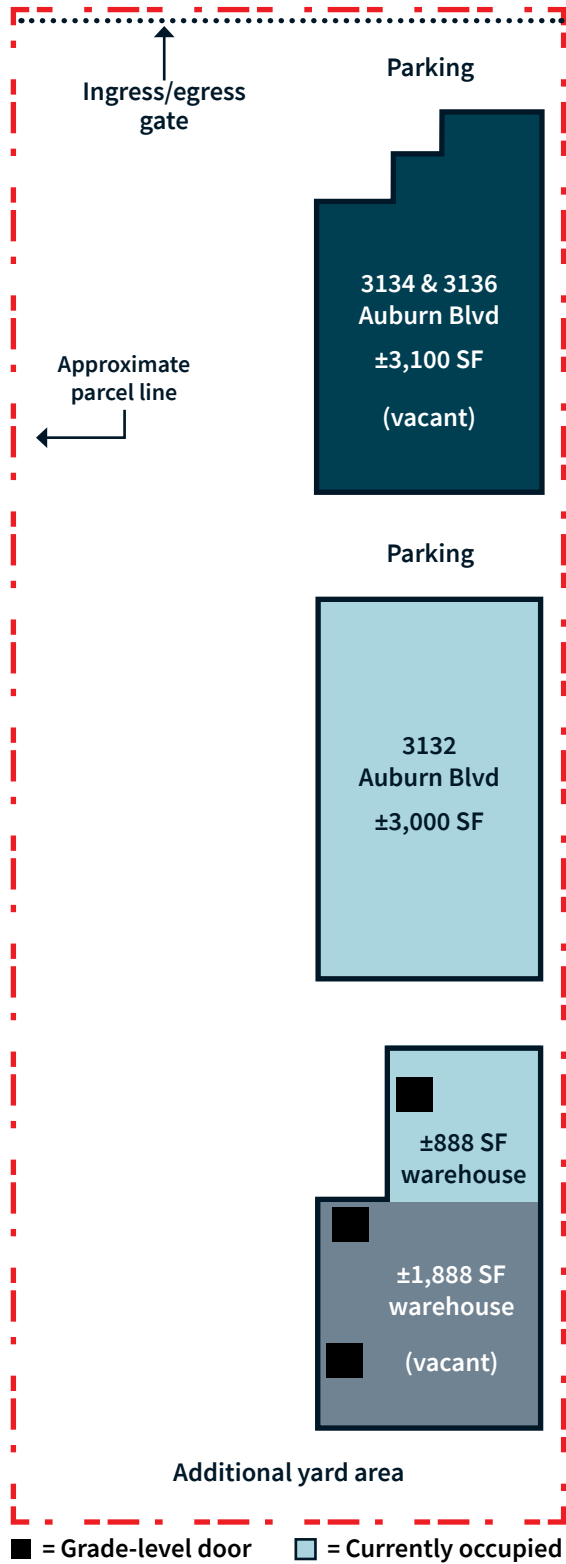
- ±2,688 SF warehouse, comprised of:
 - ±888 SF occupied by tenant (front portion)
 - ±1,800 SF available for owner/user (back portion)
- Grade-level loading:
 - (1) 12' x 16' door
 - (1) 12' x 14' door



Photos

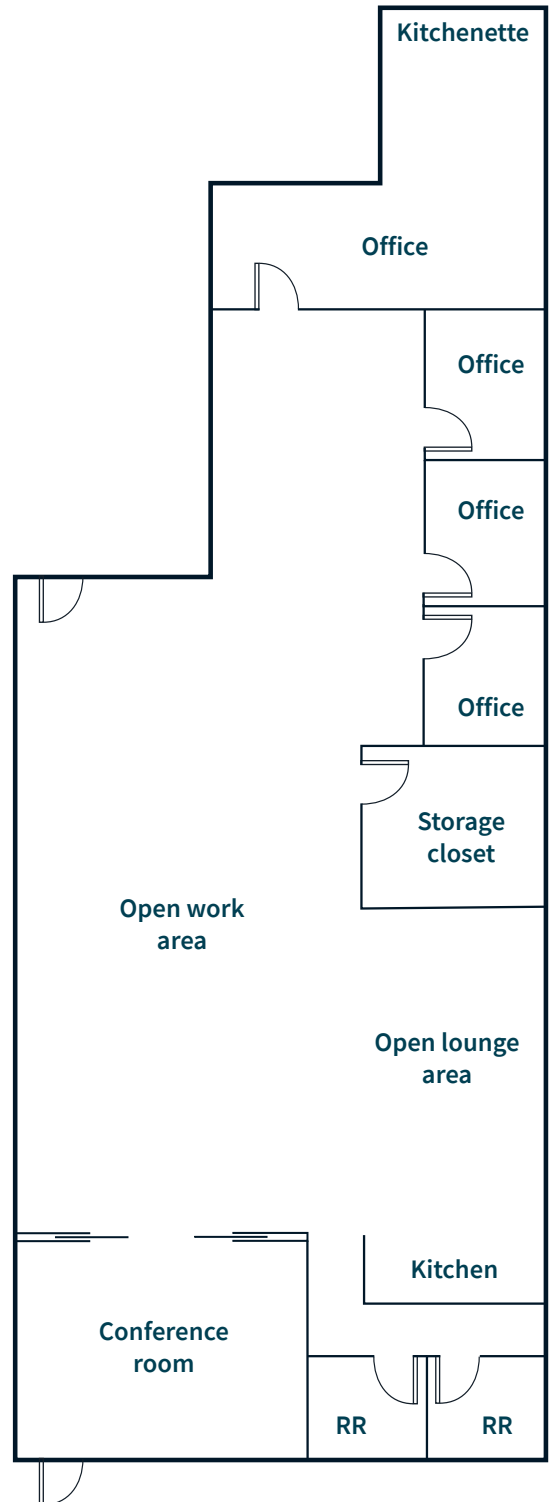


Site plan



Floor plan

3134 - 3136 Auburn Blvd



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

For more information, view or download the full SPA Ordinance

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

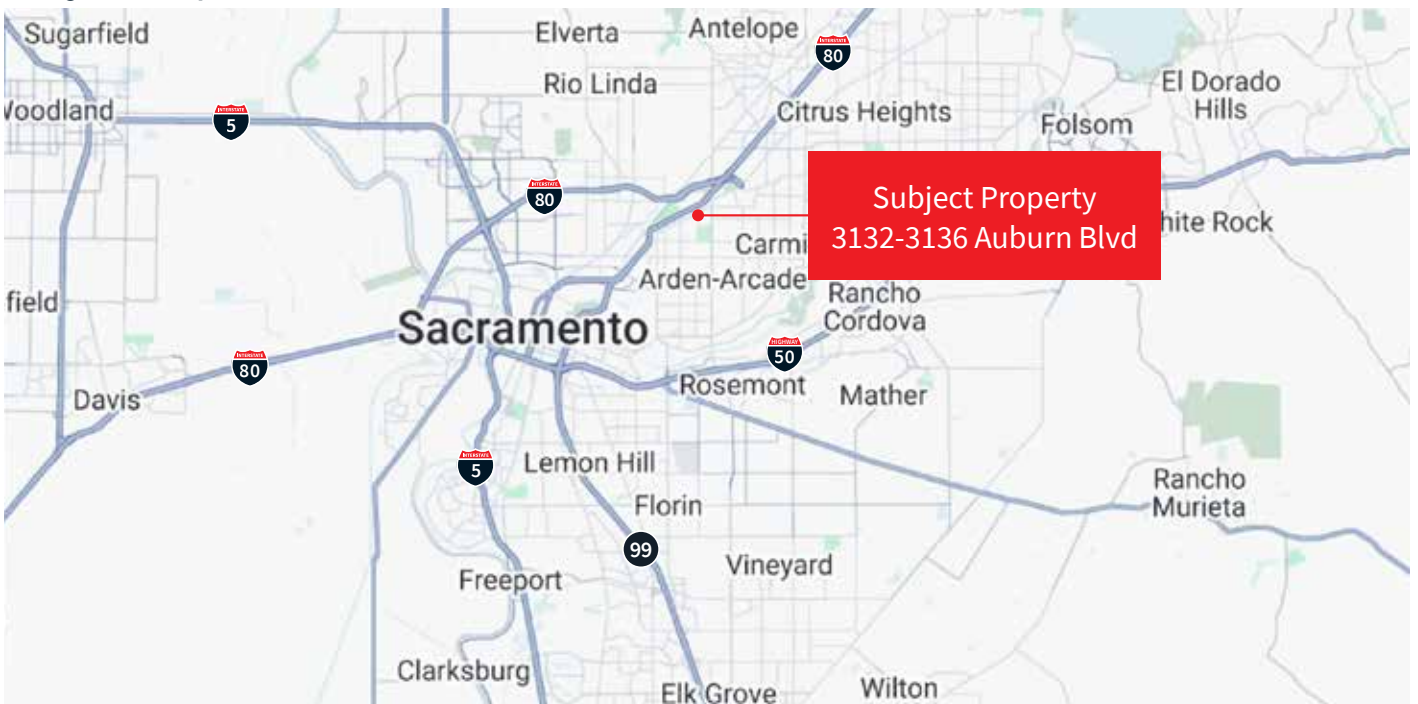


Location maps

Street map



Regional map



MAPS NOT TO SCALE

For sale

Office & warehouse
buildings on ±0.92 acres

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Sacramento, CA 95821

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