

AVAILABLE FOR SALE OR LEASE

6366 Tupelo Drive

Citrus Heights, CA

Building Size

±5,110 Square Feet

Asking Rent

\$1.35 psf + NNN

Purchase Price

\$950,000

Highlights

- SPA (Special Planning Area) allows for office or retail uses.
- Highly desirable I-80 exposure with over 175,000 cars per day passing by the subject property.
- Great signage and easy access off of Interstate-80 at Antelope Road.
- Owner flexible with affordable lease rate, purchase or lease with an option to purchase.



For Further Information, Contact:

2255 Watt Avenue, #160
Sacramento, CA 95825
Phone: (916) 576-3700
Fax: (916) 576-3710



Vern Park

CA DRE #00920944

(916) 576-3701

The information provided herein is for general purposes only and is subject to change, without notice, from time to time. Nothing contained herein is intended to be a binding representation. The owner and broker make no representation as to the accuracy of the information contained herein, or as to the character, occupancy, or configuration of the property described herein. It is the responsibility of the reader to independently verify all the information.

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Demographics (2008)

	1-Mile	2-Miles	3-Miles
Population:	18,939	60,689	149,933
Avg. HH Income:	\$69,292	\$69,083	\$66,687



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Pitney Bowes MapInfo
 Socio Economic Benchmark Report (%)
 Prepared by: AnySite



6400 Antelope Rd & 6499 Tupelo Dr Citrus Heights, CA 95621

14 September 2010

Coordinates Longitude: -121.315410
 Latitude: 38.707300

	1 MILE RING 3.14 SQ/MI	2 MILE RING 12.56 SQ/MI	3 MILE RING 28.27 SQ/MI
POPULATION			
2000 Population	17,959	55,013	138,562
2008 Population	18,939	60,689	149,933
2013 Population	19,825	64,882	159,636
% Population Change 1990-2000	4.98%	14.31%	17.38%
% Population Change 2000-2008	5.46%	10.32%	8.21%
Median Age	33	34	32
Population in Group Quarters (2000)	84	469	1,239
Population in Group Quarters (2008)	84	470	1,248
Population in Group Quarters (2013)	84	472	1,251
HOUSEHOLDS			
2000 Households	6,328	20,905	52,177
2008 Households	6,522	22,382	55,274
2013 Households	6,745	23,557	58,217
% Households Change 1990-2000	7.56%	15.65%	17.60%
% Households Change 2000-2008	3.07%	7.07%	5.94%
Average Household Size (2000)	2.8	2.6	2.6
Average Household Size (2008)	2.9	2.7	2.7
Average Household Size (2013)	2.9	2.7	2.7
FAMILIES			
Family Households (2000)	91.15%	89.96%	89.87%
Family Households (2008)	71.24%	67.12%	67.33%
Family Households (2013)	71.07%	67.28%	67.24%
Nonfamily Households (2000)	27.88%	32.74%	32.14%
Non-Family Households (2008)	28.78%	32.88%	32.67%
Non-Family Households (2013)	28.93%	32.72%	32.76%
Population in Family Households (2000)	85.87%	82.91%	83.28%
Population in Family Households (2008)	86.10%	83.84%	83.64%
Population in Family Households (2013)	88.14%	85.74%	85.36%
Population in Non-Family Households (2000)	13.66%	16.24%	15.83%
Population in Non-Family Households (2008)	13.45%	15.39%	15.52%
Population in Non-Family Households (2013)	11.44%	13.53%	13.85%

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INCOME			
Per Capita Income (2000)	\$18,802	\$20,558	\$20,037
Per Capita Income (2008)	\$24,195	\$25,984	\$25,097
Per Capita Income (2013)	\$27,828	\$30,234	\$28,970
Average Household Income (2000)	\$53,479	\$53,842	\$53,034
Average Household Income (2008)	\$69,292	\$69,083	\$66,687
Average Household Income (2013)	\$80,736	\$81,799	\$78,004
Median Household Income (2000)	\$46,509	\$45,552	\$44,569
Median Household Income (2008)	\$57,352	\$57,774	\$55,090
Median Household Income (2013)	\$64,128	\$65,568	\$61,532
Average Family Income (2000)	\$58,629	\$60,554	\$58,676
Average Family Income (2008)	\$79,556	\$79,219	\$75,748
Average Family Income (2013)	\$90,900	\$93,005	\$88,270
Median Family Income (2000)	\$53,797	\$54,061	\$51,374
Median Family Income (2008)	\$66,634	\$68,406	\$64,275
Median Family Income (2013)	\$74,174	\$77,226	\$72,237
Aggregate Income (2000)	\$337,668,810	\$1,130,944,078	\$2,776,418,323
Aggregate Income (2008)	\$458,232,789	\$1,576,967,599	\$3,762,837,483
Aggregate Income (2013)	\$551,689,412	\$1,961,635,312	\$4,624,617,570
HOUSEHOLD INCOME			
Household Income < \$10,000 (2008)	3.34%	3.58%	4.26%
Household Income \$10,000-\$14,999 (2008)	2.67%	3.03%	3.28%
Household Income \$15,000-\$19,999 (2008)	3.54%	3.95%	4.16%
Household Income \$20,000-\$24,999 (2008)	3.91%	3.99%	4.12%
Household Income \$25,000-\$29,999 (2008)	4.69%	4.55%	4.60%
Household Income \$30,000-\$34,999 (2008)	4.92%	5.38%	5.70%
Household Income \$35,000-\$39,999 (2008)	5.54%	5.61%	5.63%
Household Income \$40,000-\$44,999 (2008)	5.98%	6.04%	6.06%
Household Income \$45,000-\$49,999 (2008)	5.67%	5.64%	5.87%
Household Income \$50,000-\$59,999 (2008)	12.08%	9.90%	10.57%
Household Income \$60,000-\$74,999 (2008)	12.59%	12.51%	12.38%
Household Income \$75,000-\$99,999 (2008)	16.44%	15.36%	14.60%

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Household Income \$100,000-\$124,999 (2008)	10.14%	9.68%	9.01%
Household Income \$125,000-\$149,999 (2008)	4.25%	4.94%	4.37%
Household Income \$150,000-\$199,999 (2008)	2.36%	3.53%	3.29%
Household Income > \$200,000 (2008)	1.87%	2.31%	2.13%
EDUCATION			
Population Age 25+ (2008)	64.74%	65.22%	64.01%
Less than 9th Grade (2008)	4.53%	3.72%	4.38%
9th-12th Grade No Diploma (2008)	7.41%	6.11%	6.55%
HS Graduate (2008)	33.16%	30.94%	29.82%
College No Diploma (2008)	29.27%	29.01%	27.86%
Associate Degree (2008)	9.94%	9.65%	9.79%
Bachelor Degree (2008)	11.39%	14.77%	15.53%
Graduate or Prof School Degree (2008)	4.29%	5.79%	6.07%
ETHNICITY			
% White (2008)	76.88%	75.15%	73.21%
% Black (2008)	4.70%	5.47%	6.20%
% Amer Indian/Alaska Native (2008)	0.98%	0.89%	1.00%
% Asian (2008)	6.70%	7.88%	7.93%
% Nat Hawaiian/Oth Pacific Islander (2008)	0.62%	0.55%	0.55%
% Some Other Race (2008)	4.62%	3.99%	4.89%
% Population Hispanic (2008)	13.51%	12.72%	14.56%
% Population Non-Hispanic (2008)	86.49%	87.28%	85.44%
BUSINESS COUNTS			
Total Establishments	289	1,493	4,014
Total Employees	2,489	13,877	35,206