

AVAILABLE FOR LEASE | FREEWAY FRONTAGE SPACE

# 6412 TUPELO DRIVE CITRUS HEIGHTS, CA 95621



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## PROPERTY HIGHLIGHTS

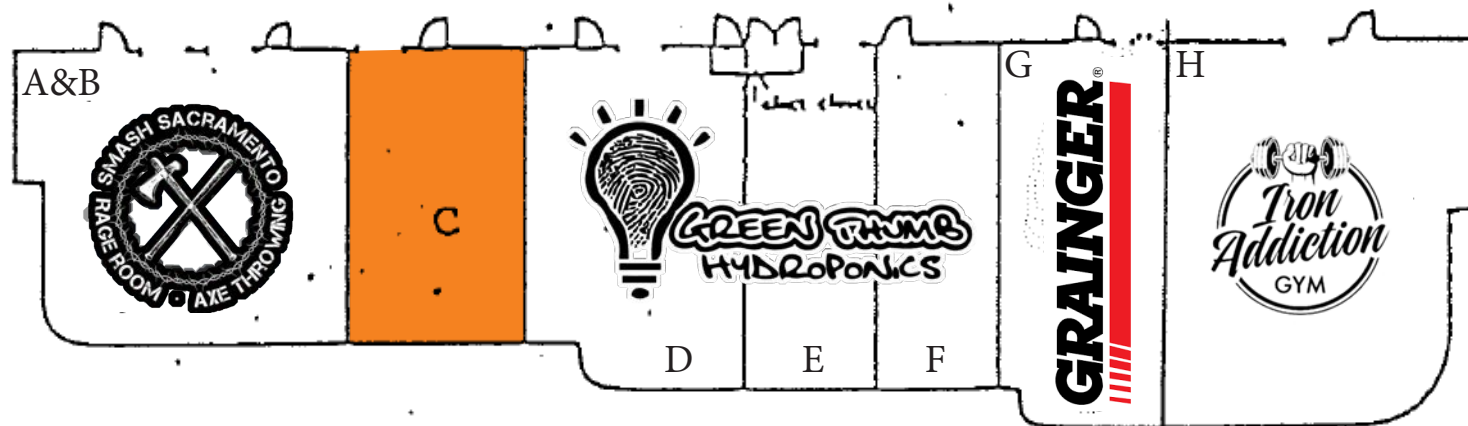
- Freeway Frontage Space
- Suite C:  $\pm$  2,412 SF
- Each unit has a roll up door with storage space in the back and a showroom in the front.
- Easy Access to and Great Visibility along Interstate 80
- Adjacent to Stones Card Room/Casino
- Interstate 80 Freeway Signage Available

**LEASE RATE:  
\$1.40/PSF NNN**



## PROPERTY HIGHLIGHTS

SUITE C: ± 2,412 SF



24,380 sq. ft.

# DEMOGRAPHICS

## MARKET OVERVIEW 3 MILE RADIUS



### KEY FACTS

**160,769**

Population

**36**

Median Age

**2.9**

Average Household Size

**\$62,336**

Median Household Income

### HOUSING STATS



**\$271,762**

Median Home Value



**55,518**

Households



**40.25%**

% Renter Occupied Housing Units

### COMMUTERS



**0.80%**

Used Public Transportation



**81.39%**

Drove Alone to Work

### EDUCATION



**27.05%**

High School Graduate



**29.77%**

Some College



**15.95%**

Bachelor's Degree Plus

### BUSINESS



**75,458**

Total Employees

### EMPLOYMENT



**58.34%**

White Collar



**41.70%**

Blue Collar



# AERIAL LOCATION

Raley's  
DOLLAR TREE  
FITNESS 19  
76  
Dairy Queen  
Wendy's  
Post Office  
Round Table PIZZA  
WELLS FARGO  
Great Clips  
McDonald's

TACO BELL  
Carl's Jr.  
POPEYES CHICKEN & BISCUITS  
Papa Murphy's  
SUBWAY

STONES  
GAMBLING HALL

Antelope Road

Tupelo Drive

6412 Tupelo Drive

± 197,135 ADT





ADDITIONAL PHOTOS

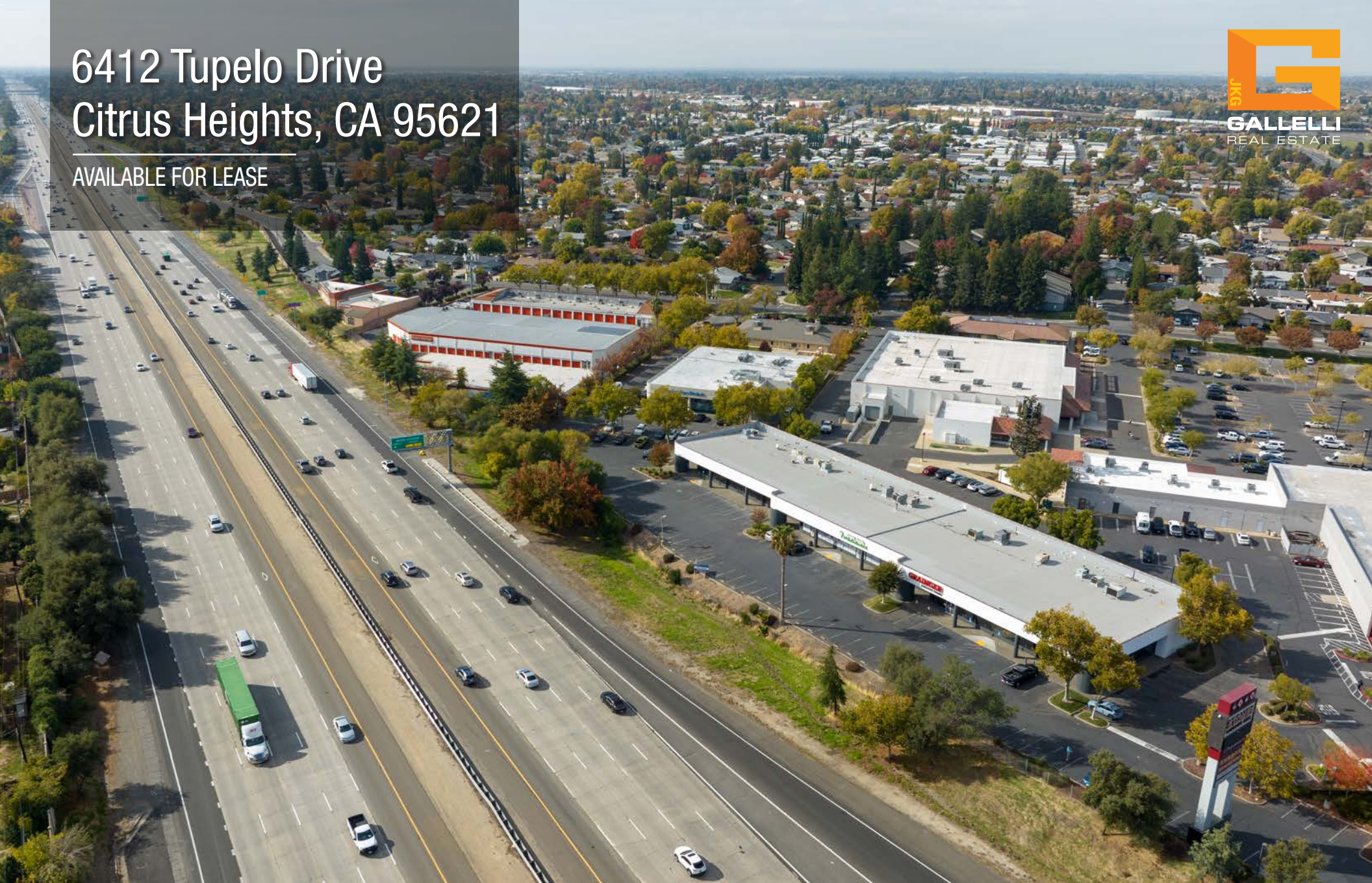
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