

AVAILABLE FOR LEASE | FREEWAY FRONTAGE SPACE

# 6412 TUPELO DRIVE CITRUS HEIGHTS, CA 95621



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## PROPERTY HIGHLIGHTS

- Freeway Frontage Space
- Suite A:  $\pm$  2,532 SF
- Suite B:  $\pm$  2,412 SF
- Currently A & B are combined into one suite, but can be easily demised
- 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

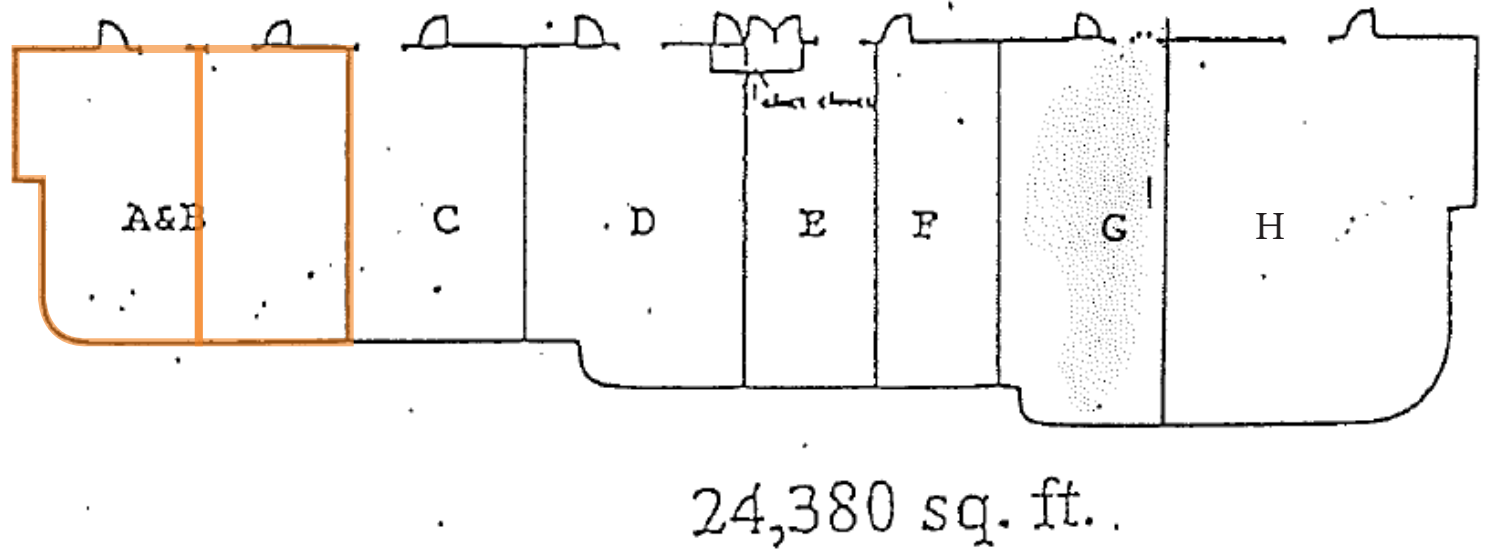
**LEASE RATE:  
\$1.25/PSF NNN**



## PROPERTY HIGHLIGHTS

SUITE A: ± 2,532 SF

SUITE B: ± 2,412 SF



# DEMOGRAPHICS

## MARKET OVERVIEW 3 MILE RADIUS



### KEY FACTS

**160,769**

Population

**36**

Median Age



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



Antelope Road



6412 Tupelo Drive

Tupelo Drive



ADDITIONAL PHOTOS

SUITE A: ± 2,532 SF

SUITE B: ± 2,412 SF



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