

Antelope Plaza

SWC I-80/Antelope
Citrus Heights, CA

FOR LEASE

Location

6432 and 6424 Tupelo Drive
Citrus Heights, CA

Occupancy

Immediate

Available

Shop Space from ±1,100 - 6,400 SF
Anchor Space ±27,798 SF



Demographics 2012

	1-Mile	2-Miles	3-Miles
Population	18,595	61,264	148,517
Average HH Income	\$68,298	\$69,237	\$68,135

Source: Pitney Bowes Software, Inc.

Traffic Counts

I-80	178,000	ADT (2009)
Antelope Road	45,500	ADT (2010)
Total	223,500	ADT

Comments

- Dense population and high income
- Easy access via Antelope
- High Traffic intersection
- Competitive lease rates
- Strong major retailers and restaurants in the trade area including:



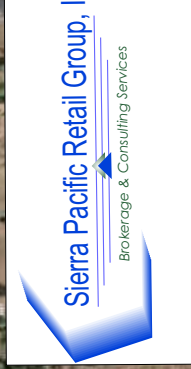
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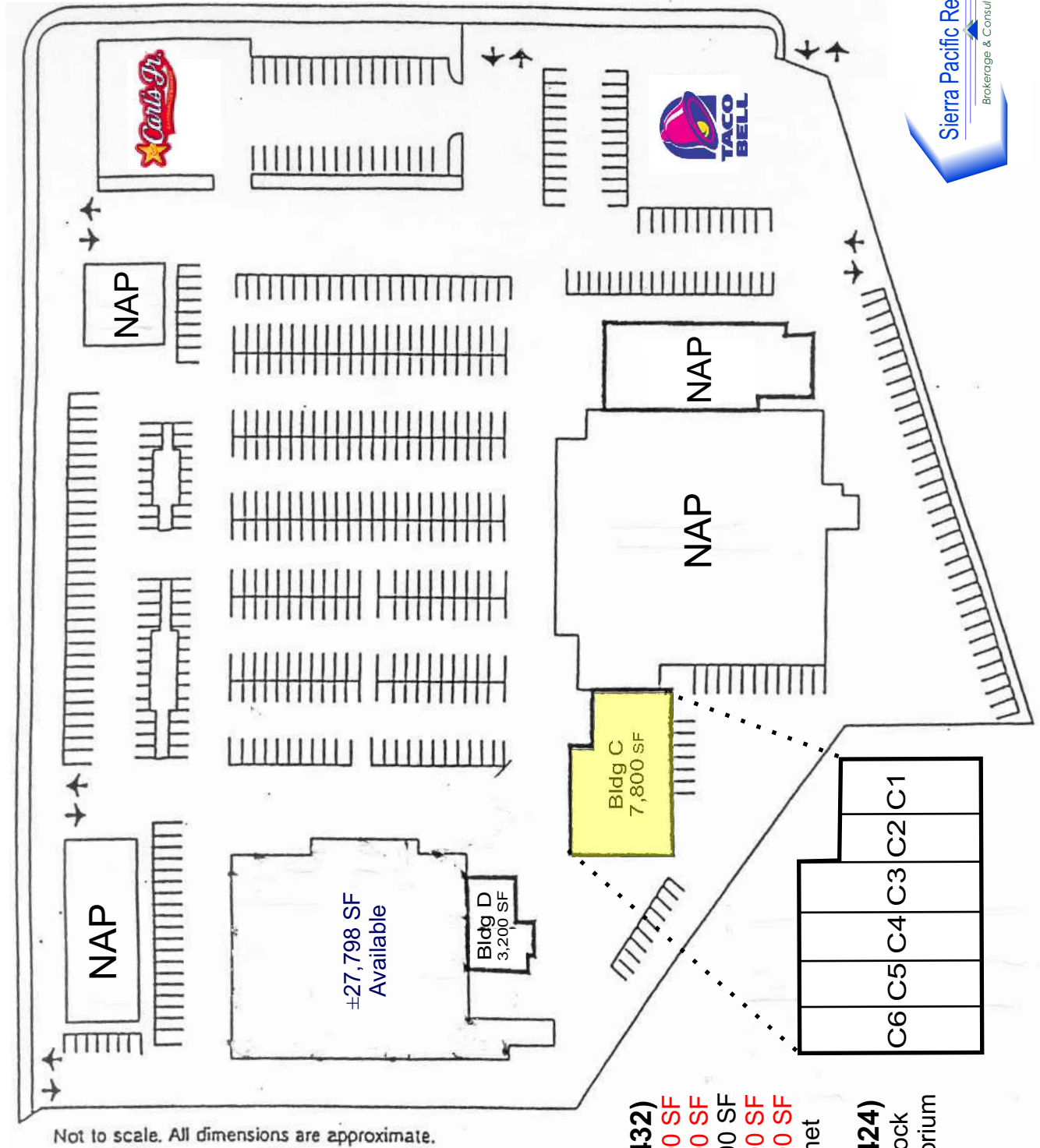
Antelope Plaza - Aerial



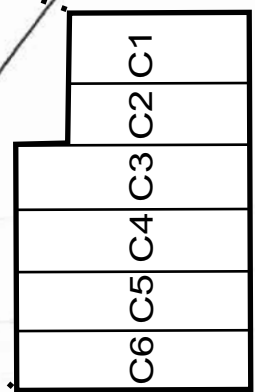
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ANTELOPE PLAZA - SITE PLAN

Tupelo Dr.



- Building C (6432)**
 C1 Vacant 1,100 SF
 C2 Vacant 1,100 SF
 C3 Dentist 1,400 SF
 C4 Vacant 1,400 SF
 C5 Vacant 1,400 SF
 C6 Beijing Gourmet
- Building D (6424)**
 D1 Hollywood Rock
 D2 Vicky's Emporium



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