



6412 TUPELO DRIVE

CITRUS HEIGHTS, CA 95621

FULLY LEASED • FREEWAY FRONTAGE SPACE



ROBB OSBORNE

Executive Vice President
DRE #01398696
(916) 789-3337
rosborne@gallellire.com

BRANDON SESSIONS

Senior Vice President
DRE #01914432
(916) 789-3339
bsessions@gallellire.com

KANNON KUHN

Associate Vice President
DRE #02079314
(916) 789-3333
kkuhn@gallellire.com

GALLELLI REAL ESTATE
(916) 772-1700
www.GallellIRE.com

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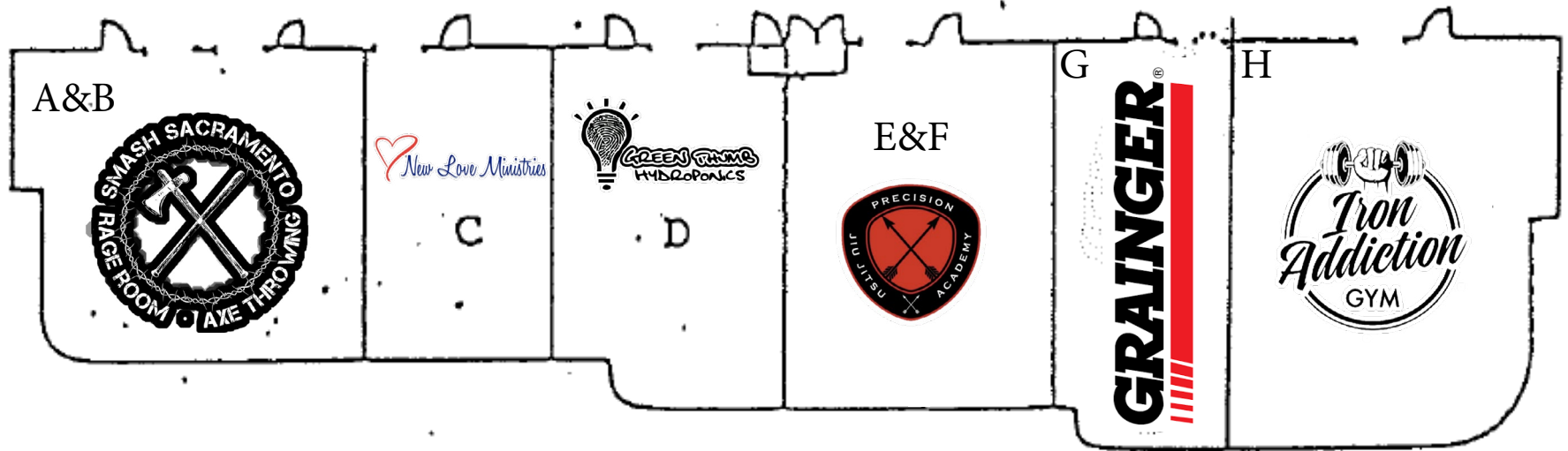
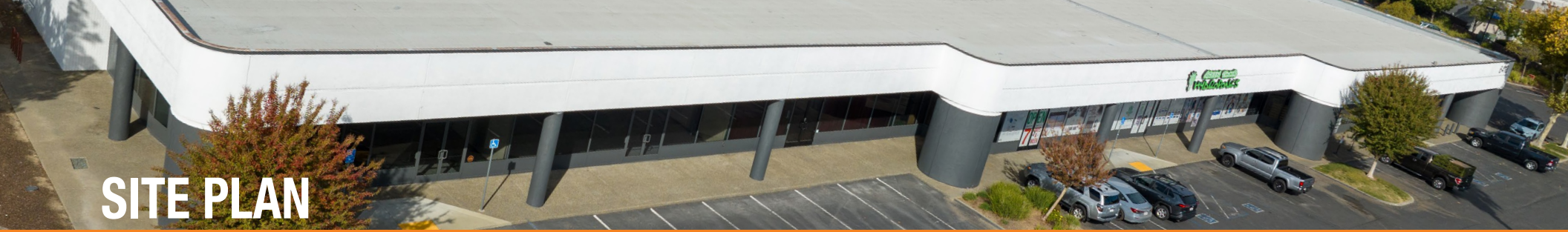
PROPERTY HIGHLIGHTS

- **Excellent Freeway Visibility** — Positioned along Interstate 80, the property offers prime exposure to high-traffic commuter routes.
- **Signage Opportunity** — Outstanding signage potential to capture roadside attention and increase tenant branding.
- **Flexible, Functional Layout** — Each unit includes a roll-up door plus storage, and open showroom space suitable for a variety of uses (retail, showroom, light industrial)
- **Strong Co-Tenant Mix & Retail Environment** — Located within a mixed-use retail center with complementary retail tenants nearby.
- **Ample Parking** — Sufficient parking to support retail traffic and customer visits

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

NNN estimated at \$0.50 PSF

SITE PLAN



DEMOGRAPHICS

MARKET OVERVIEW

6412 Tupelo Drive, Citrus Heights, CA 95621

3 Mile Radius

KEY FACTS

POPULATION	157,564	AVERAGE HOUSEHOLD SIZE	2.7
MEDIAN AGE	38	AVERAGE HOUSEHOLD INCOME	\$111,930

EDUCATION

28.01%	28.42%	21.54%
HIGH SCHOOL GRADUATE	SOME COLLEGE	BACHELOR/GRAD/DOC DEGREE

HOUSING STATISTICS

\$437,506	58,838	40.63%
AVERAGE HOME VALUE	HOUSEHOLDS	% RENTER OCCUPIED HOUSING UNITS

BUSINESS

43,311
TOTAL EMPLOYEES

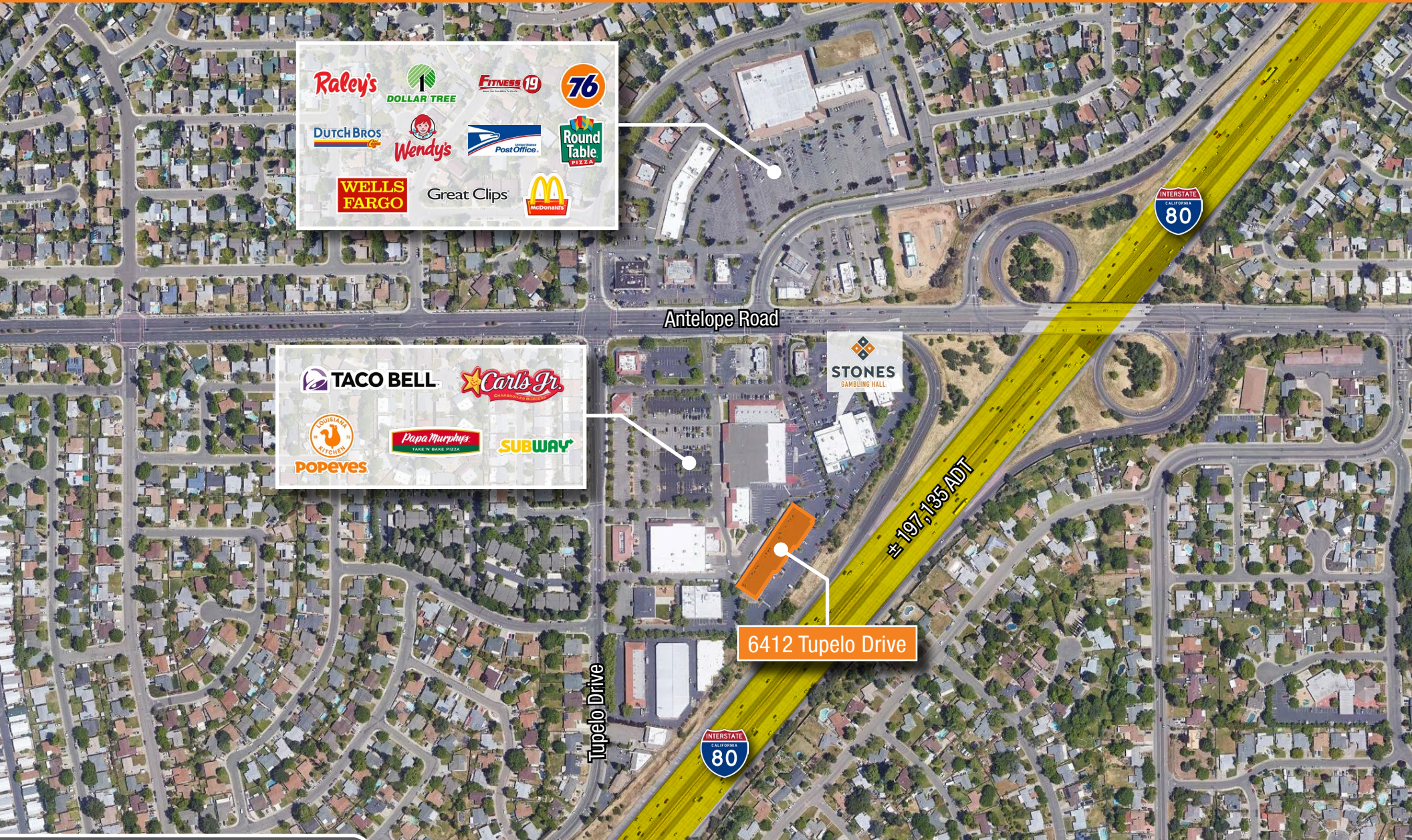
COMMUTERS

0.53%	86.67%
USED PUBLIC TRANSPORTATION	DROVE ALONE TO WORK

EMPLOYMENT

57.39%	42.61%
WHITE COLLAR	BLUE COLLAR

RETAIL AERIAL



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

TACO BELL
Carls Jr.
LOUISIANA KITCHEN
POPEYES
Papa Murphy's
SUBWAY

STONES
GAMBLING HALL

6412 Tupelo Drive

PROPERTY PHOTOS



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