

FOR SALE

**EXCELLENT OWNER/USER
OR INVESTMENT OPPORTUNITY**

**+/- 28,994 SF Office Building
on +/- 2.27 Acres**

**4330 Auburn Blvd
Sacramento, CA 95841**



PDF
THE PAUL D FRANK *Team*



eXp COMMERCIAL

GLOBAL EXPERIENCE — LOCAL PERSPECTIVE™



EXECUTIVE SUMMARY

PDF powered by eXp Commercial is pleased to present 4330 Auburn Blvd, a +/- 28,994 square foot two-story office building situated on a +/- 2.27 acre parcel in Sacramento, California. This highly visible, standalone property offers a unique opportunity for both owner-users and investors seeking a well located office asset with strong fundamentals and flexible use potential.

Strategically positioned along Auburn Blvd, one of the region's busiest commercial corridors, the property benefits from excellent street visibility, monument signage, and immediate access to Business 80 and Interstate 80. The site is located in a well established professional and retail district with proximity to dense residential neighborhoods, schools, and major employers. National retailers, medical services, and local amenities are all within close range, enhancing the property's appeal for a wide range of uses. The building layout offers efficient floorplans that can accommodate single or multi-tenant configurations.

With +/- 78 surface parking stalls, elevator access, and 1,200 amps of 480V three-phase power, the site supports both general office and more specialized users such as medical or tech. Zoned General Commercial (GC), the property also provides flexibility for a variety of commercial uses and future value-add strategies. Whether used for business operations, leased for income, or repositioned to meet evolving demand, 4330 Auburn Blvd represents a rare acquisition opportunity in a tight submarket with no new office construction and demonstrated rent growth. The offering combines size, visibility, infrastructure, and location—making it an ideal fit for a broad spectrum of office users and investors.

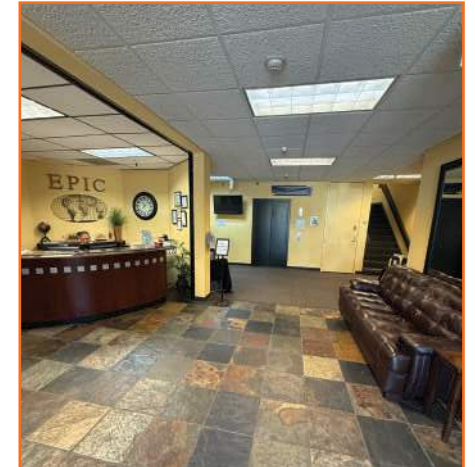
PROPERTY HIGHLIGHTS

- Offering Price: \$4,349,100
- Building Size: +/- 28,994 SF (Two Stories)
- Lot Size: +/- 2.27 Acres
- Zoning: GC – General Commercial (Sacramento County)
- APN: 240-0212-035-0000
- Year Built: 1985
- Parking: +/- 78 Surface Stalls (approx. 2.7/1,000 SF)
- Elevator Access: Yes
- Power: 1,200 Amp Panel | 480V | 3-Phase
- Access: Direct freeway access to Business 80 and I-80
- Visibility: Monument signage + street frontage on Auburn Blvd
- Ideal Uses: Medical, general office, professional services, or multi-tenant conversion



DEMOGRAPHIC SNAPSHOT

AREA DEMOGRAPHICS			
POPULATION	1 MILE RADIUS	3 MILE RADIUS	5 MILE RADIUS
2024 Population	12,885	68,261	146,977
Median Age	41.1	38	37.9
Bachelor's Degree or Higher	27%	25%	24%
HOUSEHOLDS	1 MILE RADIUS	3 MILE RADIUS	5 MILE RADIUS
2024 Households	4,606	25,766	55,609
INCOME	1 MILE RADIUS	3 MILE RADIUS	5 MILE RADIUS
Average Household Income	\$97,067	\$83,899	\$84,214
Median Household Income	\$71,476	\$60,938	\$63,410



SURROUNDING AREA MAP



ABOUT THE AREA

4330 Auburn Blvd is located within the Carmichael/Fair Oaks office submarket in northeast Sacramento County. The area offers favorable long-term office fundamentals, supported by consistent demand and limited new development.

As of Q2 2025, the submarket reported a vacancy rate of 11.9%, which is below both its five-year average of 12.5% and its ten-year average of 12.7%. There is no office space currently under construction in Carmichael/Fair Oaks and none has been built in the last decade, creating a supply-constrained environment that supports long-term value stability.

The area contains approximately 2.0 million square feet of total inventory. Asking rents average \$22.00/SF, well below the Sacramento metro average of \$27.00/SF, positioning the submarket as an affordable alternative to core markets. Annual rent growth in Carmichael/Fair Oaks stands at 2.7%, more than double the metro-wide average of 1.2%.

This combination of low new supply, improving occupancy trends, and above-average rent growth underscores the attractiveness of the area for both users and investors seeking sustained market performance.



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