

# GQNorth

Call, Text Or Email...

**10018 Fair Oaks Blvd / Fair Oaks CA, 95628**

O - 916.678.0880

F - 916.880.5566

www.GQNorth.com

info@gqnorth.com



**San Juan Center**

**6026 San Juan Ave, Citrus Heights, CA 95610, USA**

**Nate Giwoff | DRE# 1711995**

916-524-6097

**Bob Shahlaie | DRE #1441761**

916-708-5977

**Exclusively Listed By:**

nate@gqnorth.com

bob@gqnorth.com

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### PROPERTY FEATURES

Avail. Size: 1,663 sf

Last Space Left

### DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	20,052	149,001	363,326
Income	\$60,301	\$67,921	\$71,635
Daytime Pop	5,357	58,388	146,202



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# Siteplan

**Capital Transmission**

±7,931 SF  
6046 San Juan Ave

**Koa Boxing**

±2,701 SF  
6042 San Juan Ave

**Printing Shop**

±1,163 SF  
6034 San Juan Ave

**Arcade Sales**

±998 SF  
6030 San Juan Ave

**Available**

±1,663 SF  
6028 San Juan Ave

**Ray's Jewelers**

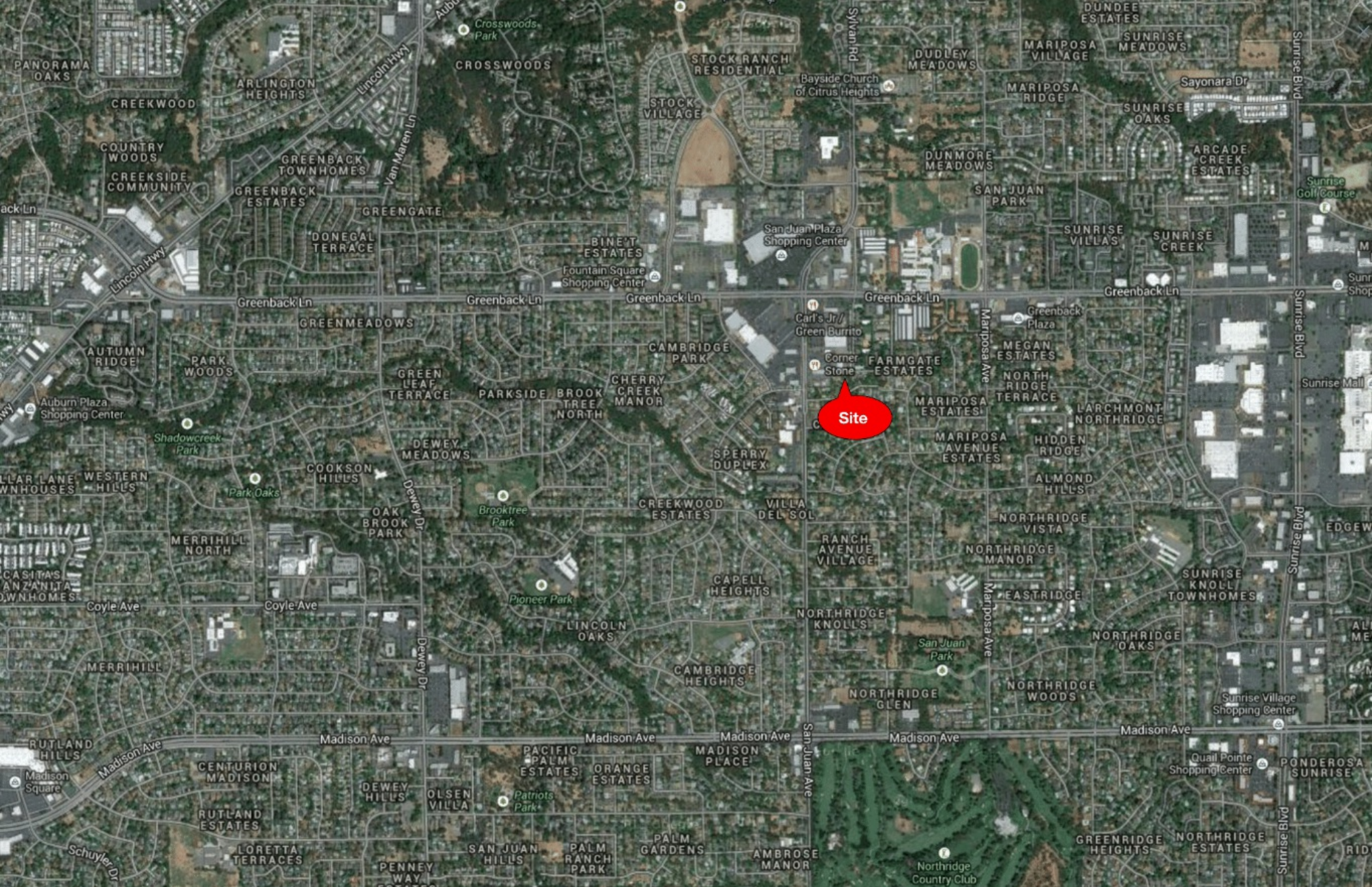
±598 SF  
6026C San Juan Ave

**Thrift Store**

±3,060 SF  
  
6026A&B San Juan Ave

**Cornerstone Restaurant**

±1,927 SF  
6048 San Juan Ave



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