

AVAILABLE FOR LEASE

NWC HIGHWAY 49 & WILLOW CREEK DRIVE
AUBURN, CA

TEA USE ALLOWED



WILLOW CREEK SHOPPING CENTER

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COVID-19 Site Specific Plan for Tours

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ABOUT

PROPERTY PROFILE

Location:	NWC Highway 49 & Willow Creek Drive Auburn, Placer County, CA
Space Available:	±900, ±900 & ±1,935 (former restaurant space)
Trade Area Neighbors:	Smart & Final, PetSmart, Home Depot, Target, Chick-Fil-A, Petco, Bel-Air, Safeway, Ross & Big 5 Sporting Goods



PROPERTY HIGHLIGHTS

Located off Highway 49, Willowcreek Shopping Center is ideally located along one of Auburn's busiest retail corridors. The center will benefit from a fully-signalized intersection at Highway 49 and Willow Creek Drive allowing excellent ingress and egress. Center is highly visible to Highway 49 and is seen by more than 62,000 commuters a day!

Highway 49 is a major highway which connects the foothill communities from Oakhurst to Grass Valley - a distance of over 160 miles.



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DEMOGRAPHICS



TOTAL POPULATION

1 MILE



2 MILE



3 MILE



DAYTIME POPULATION

1 MILE



2 MILE



3 MILE



MEDIAN AGE

1 MILE

39.7
YEARS OLD

2 MILE

47.1
YEARS OLD

3 MILE

49.4
YEARS OLD



AVG HOUSEHOLD INCOME

1 MILE

\$45,471

2 MILE

\$61,812

3 MILE

\$69,651



TRAFFIC COUNTS



HIGHWAY 49 —————> 37,700 ADT



BELL ROAD —————> 34,700 ADT

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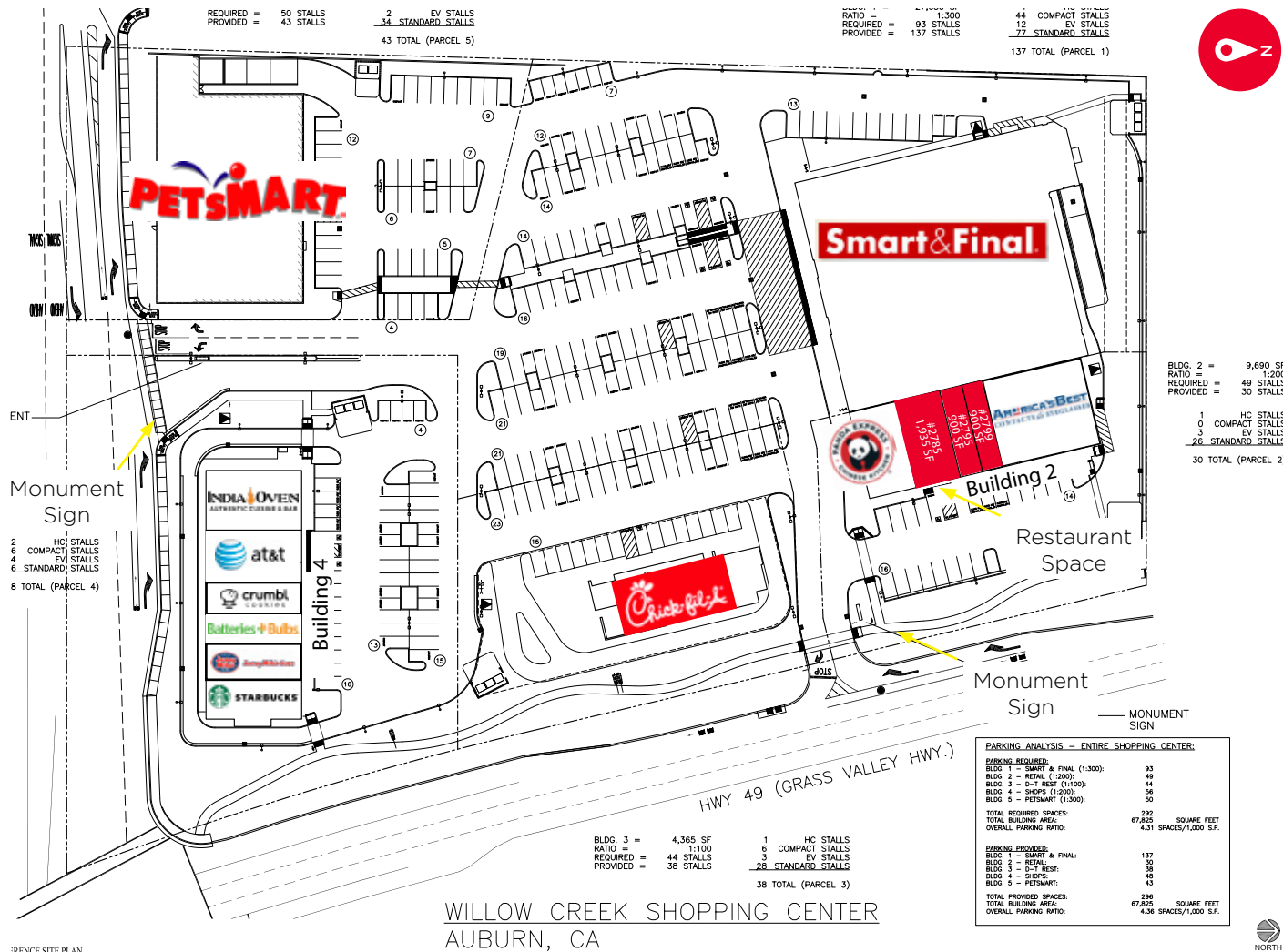
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SITE PLAN



Building 4

11825	India Oven	2,630 SF
11835,11845	AT&T	2,405 SF
11855	Crumbl Cookies	1,300 SF
11865	Batteries Plus	1,300 SF
11875	Jersey Mike's	1,454 SF
11885	Starbucks	2,021 SF

Building 2

2803,2807,2811	America's Best Eyewear	4,005 SF
2799	Available	900 SF
2795	Available	900 SF
2785	Available	1,935 SF
2775	Panda Express	1,950 SF

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AERIAL - CLOSE UP



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AERIAL - FAR



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