Auburn, CA 95602

±1,404 SF RETAIL SPACE AVAILABLE / FOR LEASE



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OVERVIEW FOR LEASE

PREMISES

SWC Combie Road and Higgins Road

±1,404 SF RETAIL SPACE AVAILABLE FORMER SANDWICH SHOP

ZONING

Commercial

LEASE TYPE

Modified Gross

ASKING RENT

Upon Request

NEIGHBORS

CVS, CartWorx, Circle K, Quick Quack Car Wash, Holiday Market and El Dorado Savings Bank

PROPERTY HIGHLIGHTS

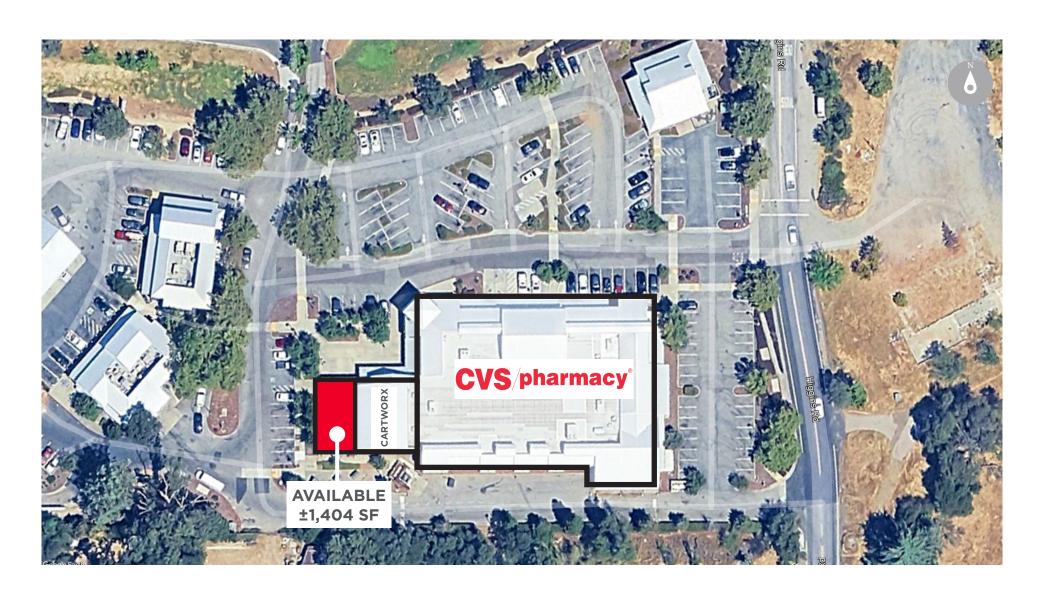
- Anchored by CVS Pharmacy
- Located at the intersection of Highway 49 & Combie Road
- Close proximity to Highway 49, the Lake of the Pines residential community, Darkhorse Golf Club and Bear River High School
- Strong growth area & is adjacent to Higgins Marketplace; a newly constructed shopping center anchored by Holiday Market
- Regional draw from the foothill communities of Auburn, Grass Valley, Penn Valley and Nevada City





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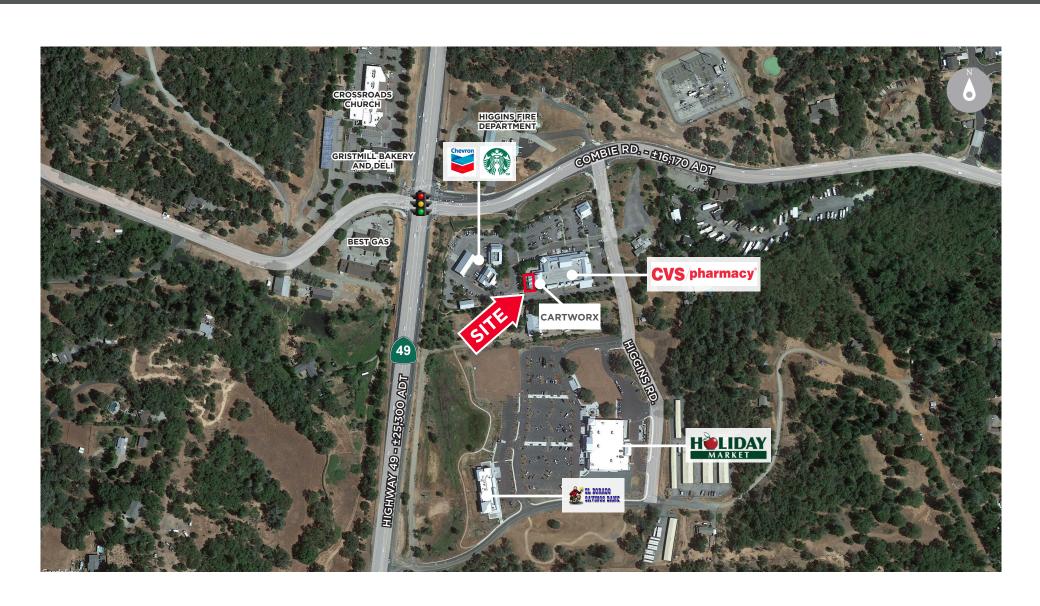
SITE PLAN FOR LEASE



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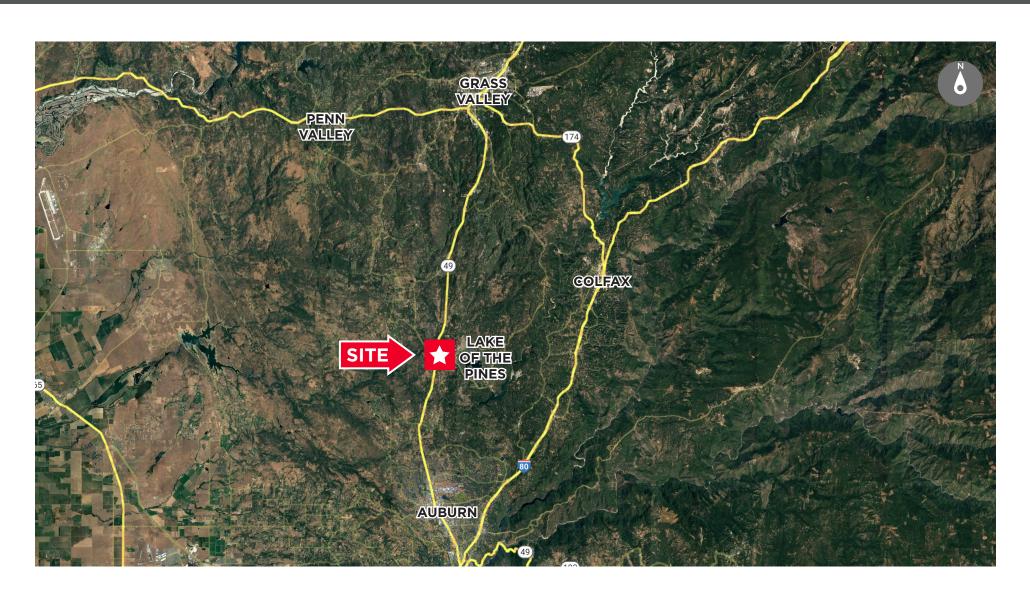
NEIGHBORHOOD MAP

FOR LEASE



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LOCATION MAP FOR LEASE



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DEMOGRAPHICS

FOR LEASE







8,451

5 MILE















1 MILE

51.8 YEARS OLD

3 MILE

53.5 YEARS OLD

5 MILE

54.2 YEARS OLD



\$80,884 1 MILE

\$82,907 3 MILE

5 MILE \$89,353





HIGHWAY 49 — — — — — 25,300 ADT



COMBIE RD. — — — — —) 16,170 ADT

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