

COMMERCIAL LAND FOR SALE

2400 Bell Road, Auburn, CA 95603



KANNON KUHN

Dir: 916.677.8185

Cell: 916.751.6984

kannon.kuhn@tricommercial.com

CalDRE #02079314

ABDUL EJAZ

Dir: 916.677.8130

Cell: 916.696.0013

abdul.ejaz@tricommercial.com

CalDRE #02077461

TRI Commercial Real Estate Services 532 Gibson Drive, Suite 200, Roseville, CA 95678



COMMERCIAL LAND FOR SALE

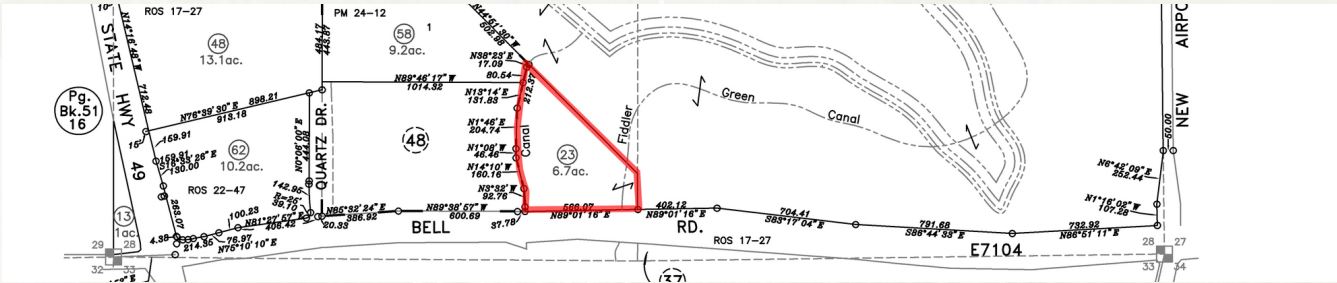


OFFERING SUMMARY

Sale Price:	\$1,500,000
Lot Size:	6.7 Acres
Price / Acre:	\$223,881
Zoning:	OP-Dc-AO

PROPERTY HIGHLIGHTS

- Located near major retailers in Auburn
- Directly next to Safeway anchored center
- Strong traffic counts with 36,200 cars per day on Hwy 49, and 25,289 on Bell Rd
- The Ridge Golf Course has an estimated 300 visitors per day
- Great location for fitness center, business and medical office park, self-storage etc



COMMERCIAL LAND FOR SALE

NEARBY AMENITIES

2400 Bell Road



COMMERCIAL LAND FOR SALE

POPULATION	1 MILE	5 MILES	10 MILES
Total population	2,778	46,773	91,208
Median age	46.1	45.5	46.4
Median age (Male)	42.3	43.6	45.0
Median age (Female)	48.7	47.4	47.6
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	1,101	19,573	36,791
# of persons per HH	2.5	2.4	2.5
Average HH income	\$64,653	\$77,157	\$86,255
Average house value	\$376,015	\$460,551	\$511,888

** Demographic data derived from 2010 US Census*

