

THE LIVINGSTON BUILDING

605-725 HIGH STREET

AUBURN, CA

RETAIL/RESTAURANT SUITES AVAILABLE

1,456 SF - 7,278 SF

ETHAN CONRAD

PROPERTIES INC.



MAJOR REMODEL COMPLETED

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ETHAN CONRAD PROPERTIES, INC.

1300 NATIONAL DRIVE, SUITE 100 | SACRAMENTO CA, 95834 | FAX: 916.779.1200

www.ethanconradprop.com

FEATURES:

- Turn-key Restaurant/Banquet Room suites available with a significant amount of furniture, fixtures and equipment
- Tenant improvements on available suites are in good, condition and are ready for immediate occupancy
- Excellent access to Hwy 80 at Elm Ave
- Large parking lot in rear
- Great location in Old Town Auburn



PROPERTY DETAILS:

Historic building built in 1928 with lots of charm, located in the heart of downtown Auburn. One block from I-80 access with building access on both High Street and Lincoln Way.

LEASE RATES:

See page 3 and 4.

NNN costs are \$0.39 PSF

Restaurant/Banquet Room Available.
See [Restaurant brochure](#) for details.

DEMOGRAPHICS:	1 mile	3 mile	5 mile
2018 Population (est):	7,359	26,4955	42,835
2018 Avg. HH Income:	\$66,999	\$89,410	\$89,997
Daily Traffic Count:	High Street 31,311		

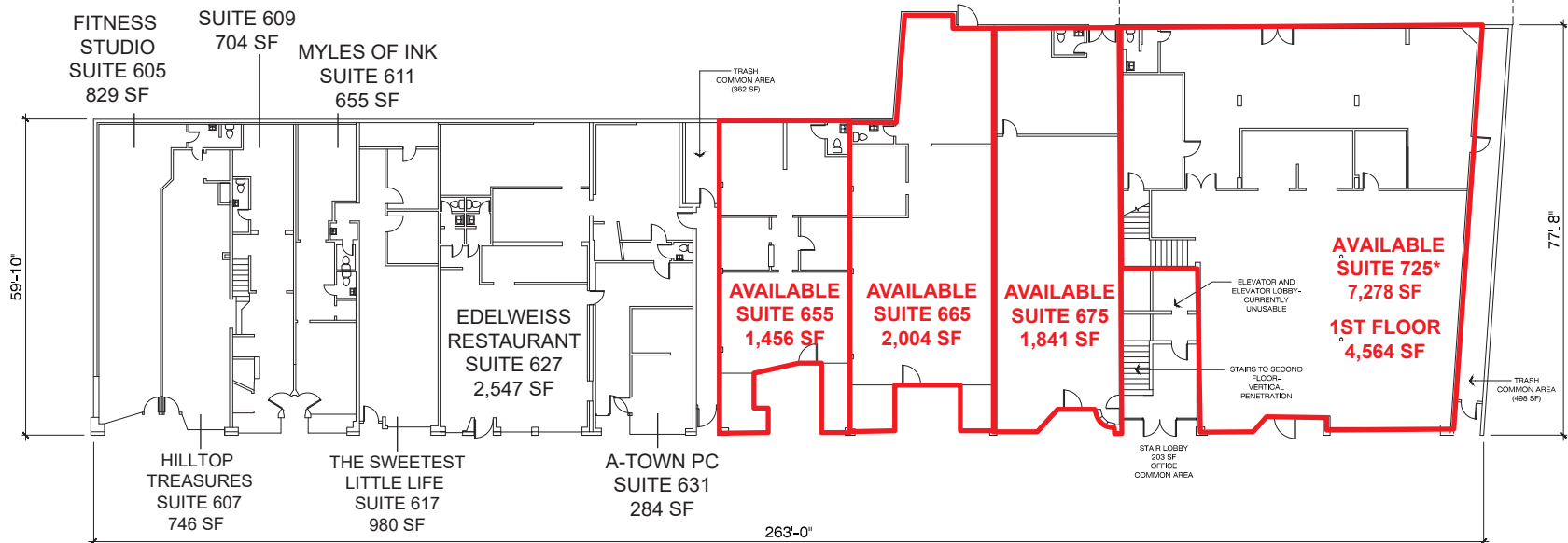
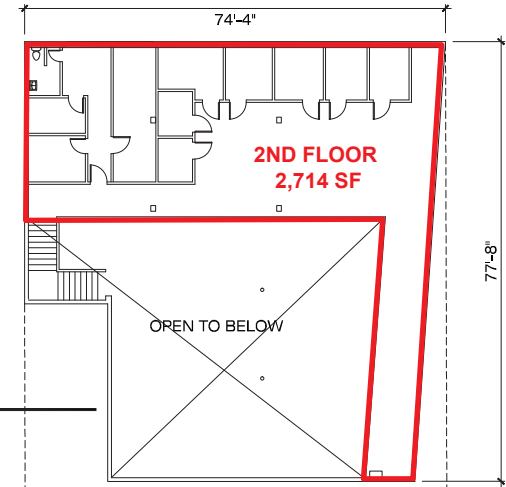
FIRST FLOOR

SUITE	SF	LEASE RATE	MONTHLY RENT
655	1,456	\$1.15, NNN	\$1,674.00
665	2,004	\$1.09, NNN	\$2,184.00
675	1,841	\$1.09, NNN	\$2,007.00
725*	7,278	\$0.75, NNN	\$5,459.00

NNN costs are \$0.39 PSF.

*Available 01/01/23.

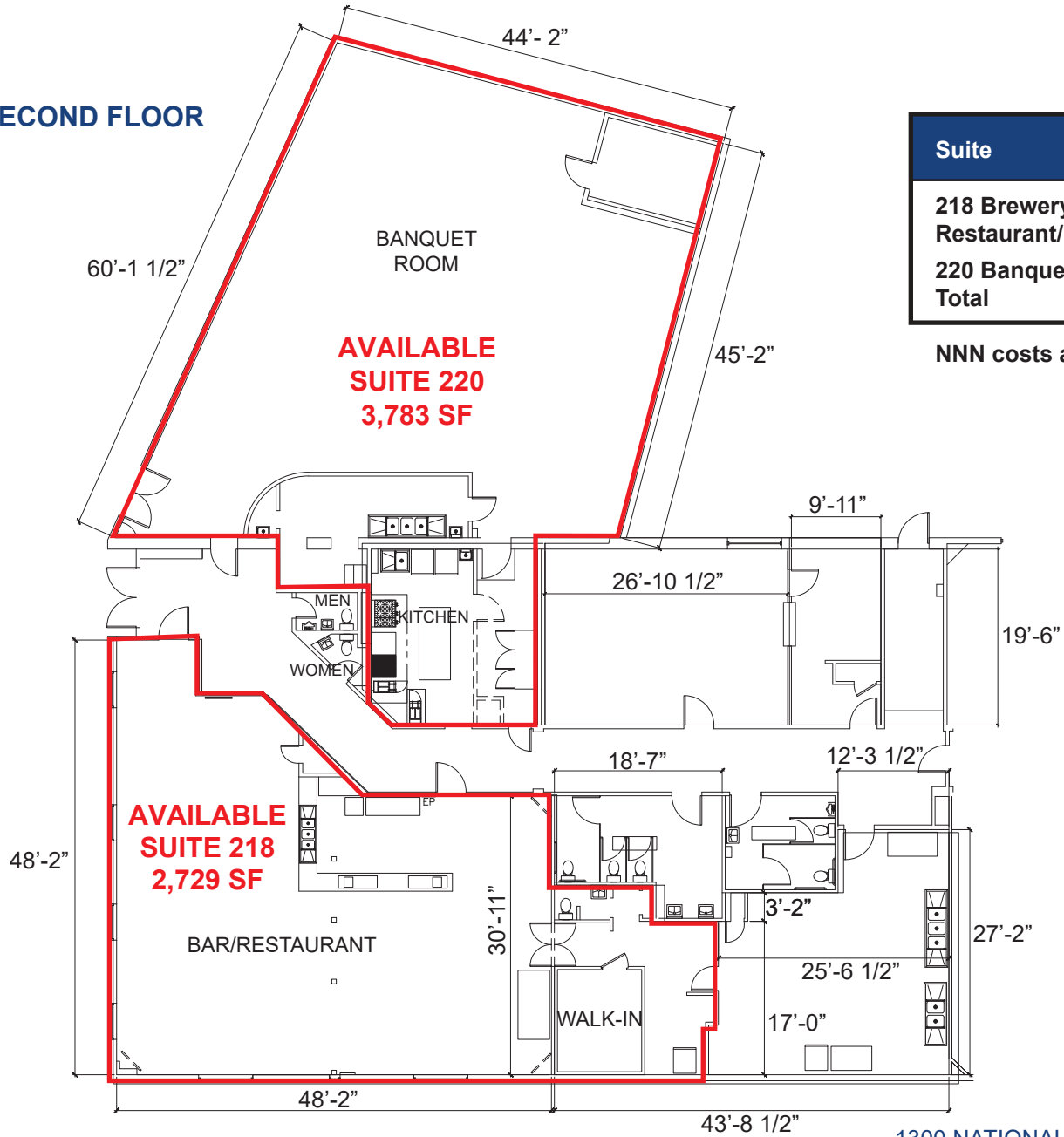
MEZZANINE PLAN



FOR LEASE

THE LIVINGSTON BUILDING | RETAIL/RESTAURANT
605-725 HIGH STREET
 AUBURN, CA

SECOND FLOOR



Suite	SF	Lease Rate PSF	Monthly Rent
218 Brewery/ Restaurant/Bar	2,729	\$1.79, NNN	\$4,885.00
220 Banquet Room	3,783	\$0.99, NNN	\$3,745.00
Total	6,512	\$1.29, NNN	\$8,319.00

NNN costs are approximately \$0.39 PSF.

[VIEW VIRTUAL TOUR](#)

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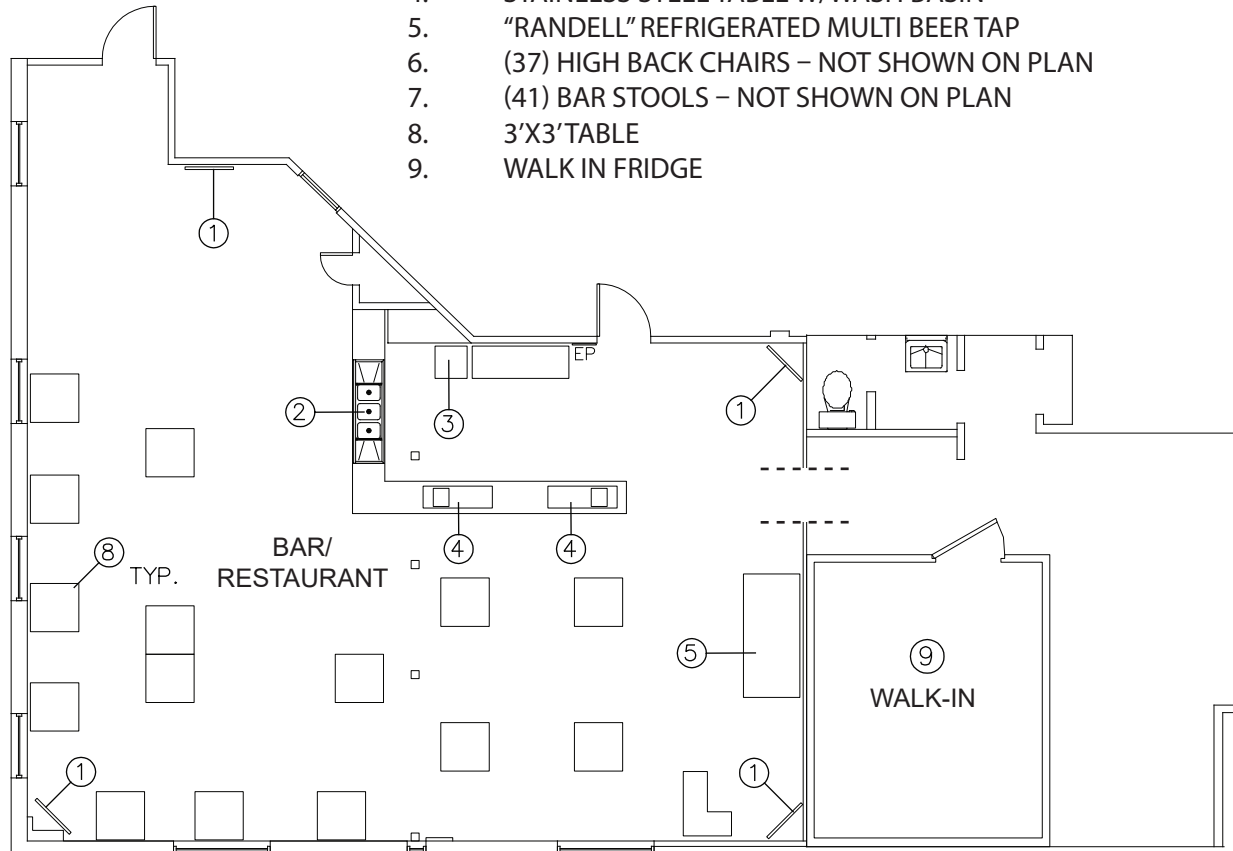
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SUITE 218

KITCHEN EQUIPMENT LIST

- 1. WALL MOUNTED TV
- 2. 3 COMPARTMENT SINK W/DRAINBOARD
- 3. POINT OF SALE REGISTER
- 4. STAINLESS STEEL TABLE W/WASH BASIN
- 5. "RANDELL" REFRIGERATED MULTI BEER TAP
- 6. (37) HIGH BACK CHAIRS – NOT SHOWN ON PLAN
- 7. (41) BAR STOOLS – NOT SHOWN ON PLAN
- 8. 3'X3'TABLE
- 9. WALK IN FRIDGE

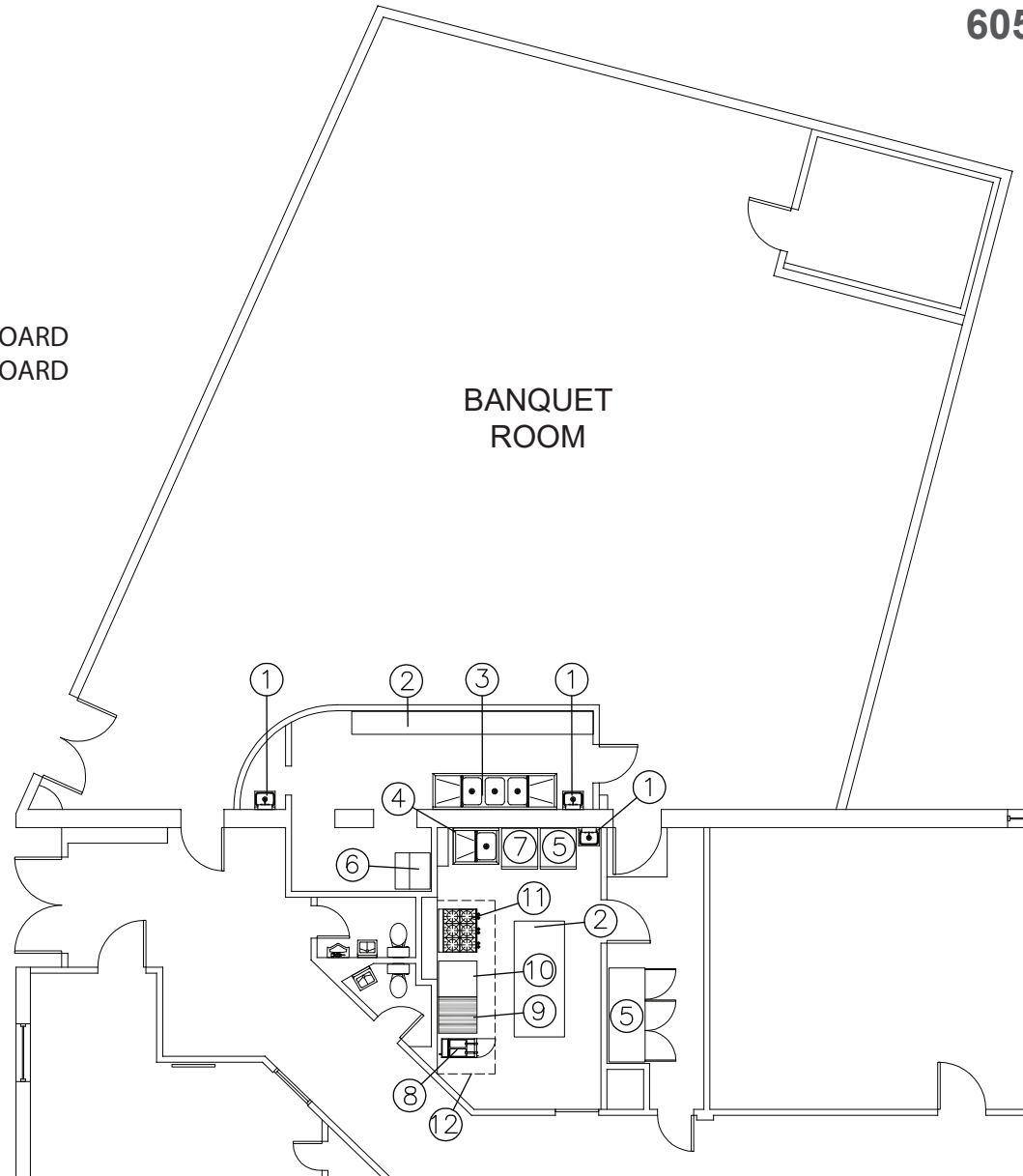


SUITE 220

KITCHEN EQUIPMENT LIST

- 1. WALL HUNG SINK
- 2. STAINLESS STEEL PREP TABLE
- 3. 3 COMPARTMENT SINK W/DRAINBOARD
- 4. 1 COMPARTMENT SINK W/DRAINBOARD
- 5. TRAUHLSON FREEZER
- 6. HOSHIZAKI ICE MAKER
- 7. RESIDENTIAL REFRIGERATOR
- 8. DEEP FRYER
- 9. SLOTTED GRILL
- 10. FLAT GRILL
- 11. 6 BURNER STOVE
- 12. HOOD W/ANSUL SYSTEM

*NO GREASE TRAP



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