



NNN INVESTMENT FOR SALE

275 Placer Street
Auburn, CA 95603

SALE PRICE: \$1,045,000 (\$249/SF)
5.75% Cap Rate

•SIERRA DOCTORS MEDICAL GROUP
& URGENT CARE

•±4,200 TOTAL RENTABLE SF PLUS
LARGE STORAGE ROOM

•IMMEDIATE ACCESS TO I-80 &
PREMIER VISIBILITY

•NEW 5 YEAR LEASE

•\$5,000/MONTH NNN

Kidder
Mathews



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STEVE TYRRELL
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FOR SALE

275 Placer Street, Auburn, CA



Excellent Auburn Location
with immediate access to I-80
and premier visibility

SIZE ±4,200 SF

RENTAL RATE \$5,000/month NNN

FREE STANDING BUILDING on a corner parcel

APN: 001-101-051

BUILT IN 1989 by the current owner

BELOW market rents



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275 Placer Street, Auburn, CA



View From the Stop Light on Hwy 49



Site Plan

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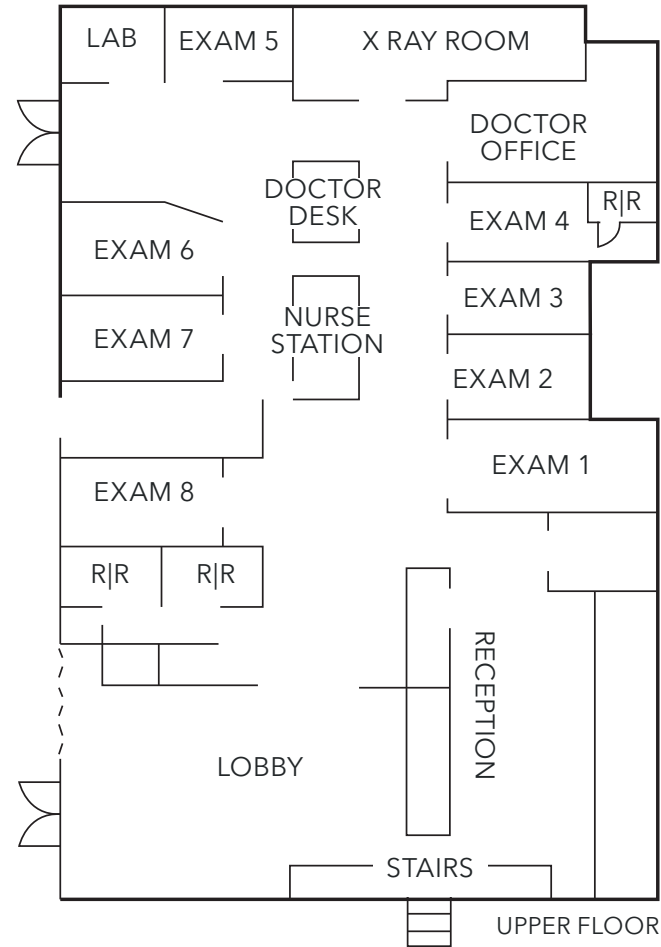
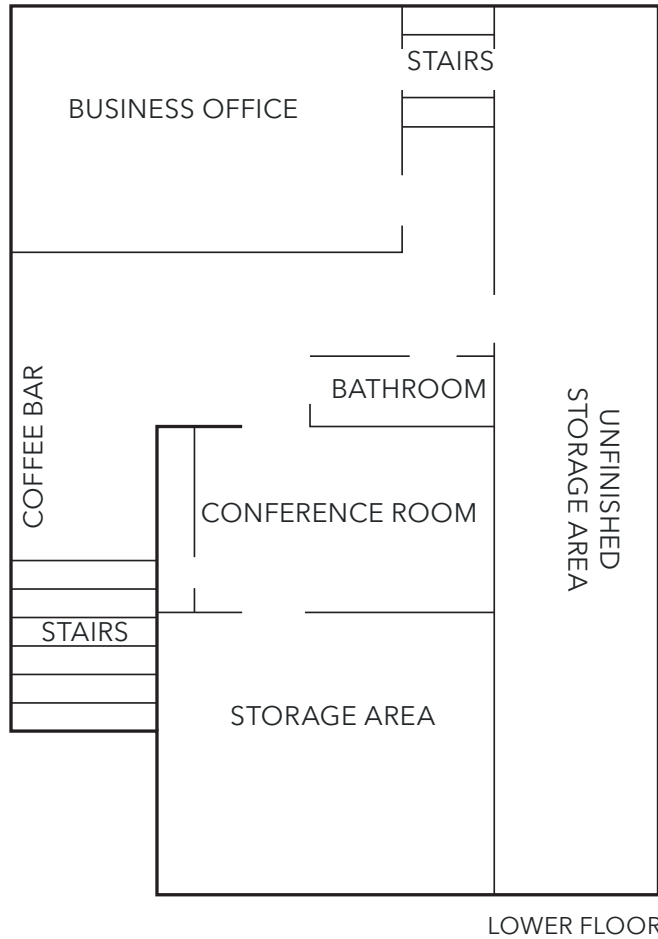
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Floor Plans



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Location Highlights

1/4 MILE TO DOWNTOWN AUBURN

IMMEDIATE FREEWAY ACCESS

HOTEL AND FOOD SERVICES WITHIN 1 BLOCK:
Holiday Inn, Grocery Outlet, Rite Aid, Save Mart, CVS Pharmacy, TOGO's, Round Table, Starbucks, In N Out Burger, Max's Restaurant & Bar, & Dutch Bros.



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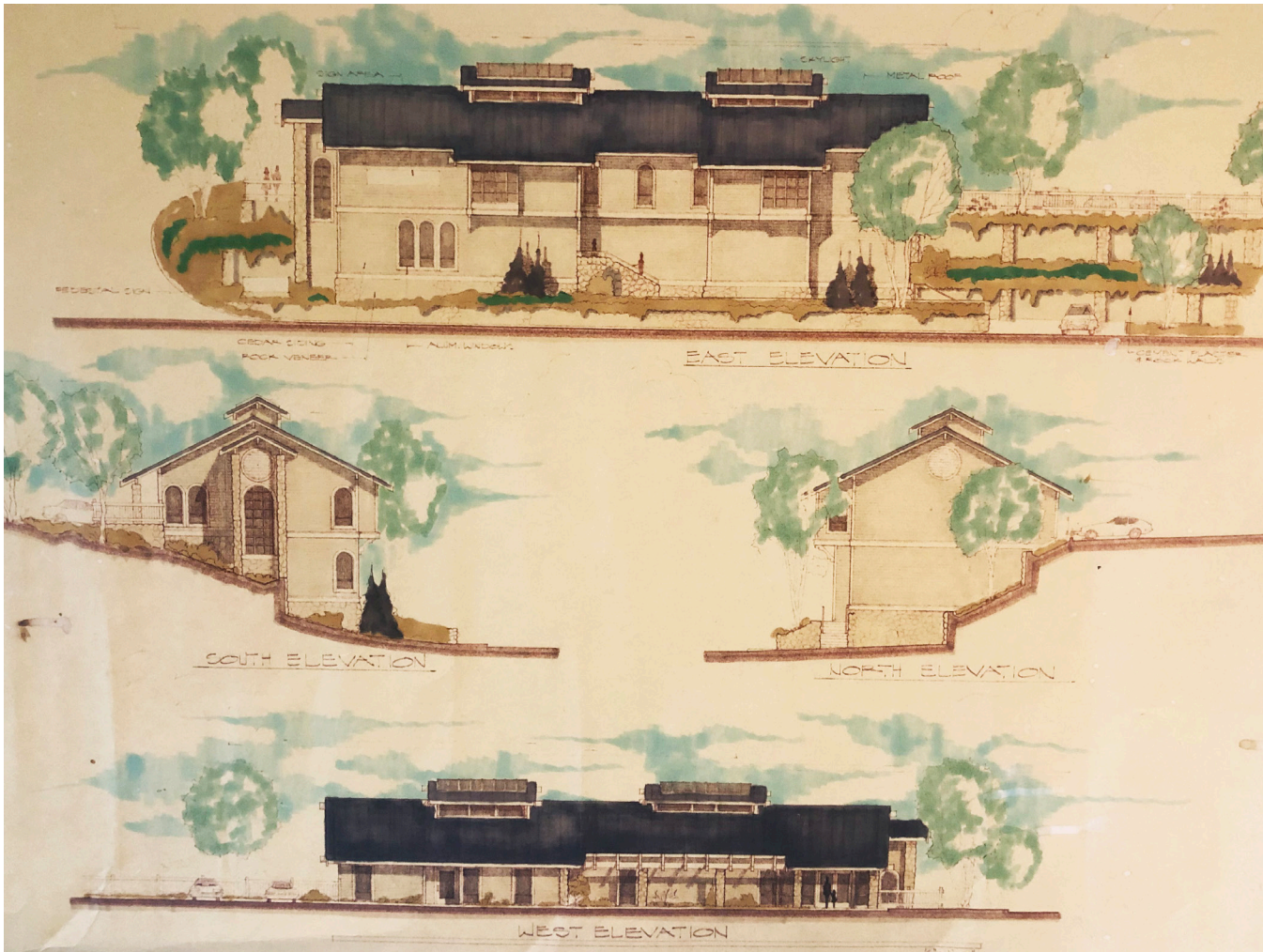
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Original Building
Design By Sierra
Architects West

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City of Auburn Accolades



Home to the first gold miner settlers who were going to gold fields in Coloma, CA, but found gold deposits here instead.



Known as the Endurance capitol of the world for hosting many endurance events.

ECONOMICS IN AUBURN

| | |
|-------------------|-----------|
| Median Home Price | \$482,033 |
| Homes Owned | 56.2% |
| Homes Rented | 39.3% |
| Median Rent | \$1,328 |

Touring is by appointment only, please do not disturb the tenant.

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