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EXECUTIVE SUMMARY

650 Auburn Folsom Rd Auburn, CA 95603





OFFERI	NG	SUN	\M /	ARY

Available : Suite $4 \mid \pm 1,200 \text{ SF}$

Lease Rate: \$1.00 SF/Month

Lease Type: NNN

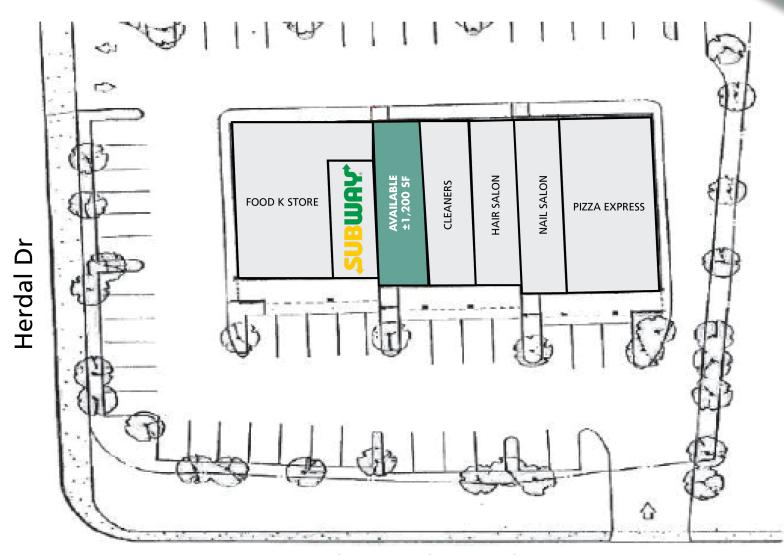
PROPERTY OVERVIEW

Available suite 4, a $\pm 1,200$ SF shell space, for lease. The center is surrounded by an established residential area, minutes away from Downtown Auburn, and great visibility to Auburn-Folsom Rd.

PROPERTY HIGHLIGHTS

- Available Monument Sign
- Signalized Intersection
- Abundant Parking
- Easily Accessible to Interstate 80
- Easy Access to All Amenities
- Ideal for Any Retail, Office, or Medical User

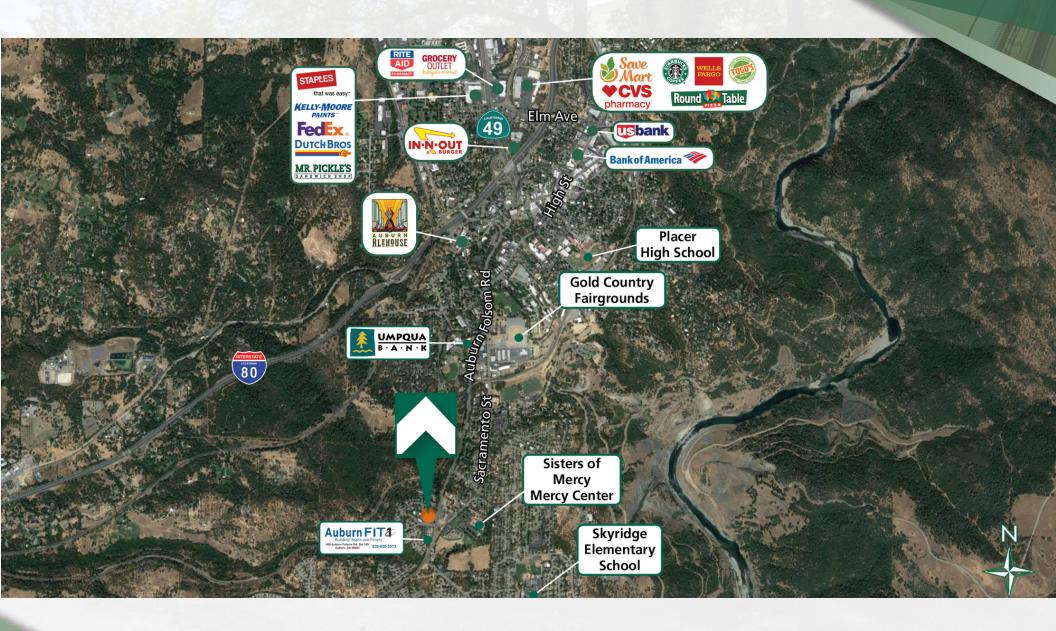
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Auburn Folsom Rd

RETAILER MAP

650 Auburn Folsom Rd Auburn, CA 95603



ADDITIONAL PHOTOS

650 Auburn Folsom Rd Auburn, CA 95603







LOCATION MAP

650 Auburn Folsom Rd Auburn, CA 95603



DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total population	Newc3,077	20,285	38,952
Median age	46.7	44.0	45.2
Median age (Male)	48.0	43.2	44.2
Median age (Female)	46.9	46.6	46.8
Total households	1,479	9,078	16,571
Total persons per HH	2.1	2.2	2.4
Average HH income	\$76,185	\$77,110	\$82,629
Average house value	\$553,032	\$483,623	\$476,745

Pilot Hill Map data ©2019

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