

GRANITE BAY VILLAGE 1,194 SF - 17,606 SF AVAILABLE FOR LEASE

**NOW
REMODELED**



8595 - 8727 AUBURN FOLSOM RD GRANITE BAY, CA

FEATURES:

- Located at the intersection of Douglas Blvd and Auburn Folsom Rd
- Anchored by Ace Hardware & Granite Bay Fitness
- Notable tenants include Dutch Bros Coffee, Bank of America, Dominick's Italian Market & Deli and Arco
- 2nd generation salon, orthodontist and restaurant space available

COMMENTS:

Granite Bay Village is one of Granite Bay's most prominent shopping centers. Located at the busy intersection of Douglas Blvd and Auburn Folsom Rd within the highly desirable neighborhood of Placer County. Granite Bay has some of the region's finest and most exclusive homes with the highest household income of any submarket in the greater Sacramento area.

LEASE RATES:

\$1.29 - \$2.25 PSF, NNN

DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
2018 Ave. Population	5,748	26,966	117,752
2018 Avg. HH Income:	\$148,513	\$155,362	\$124,930
Avg. Daily Traffic Count:	Auburn Folsom Rd 27,367 Douglas Blvd 28,983		

NNN costs are approximately \$0.38 PSF

FOR MORE INFORMATION CONTACT:

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ETHAN CONRAD

PROPERTIES INC.

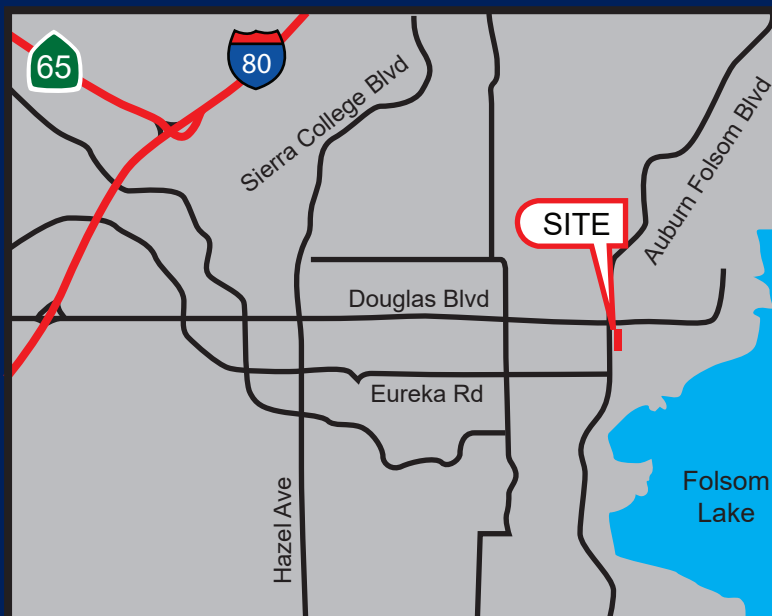
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GRANITE BAY VILLAGE, 8595-8727 AUBURN FOLSOM RD, GRANITE BAY CA

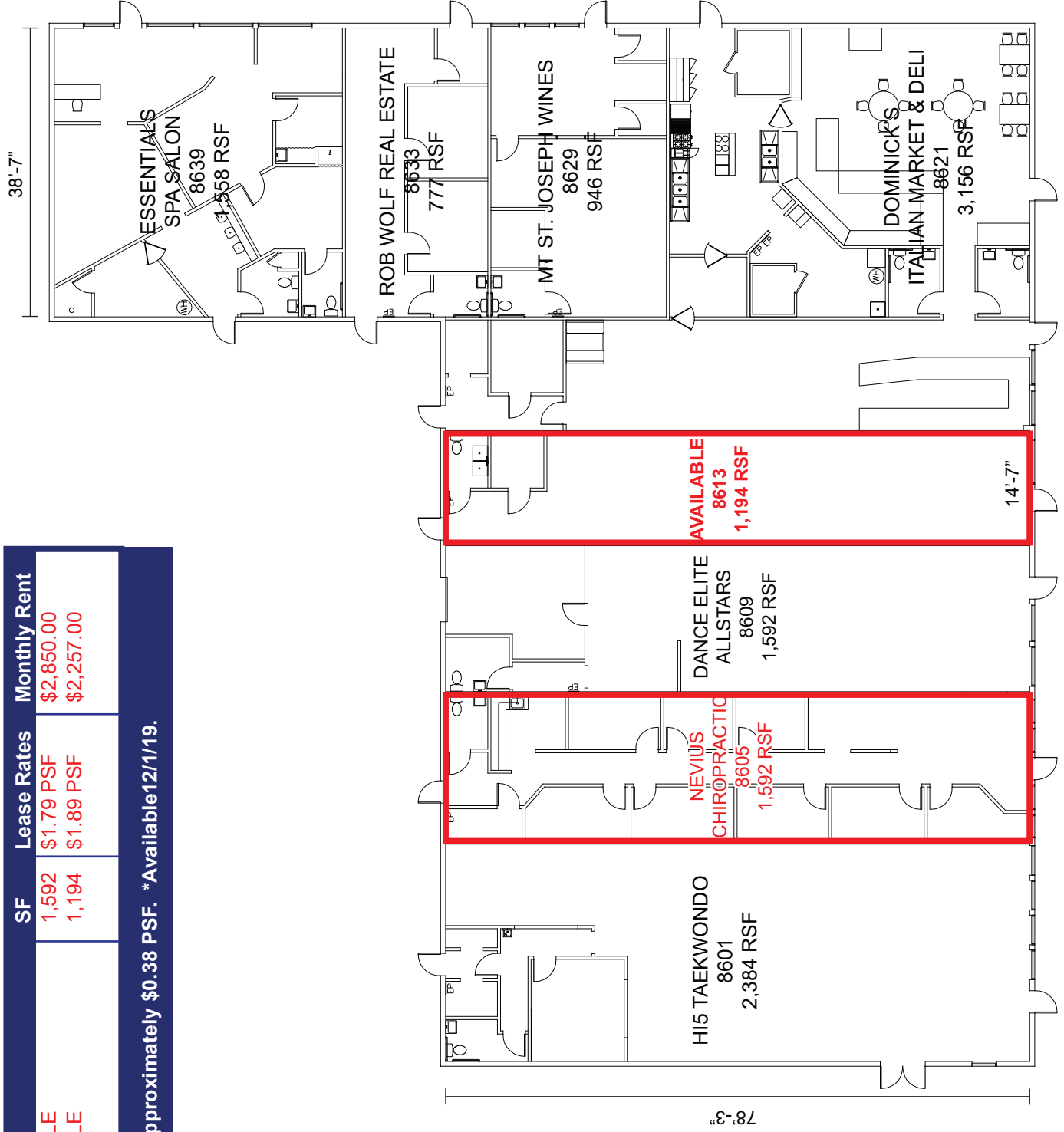


AUBURN FOLSOM RD

GRANITE BAY VILLAGE, 8595-8727 AUBURN FOLSOM RD, GRANITE BAY CA

Suite	Tenant	SF	Lease Rates	Monthly Rent
8605*	AVAILABLE	1,592	\$1.79 PSF	\$2,850.00
8613	AVAILABLE	1,194	\$1.89 PSF	\$2,257.00

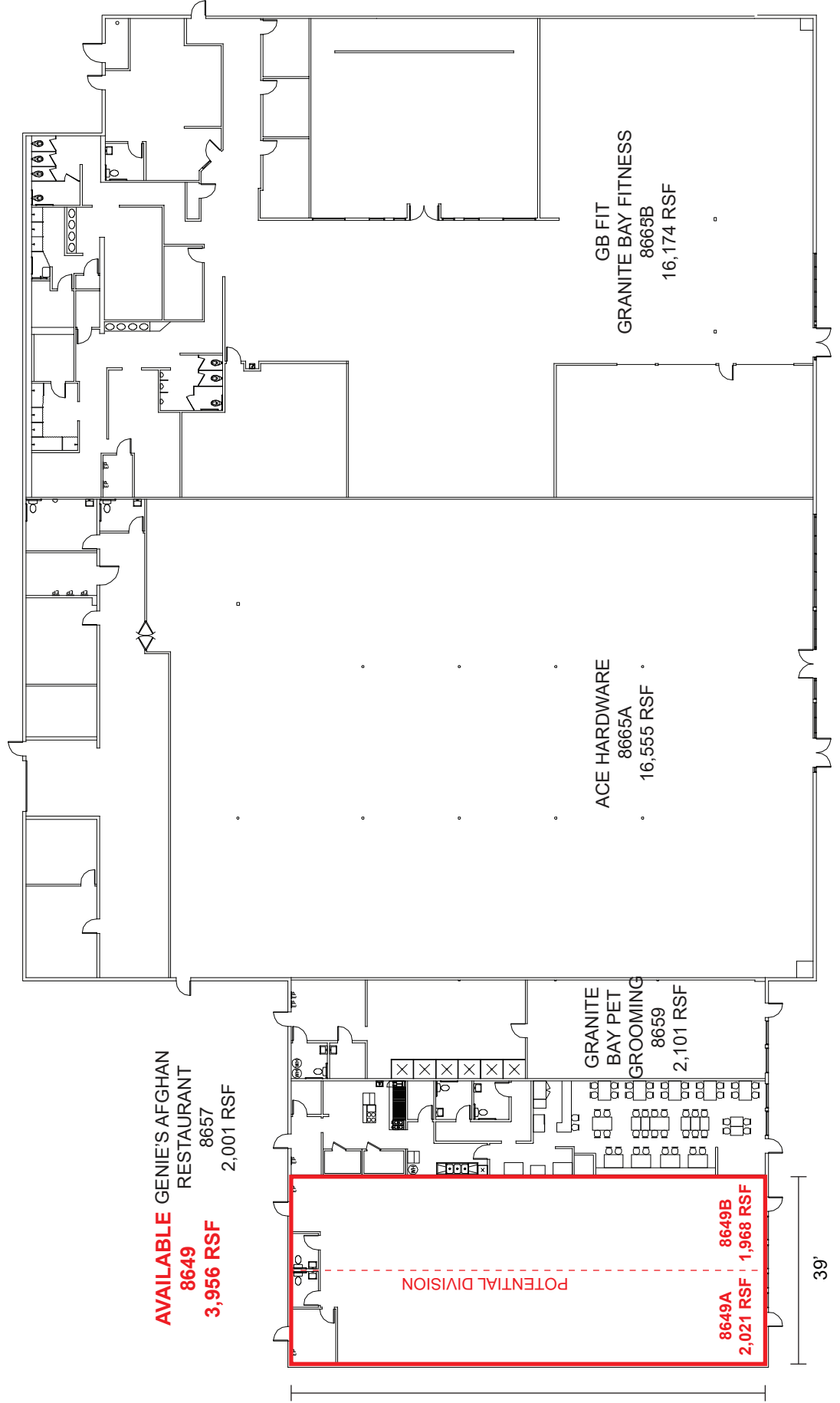
NNN costs are approximately \$0.38 PSF. *Available 12/1/19.



GRANITE BAY VILLAGE, 8595-8727 AUBURN FOLSOM RD, GRANITE BAY CA

Suite	Tenant	SF	Lease Rates	Monthly Rent
8649	AVAILABLE (Divisible)	3,956	\$1.55	\$ 5,545.00
8649A	(Divided)	2,021	\$1.75	\$ 3,537.00
8649B	(Divided)	1,968	\$1.75	\$ 3,444.00

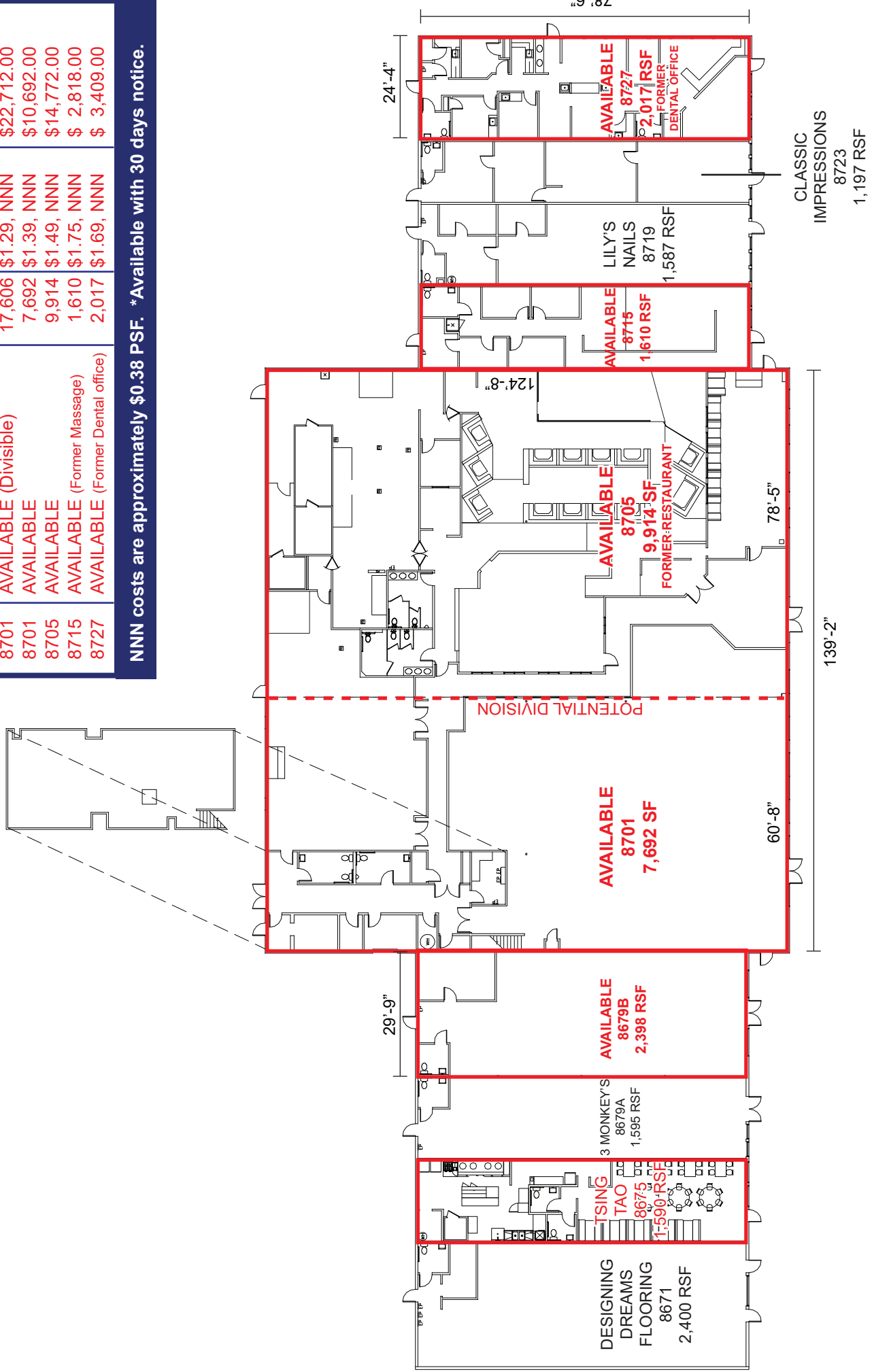
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GRANITE BAY VILLAGE, 8595-8727 AUBURN FOLSOM RD, GRANITE BAY CA

Suite	Tenant	SF	Lease Rates	Monthly Rent
8675*	AVAILABLE (2nd gen restaurant)	1,590	\$2.25, NNN	\$ 3,578.00
8679B	AVAILABLE	2,398	\$1.69, NNN	\$ 4,053.00
8701	AVAILABLE (Divisible)	17,606	\$1.29, NNN	\$22,712.00
8701	AVAILABLE	7,692	\$1.39, NNN	\$10,692.00
8705	AVAILABLE	9,914	\$1.49, NNN	\$14,772.00
8715	AVAILABLE (Former Massage)	1,610	\$1.75, NNN	\$ 2,818.00
8727	AVAILABLE (Former Dental office)	2,017	\$1.69, NNN	\$ 3,409.00

NNN costs are approximately \$0.38 PSF. *Available with 30 days notice.



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