

AUBURN VILLAGE

SHOPPING CENTER

AUBURN VILLAGE IS A DOMINANT GROCERY ANCHORED SHOPPING CENTER IN THE AUBURN, CA TRADE AREA.



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PROPERTY OVERVIEW

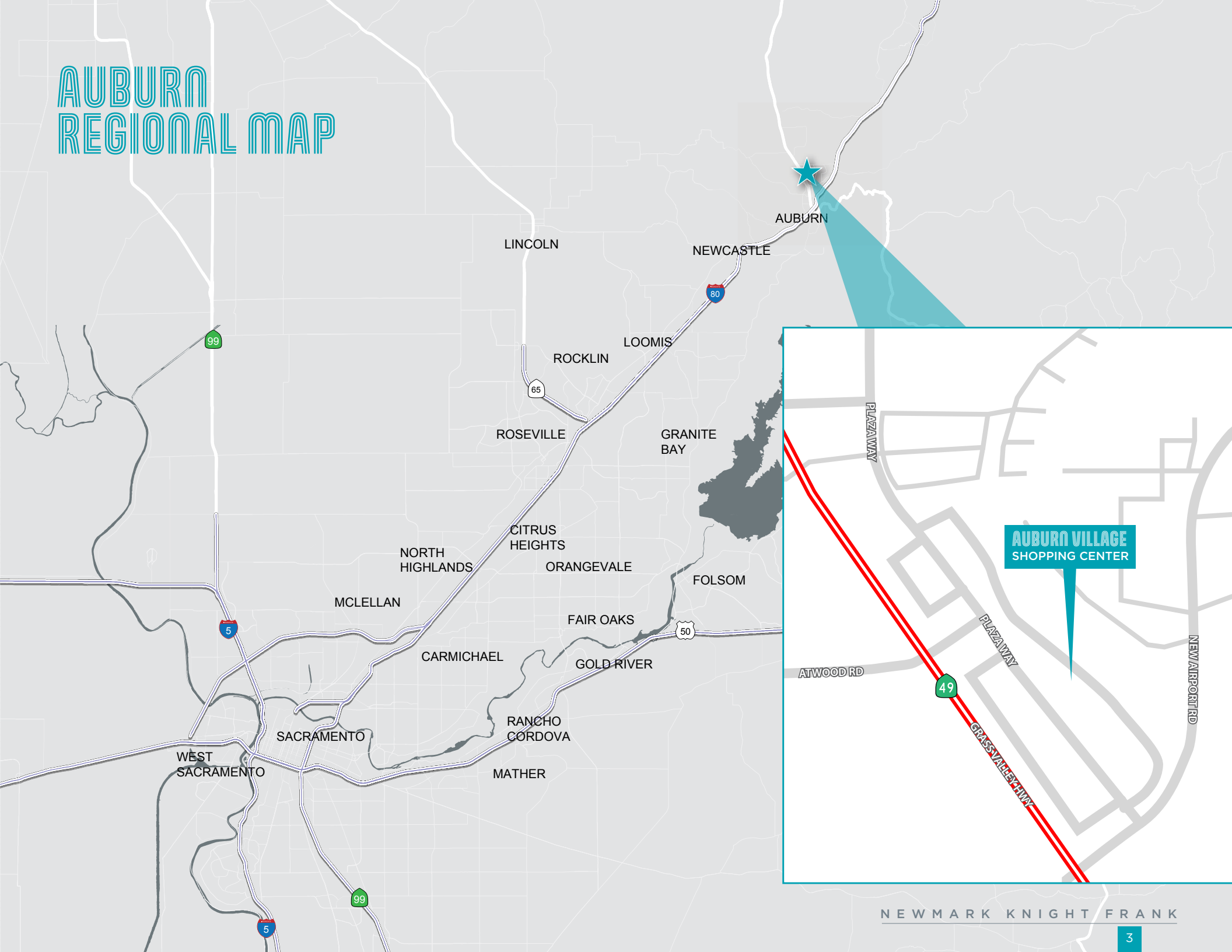
- Anchored by a High-Volume Bel Air and CVS. Shop Tenants include Sunrise Natural Foods, Leslie's Pool Supply, Golden 1 Credit Union, MOD Pizza, and Sourdough and Co.
- Direct Access from Hwy 49 via Signalized Intersection
- Seeking Restaurant, Service, Fitness, and Retail Uses
- Asking Rent Negotiable
- NNN's: \$6.85 psf/yr

TRAFFIC COUNTS

Traffic Counts Per Day	
Grass Valley Highway	45,071
Atwood Road	35,540
Nelson Drive	3,473
New Airport Road	3,331



AUBURN REGIONAL MAP



All Season Pool
 Beach Hut Deli
 Cal Flooring
 Dance Studio
 Church
 Taekwondo

Applebee's SAFEWAY Target
 Mountain Mike's Famous Footwear
 Wendy's Great Clips ROSS Dress for Less

Smart & Final Tires LES SCHWAB Starbucks
 GameStop AMERICA'S TIME CO.
 PETSMART THE HOME DEPOT Chick-fil'd
 AT&T

AUBURN VILLAGE

DOLLAR TREE Golden1 Credit Union usbank CALIFORNIA SUN
 BEL AIR Discovery Shop LESLIE'S SWIMMING POOL SUPPLIES
 SUBWAY SALLY BEAUTY SUPPLY Roper's JEWELERS
 CVS/pharmacy SUNRISE NATURAL FOODS CHANG BROS. CHINESE RESTAURANT
 Carl's Jr. KFC AAA goodwill MAIL N MORE
 SOURDOUGH & CO metroPCS AUBURN SMOKE SHOP R&C Rent-A-Center NORTH AUBURN DENTISTRY
 Jamba Juice Domino's Pizza MOD Pizza Lees NAILS Advance America

ROCK CREEK PLAZA

petco Bank of America SHIPOPS SUGAR BEES Tamera
 BevMo! ULTA Beauty STARBUCKS COFFEE McDonald's WING STOP
 Michaels sears APPLIANCE REPAIR BURGER KING UPS RITE AID

BIG 6 CROCKING DOOR
 Papa Murphy's TAKE 'N BAKE PIZZA
 CHASE

THE PLAZA

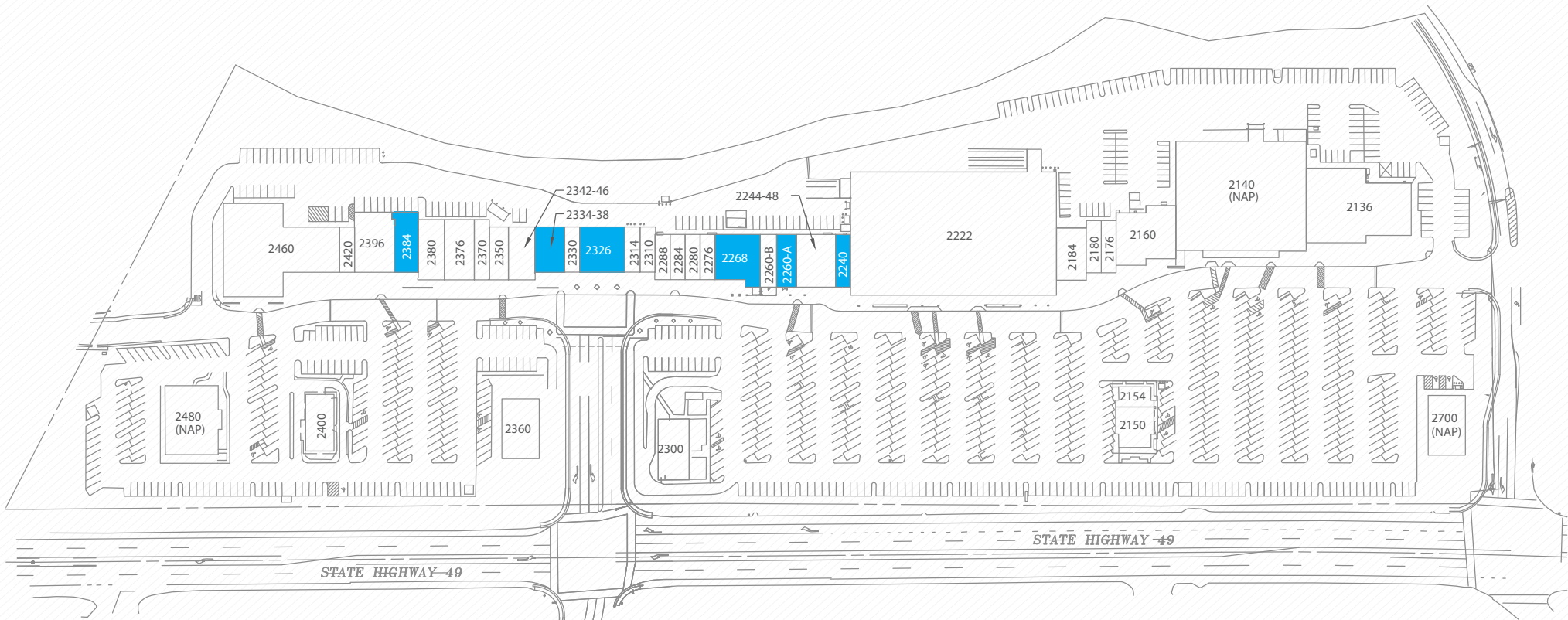
BEST BUY Miracle-Ear Little Caesars
 T-Mobile MATTRESS FIRM Mals THE DINER

49

RETAIL COMPETITION AERIAL

NEW MARK KNIGHT FRANK

SITE PLAN



SUITE #	S.F.
SUITE 2136 DOLLAR TREE	12,200*
SUITE 2140 CVS PHARMACY (NAP)	25,800*
SUITE 2160 SUNRISE NATURAL FOODS	5,600*
SUITE 2176 SOURDOUGH & CO.	1,400*
SUITE 2180 4G WIRELESS	1,400*
SUITE 2184 LESLIE'S POOL SUPPLIES	2,800*
SUITE 2222 BEL AIR	45,540*
SUITE 2240 AVAILABLE	1,383
SUITE 2244/2248 THE GOLDEN 1 CREDIT UNION	3,648
SUITE 2260-A AVAILABLE	1,506
SUITE 2260-B DOMINO'S PIZZA	1,835
SUITE 2268 AVAILABLE	3,815
SUITE 2276 SALLY BEAUTY	1,197
SUITE 2280 MAIL N' MORE	1,202
SUITE 2284 ADVANCE AMERICA	1,200
SUITE 2288 ROPER'S JEWELERS	1,200
SUITE 2310 SUBWAY	1,208
SUITE 2314 METRO PCS	1,204
SUITE 2326 AVAILABLE	3,606

SUITE #	S.F.
SUITE 2330 LEE'S NAILS	1,200
SUITE 2334/2338 AVAILABLE	2,388
SUITE 2342/2346 CALIFORNIA SUN CENTERS	2,464
SUITE 2350 NORTH AUBURN DENTISTRY	1,766
SUITE 2370 DISCOVERY SHOP	1,601
SUITE 2376 AMERICAN CANCER SOCIETY DISCOVERY SHOP	3,171
SUITE 2380 CHANG BROS. CHINESE RESTAURANT	2,786
SUITE 2384 AVAILABLE	2,582
SUITE 2396 RENT-A-CENTER	4,200
SUITE 2420 AUBURN SMOKE SHOP	1,207
SUITE 2460 GOODWILL	14,800*
SUITE 2480 AAA (NAP)	6,700*
SUITE 2400 KFC	2,900*
SUITE 2360 U.S. BANK	4,000*
SUITE 2300 CARL'S JR.	3,400*
SUITE 2150 MOD PIZZA	2,700*
SUITE 2154 JAMBA JUICE	1,116*
SUITE 2700 (NAP)	4,000*

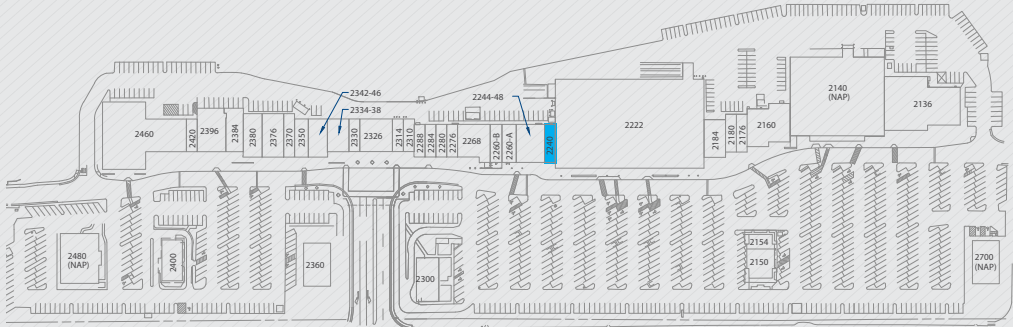
 AVAILABLE SUITES



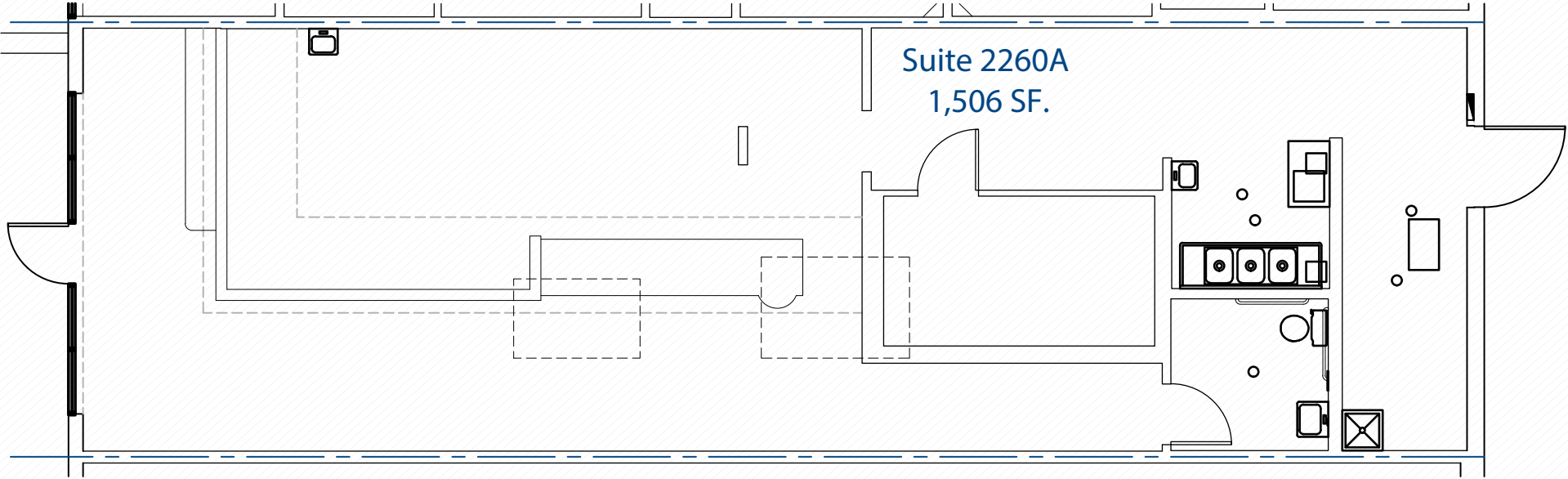
FLOOR PLANS



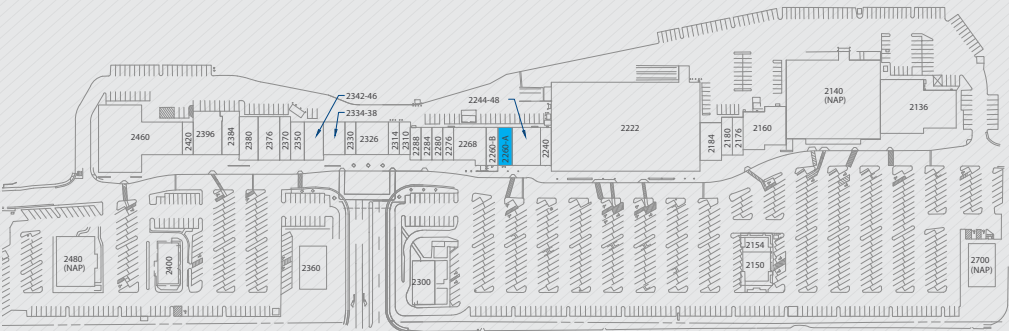
SUITE 2240



FLOOR PLANS



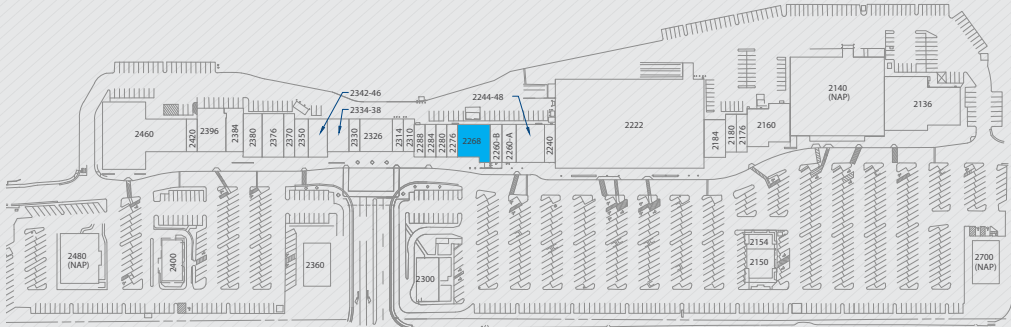
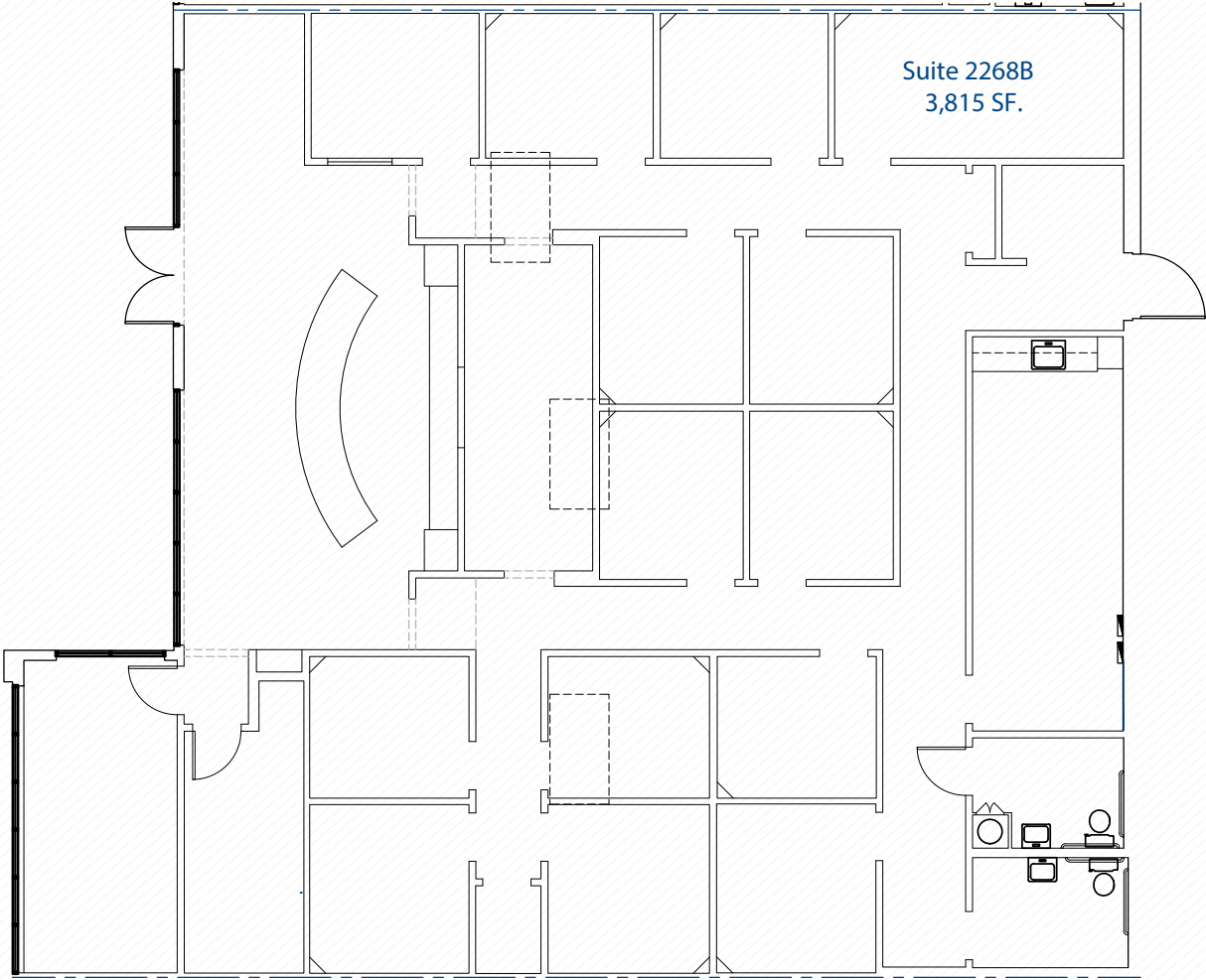
SUITE 2260A



FLOOR PLANS



SUITE 2268



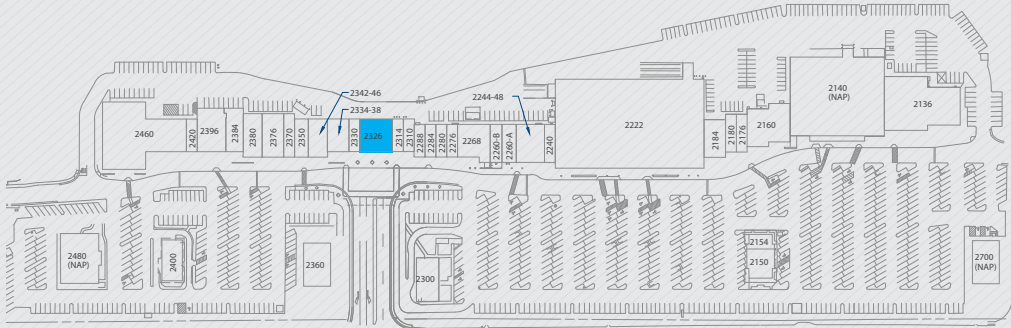
FLOOR PLANS



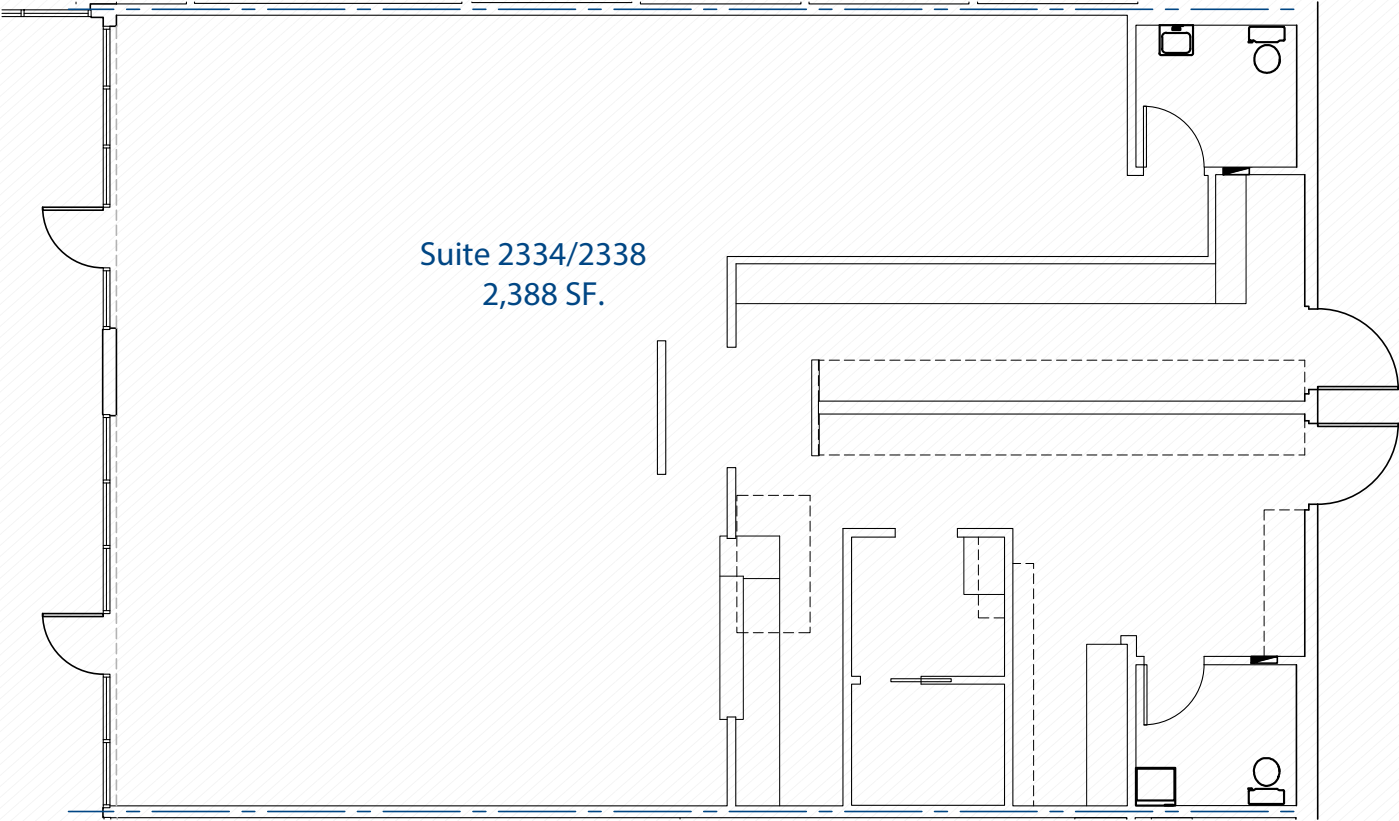
SUITE 2326



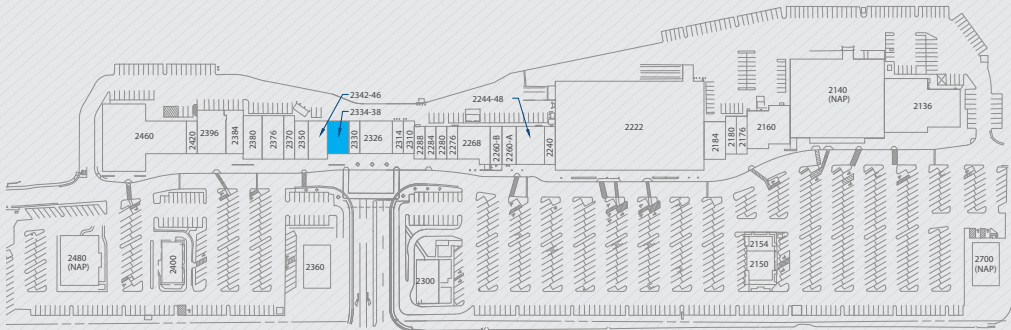
Suite 2326
3,606 SF.



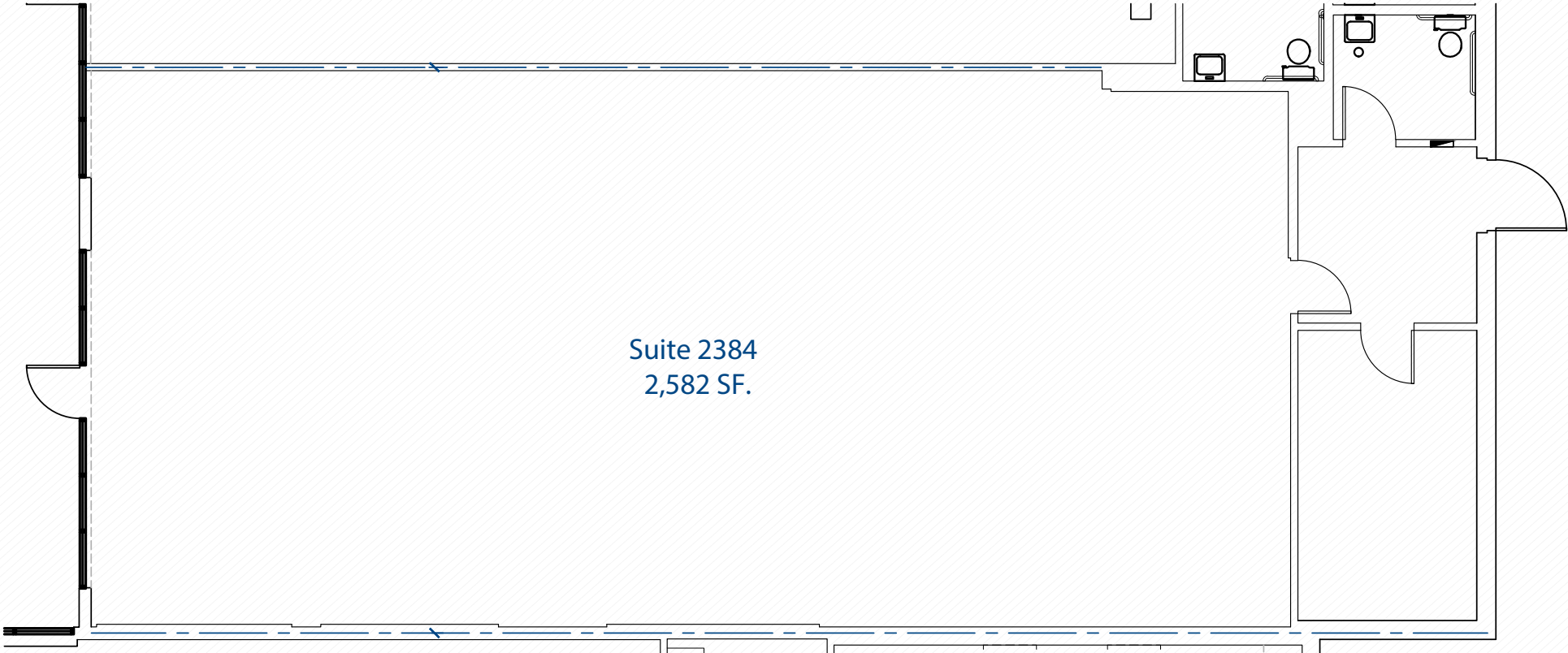
FLOOR PLANS



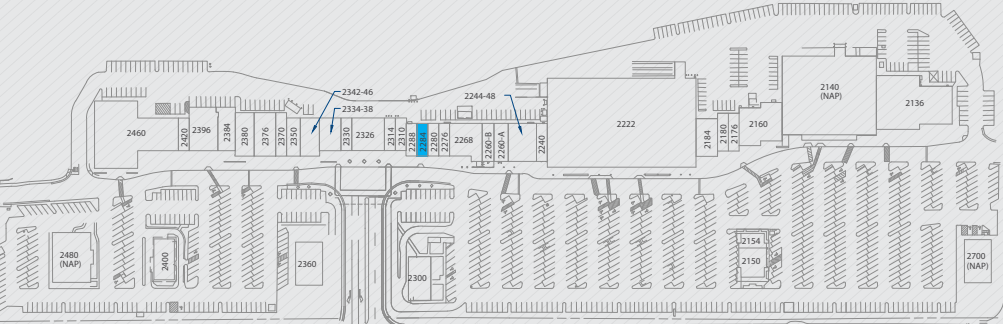
SUITE 2334/2338



FLOOR PLANS

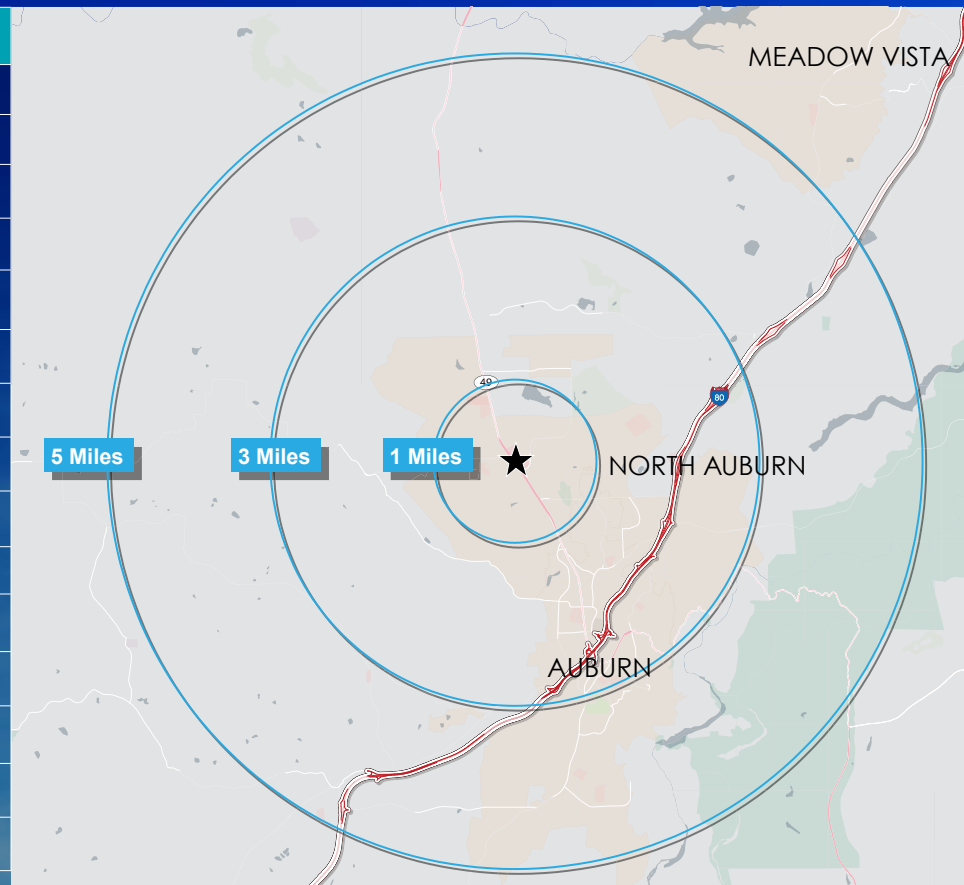


SUITE 2384



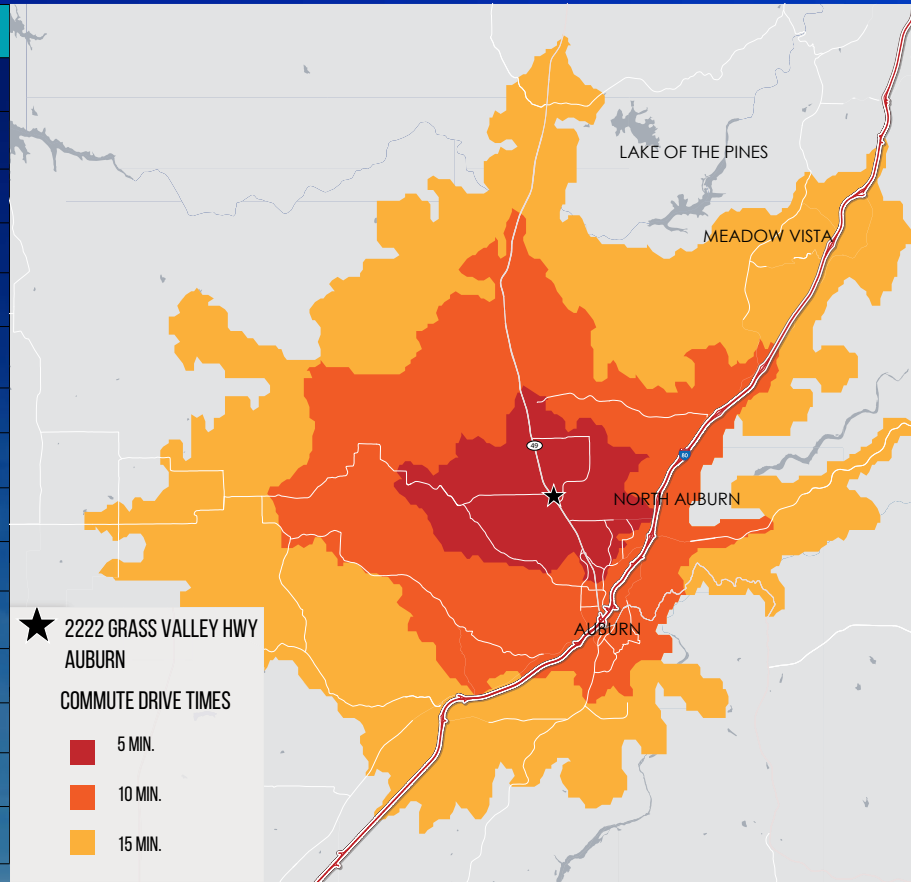
RADIUS MAP

DEMOGRAPHICS	1 mi radius	3 mi radius	5 mi radius
Total Population (2020)	7,122	29,351	42,994
Projected Population (2025)	7,849	32,430	47,510
Total Employees	10,598	24,953	27,611
Median Age	45.2	46.2	47.3
Total Households	2,831	12,395	17,996
Housing Units Occupied (2020)	2,831	12,395	17,996
Housing Units Owner-Occupied	1,881	7,499	12,041
Average Household Income (2020)	\$105,945	\$86,734	\$99,609
Median Household Income (2020)	\$69,111	\$66,080	\$75,387
Per Capita Income (2020)	\$43,466	\$37,183	\$42,127
Pop 25 yrs + 4+ yrs College	1,512	6,165	10,322
% Pop 25 yrs + 4+ yrs College	29.1%	28.4%	32.3%
White Collar Workers	1,834	7,671	12,290
Blue Collar Workers	936	4,935	6,760
Average Household Size	2.3	2.3	2.3



DRIVE TIME MAP

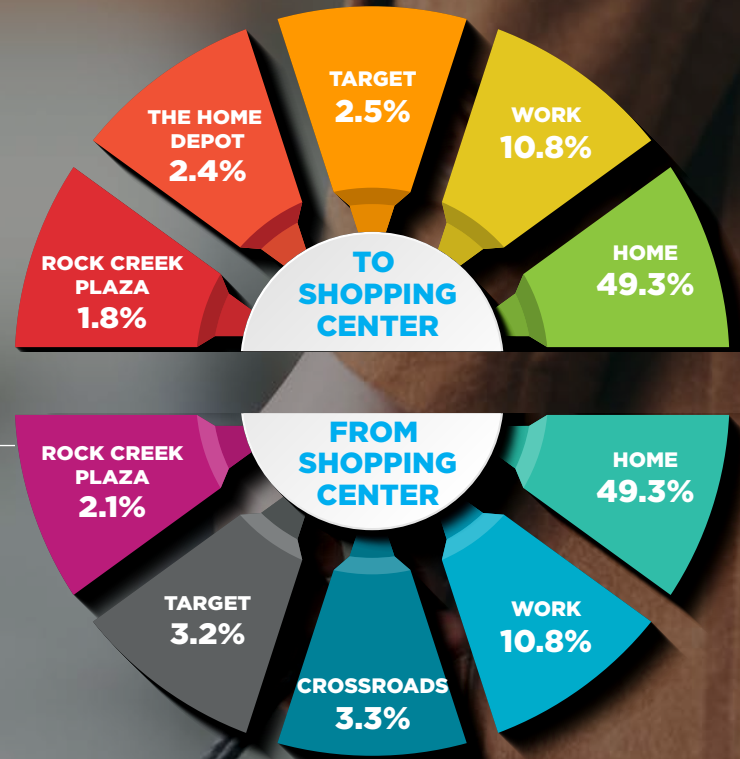
DEMOGRAPHICS	5 MINUTES	10 MINUTES	15 MINUTES
Total Population (2020)	18,781	35,590	51,307
Projected Population (2025)	20,745	39,299	56,654
Total Employees	19,621	26,803	29,595
Median Age	45.3	46.5	47.6
Total Households	7,844	15,048	21,398
Housing Units Occupied (2020)	7,844	15,048	21,398
Housing Units Owner-Occupied	4,467	9,451	14,898
Average Household Income (2020)	\$82,877	\$91,862	\$103,008
Median Household Income (2020)	\$60,934	\$70,189	\$77,285
Per Capita Income (2020)	\$35,396	\$39,331	\$43,346
Pop 25 yrs + 4+ yrs College	3,636	8,063	12,486
% Pop 25 yrs + 4+ yrs College	26.5%	30.6%	32.7%
White Collar Workers	4,565	9,793	14,798
Blue Collar Workers	2,898	5,816	7,892
Average Household Size	2.2	2.3	2.3



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CUSTOMER JOURNEY



DAILY VISITS

% of Visits

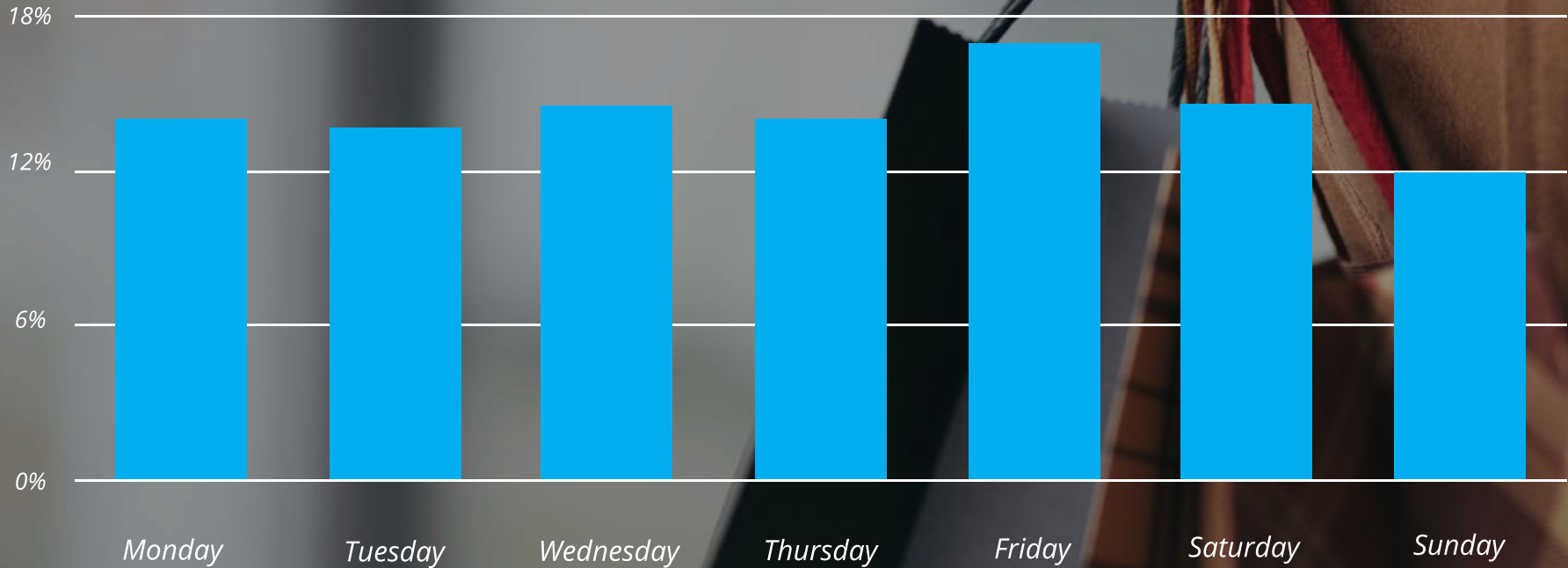


PHOTO GALLERY



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