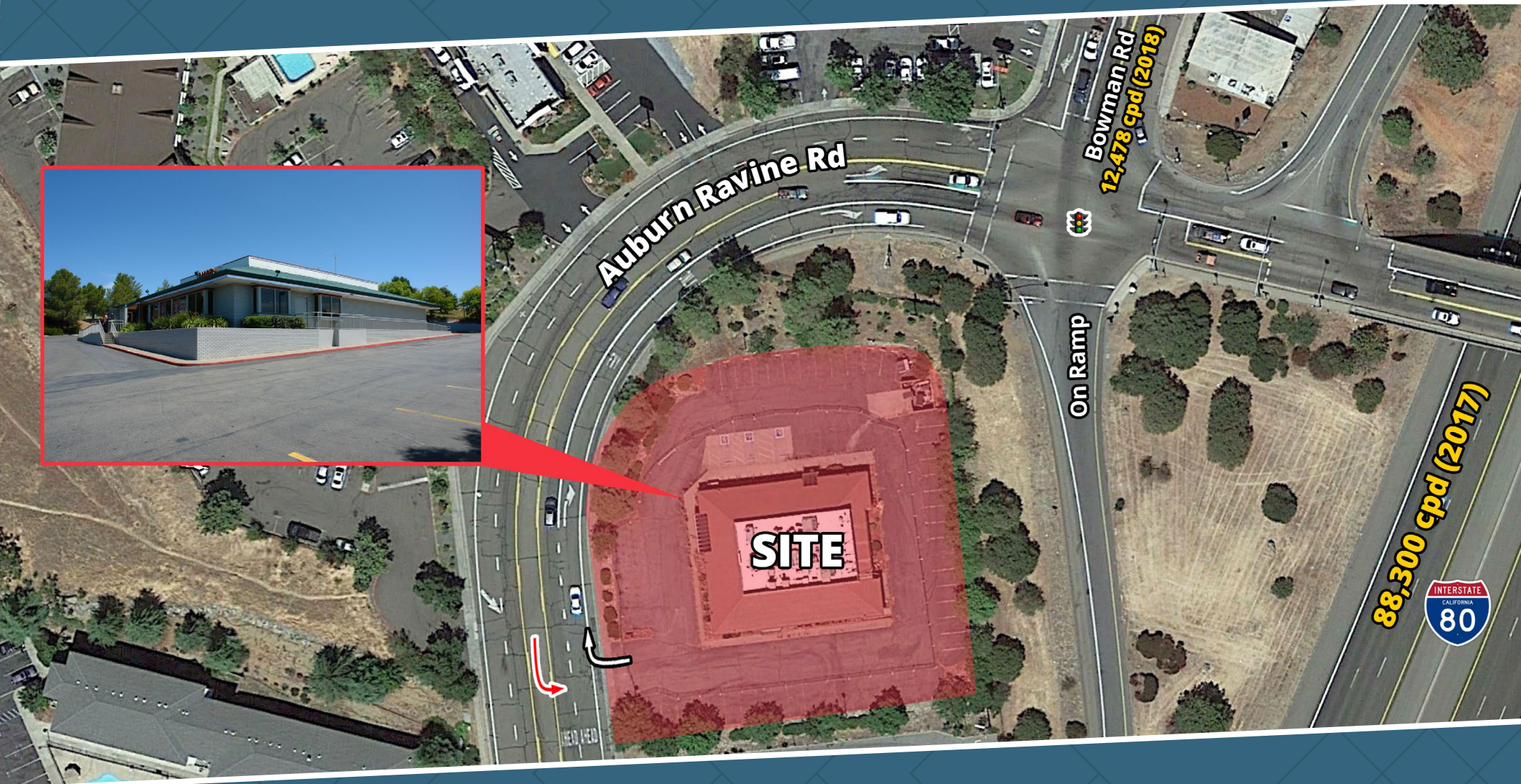


For Lease
Freeway New Development with Drive-Thru & Multiple Options
1800 Auburn Ravine Rd - Auburn, CA



Auburn Ravine Rd

Bowman Rd
12,478 cpd (2018)

On Ramp

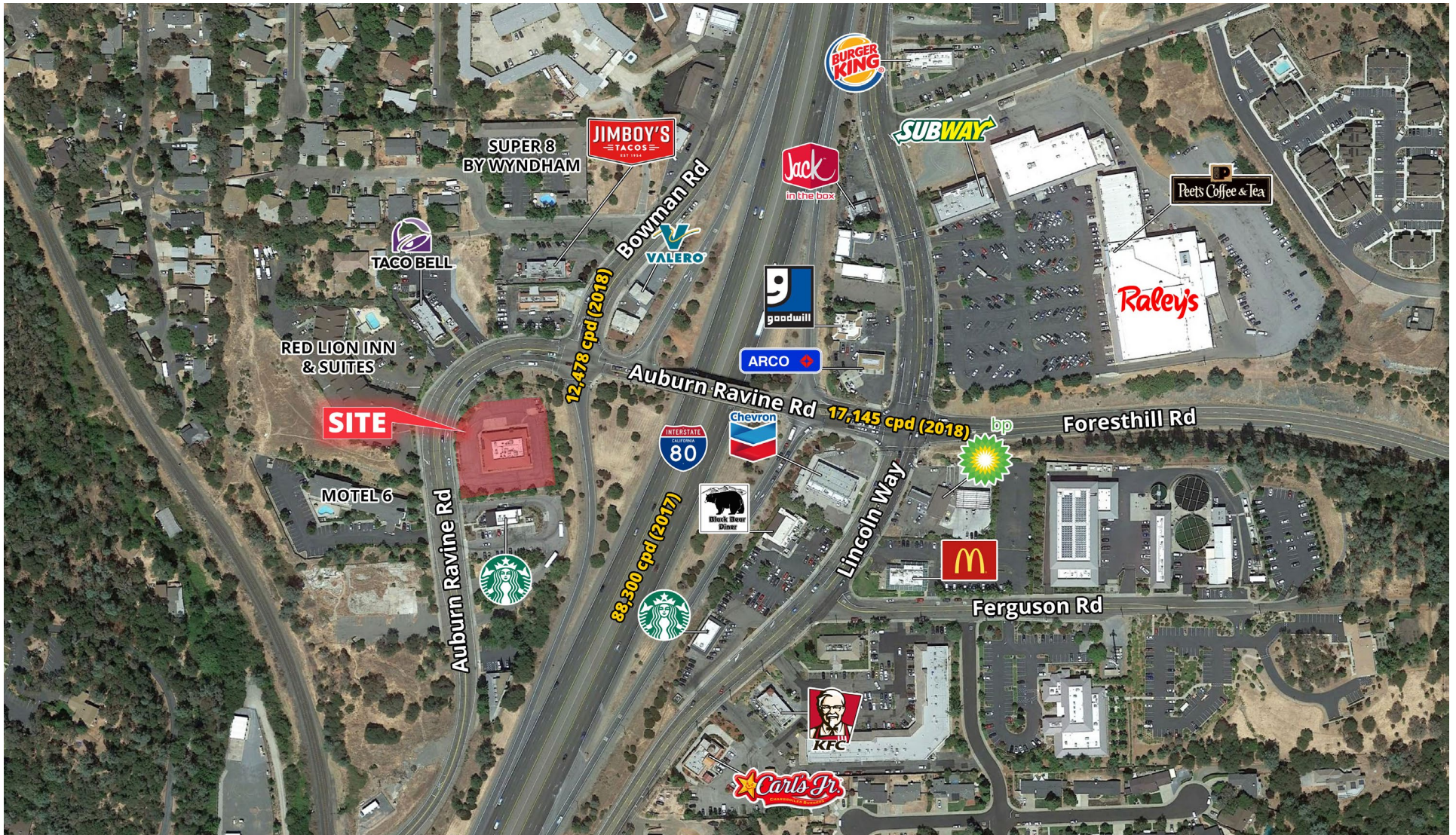
88,300 cpd (2017)
INTERSTATE CALIFORNIA 80

SITE

Freeway New Development w/Drive-Thru

1800 Auburn Ravine Rd - Auburn, CA

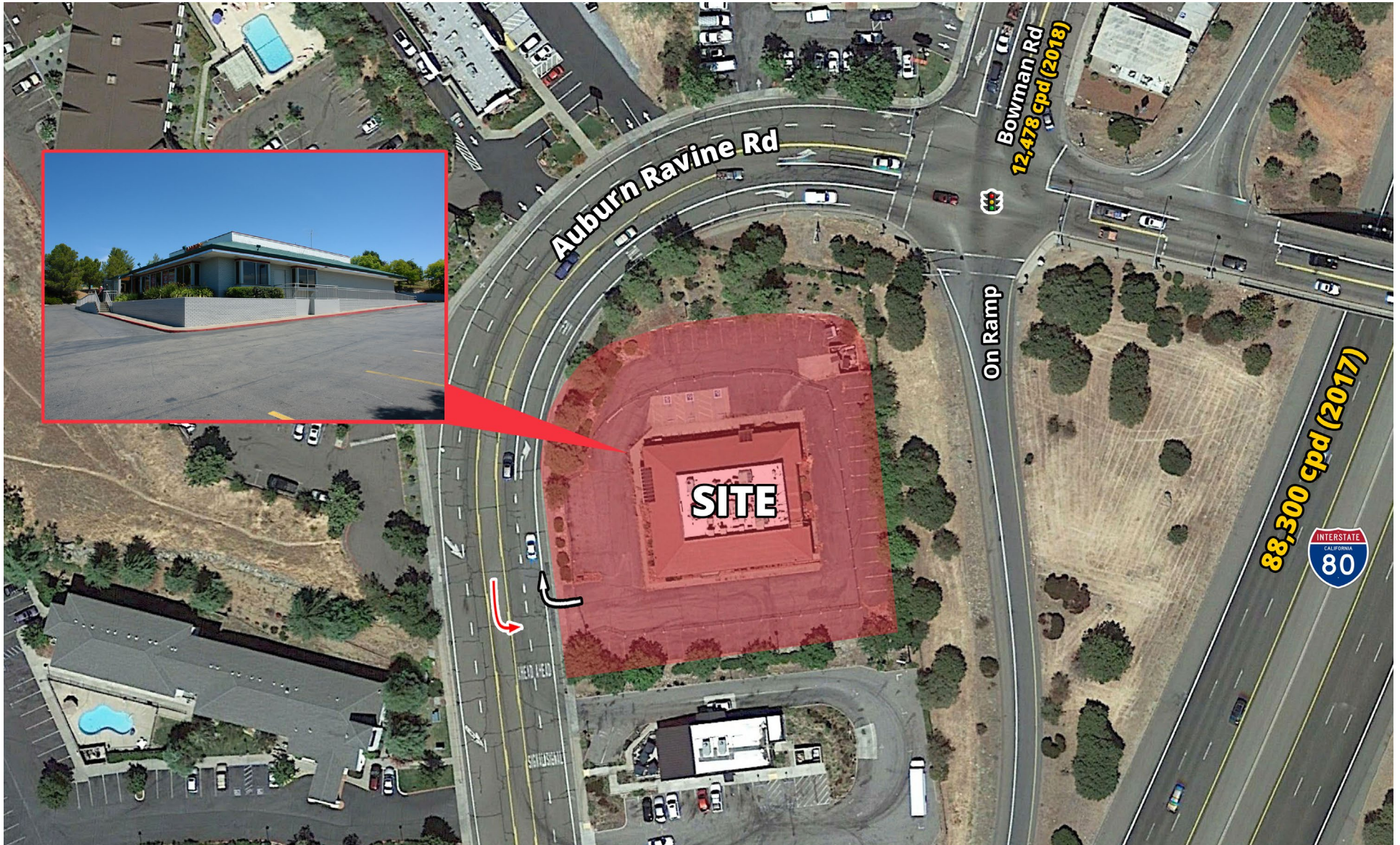
Intersection Aerial



Freeway New Development w/Drive-Thru

1800 Auburn Ravine Rd - Auburn, CA

Zoom-In Aerial



Freeway New Development w/Drive-Thru

1800 Auburn Ravine Rd - Auburn, CA

Market Profile

With its accessible location along Interstate 80 and Highway 49, Auburn is a city in and the county seat of Placer County. It has a population of 14,135 residents as of 2019 and is part of the Sacramento Metropolitan Area. The city is known for its California Gold Rush history, and is registered as a California Historical Landmark.

- Auburn has 1,236 total businesses with a Daytime Population of 17,912.
- The city has gone from a quaint outpost for antiques to a vibrant city bubbling with outdoor enthusiasts and creative individuals. A new generation has moved in and now the remaining antique stores mix with modern boutiques and award-winning breweries, wineries and restaurants.
- The combined sales tax rate for Auburn is 7.25%. This is the total of state, county and city sales tax rates. The California state sales tax rate is currently 6%. The Mendocino County sales tax rate is 0.25%.
- Located just off the busy Interstate 80 corridor and 33 miles north of Sacramento.



Auburn's Top Employers

- Placer County Food Stamps
- Placer County Sheriff
- Sheriff's Training
- Sutter Auburn Faith Hospital

Freeway New Development w/Drive-Thru

1800 Auburn Ravine Rd - Auburn, CA

Property Summary



AVAILABLE FOR LEASE

DESCRIPTION

This opportunity is for a tenant who wants to start a brand new lease on the existing site or alternatively up to 8,000 SF of new development with drive-thru, gas, hotel and retail.

LOCATION

Excellent exposure located on the south west corner of I-80 and Auburn Ravine Road. This site is on 1.2 acres, suitable for a tenant that wants to take over the existing building, or take over the entire parcel. This freestanding building of 6,531 SF is a former Denny's.

HIGHLIGHTS

- 1.2 acres available with development flexibility (QSR, Gas, Car Wash), multi-tenant building.
- Currently 6,531 SF of existing freestanding building.
- Hard corner location.
- Option for multiple tenants, drive-thru or gas station.
- Monument sign and great visibility.

DEMOGRAPHICS

| | 1 MILE | 3 MILE | 5 MILE |
|--------------------|----------|----------|----------|
| Population | 5,407 | 24,643 | 42,604 |
| Median HH Income | \$74,361 | \$58,721 | \$66,857 |
| Daytime Population | 5,652 | 40,008 | 53,537 |

Year 2019 | Source: ESRI

Freeway New Development w/Drive-Thru

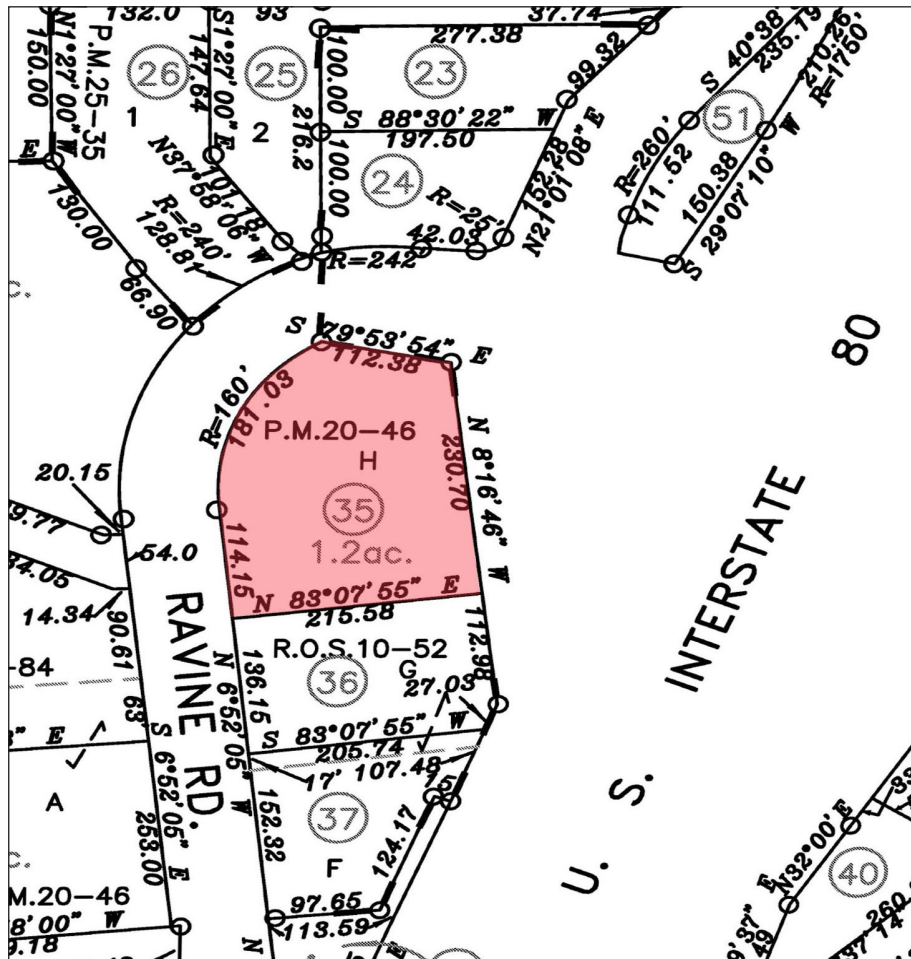
1800 Auburn Ravine Rd - Auburn, CA

SUMMARY

PROPERTY SPECIFICATIONS

Rentable Area: 6,531 SF (Current)
Land Area: 1.2 Acres (52,272 SF)

PARCEL MAP



PROPERTY OVERVIEW

ZONING

HS-DC: Highway Service District

ACCESS

There is one access point along Auburn-Ravine Rd.

IMPROVEMENTS

This offering includes 6,531 SF of existing building area contained in a single-story building, however, can be increased to roughly 8,000 SF of space.

PARKING

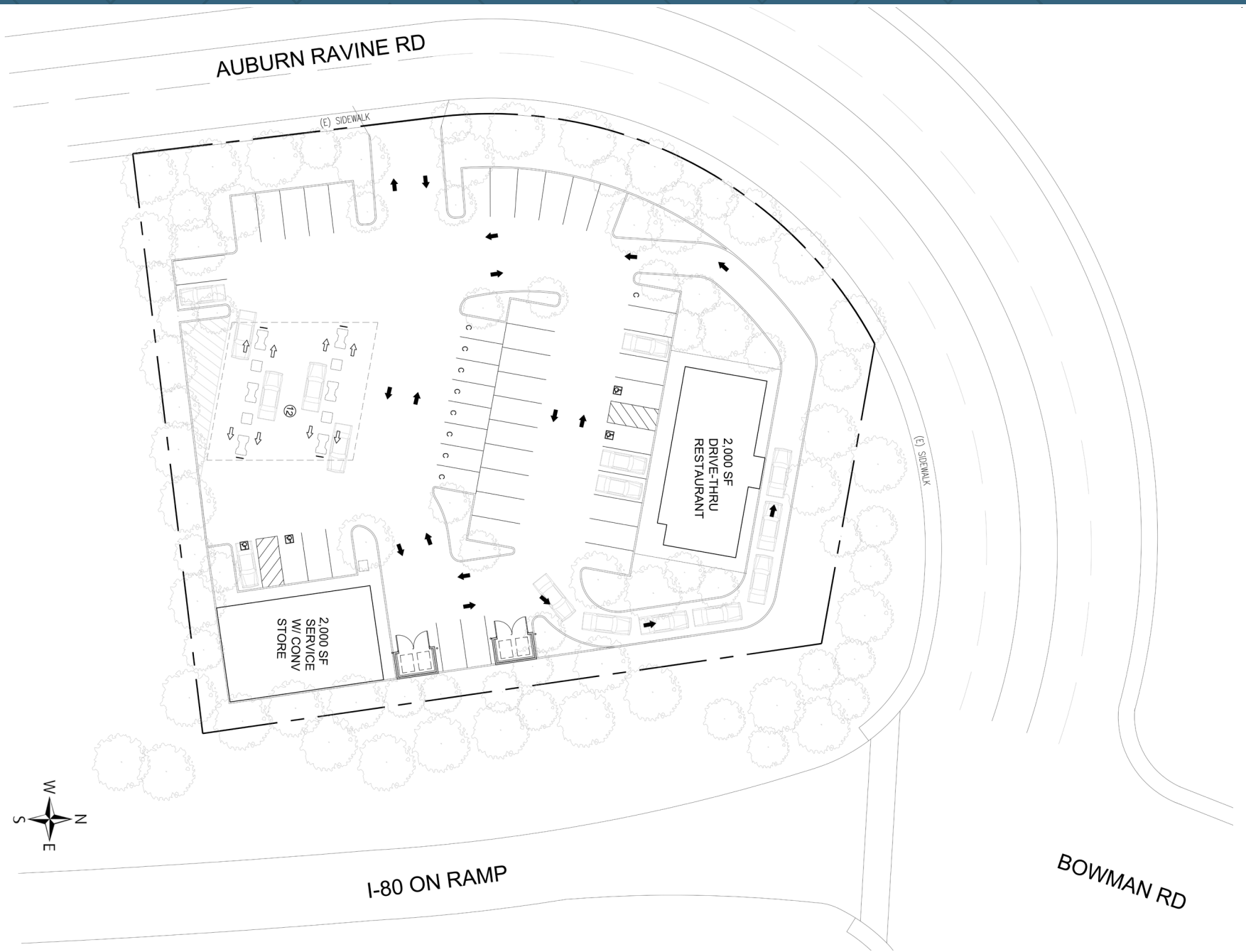
There are approximately 80 dedicated parking stalls on the owned parcel. The parking ratio is approximately 10.50 per 1,000 SF of leasable area.

AVAILABLE USES

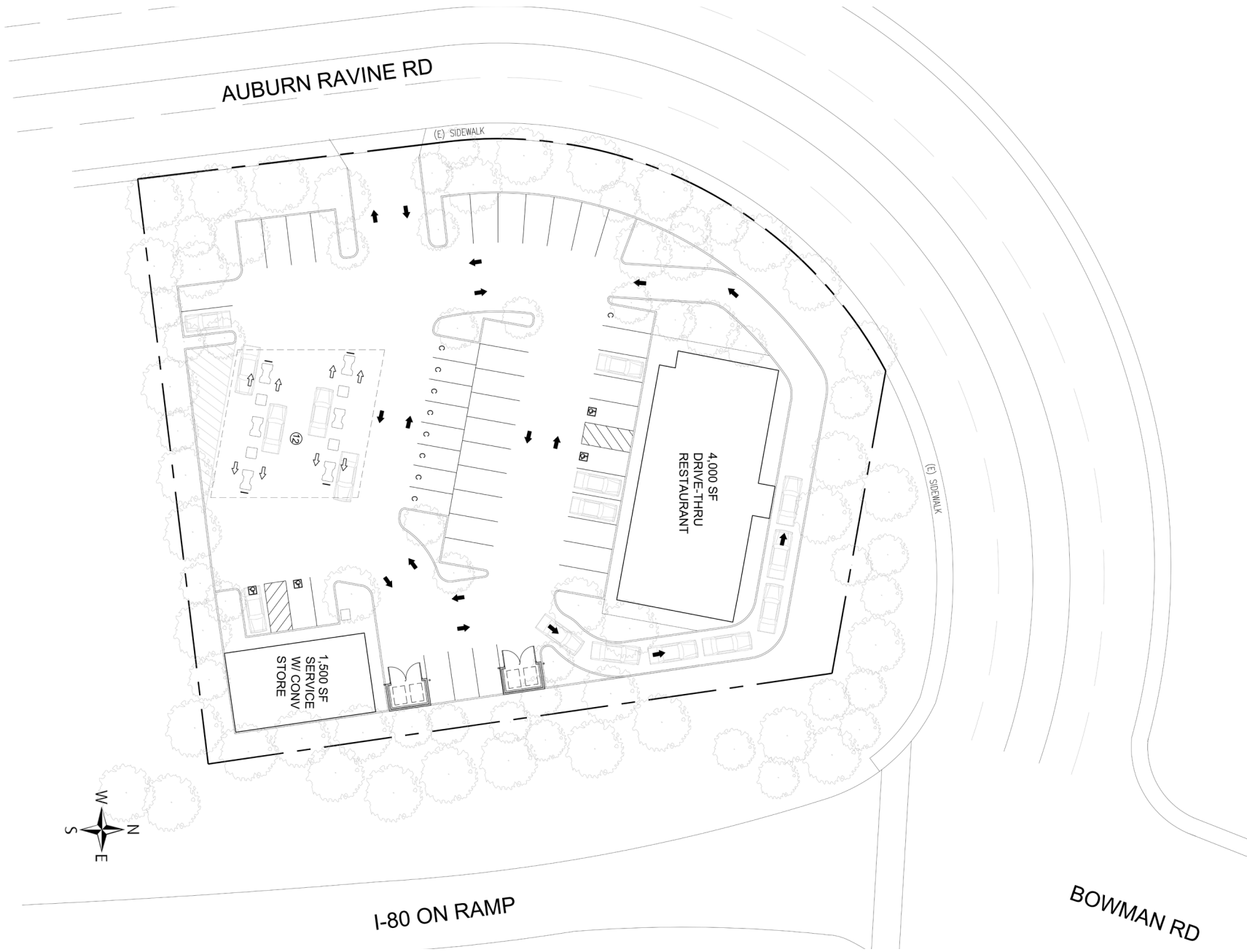
Drive-thru, grocery, gas, auto retail, bank, medical, hotel, storage, truck stop.



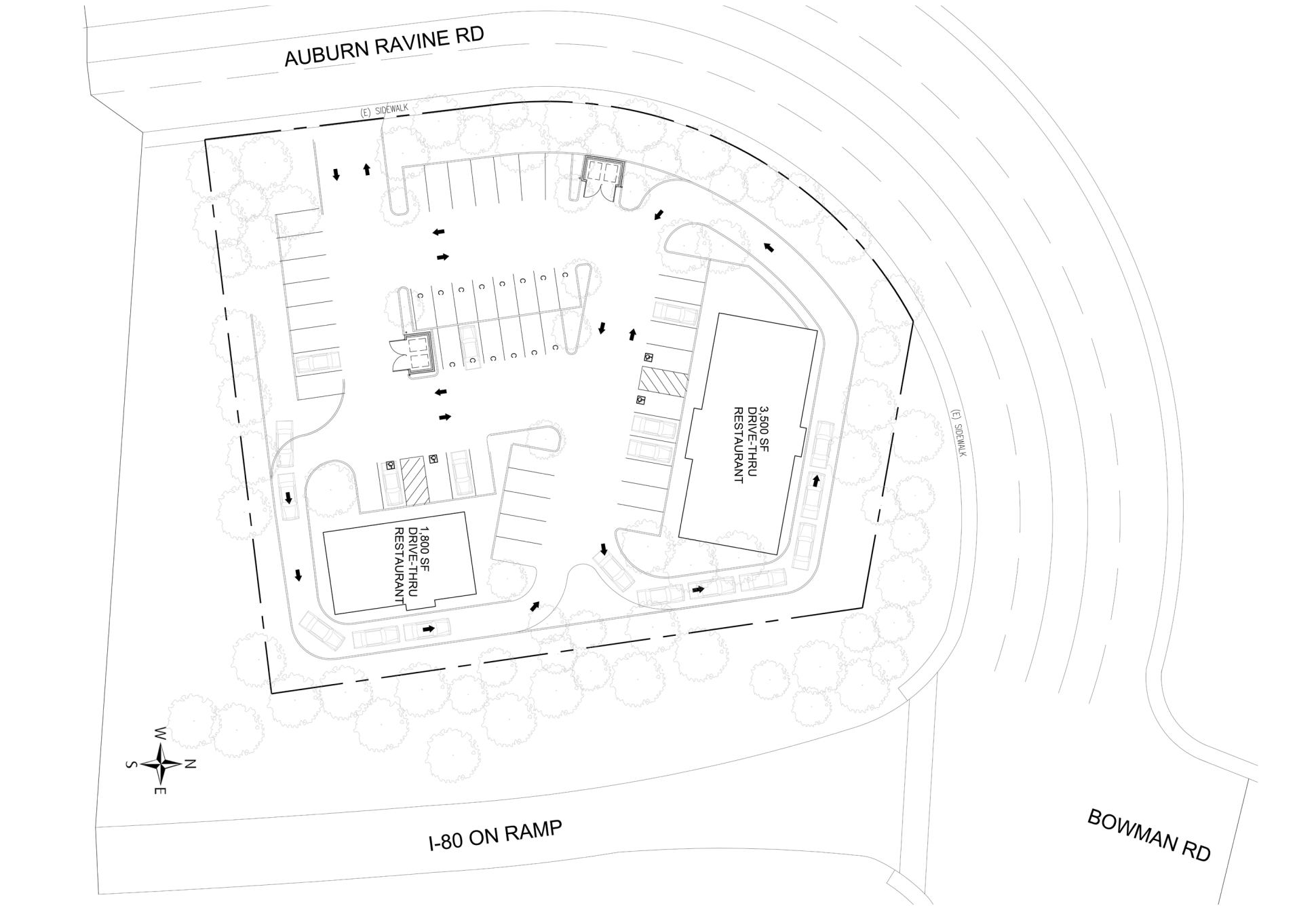
POTENTIAL SITE PLAN - OPTION A



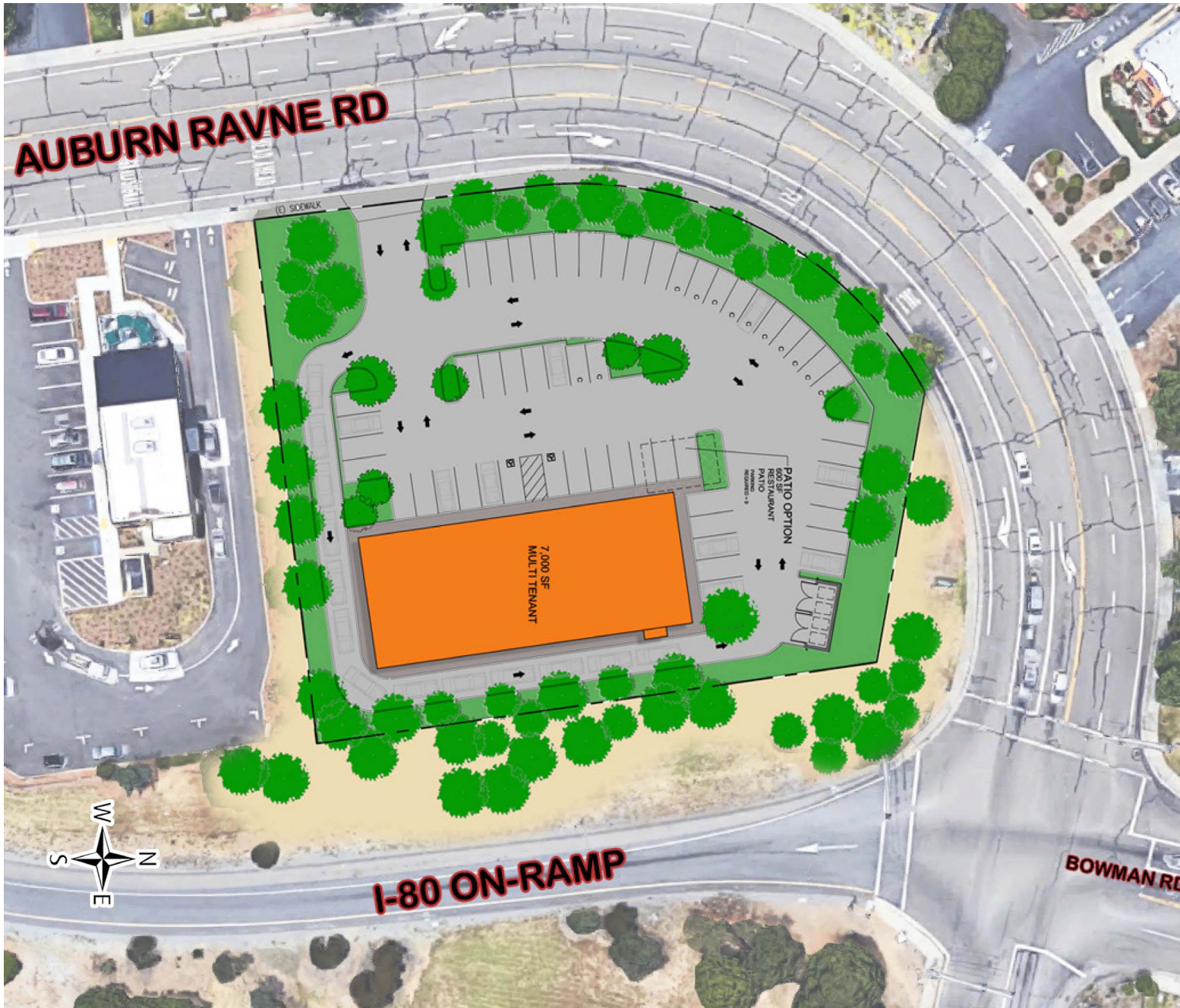
POTENTIAL SITE PLAN - OPTION B



POTENTIAL SITE PLAN - OPTION C



POTENTIAL SITE PLAN - OPTION D



POTENTIAL SITE PLAN - OPTION E



Freeway New Development w/Drive-Thru

1800 Auburn Ravine Rd - Auburn, CA

3 Mile InfoGraphics

