

# AUBURN VILLAGE

State Highway 49 at Atwood Road - Auburn, CA

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## PROPERTY HIGHLIGHTS

<b>LOCATION</b>	Intersection of State Highway 49 and Atwood Road Auburn, CA
<b>ANCHOR TENANTS</b>	Bel Air, CVS Pharmacy, Dollar Tree, Goodwill
<b>SIZE</b>	±133,944 Square Feet (GLA)
<b>AVAILABILITY</b>	±1,640 - ±2,383 SF Shop Space

## TRAFFIC COUNTS

Highway 49 at Atwood Road	±39,000 AADT (CalTrans - 2015)
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For leasing information, please contact:

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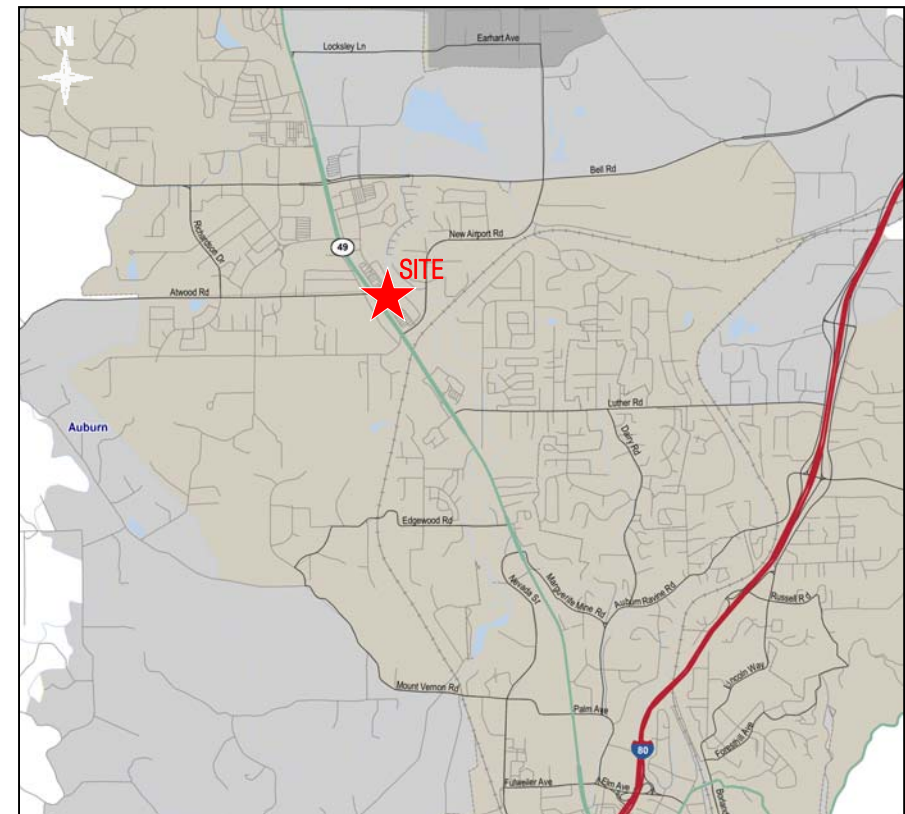
## MARKET OVERVIEW

**Auburn Village** is a ±133,944 square foot shopping center located at the intersection of Highway 49 and Atwood Road in Auburn, California. This neighborhood center is anchored by Bel Air, CVS Pharmacy, Dollar Tree and Goodwill and is one of the largest shopping centers in Auburn.

The center benefits from fully-signalized access points from Highway 49, the region's primary north-south traffic artery to communities including Grass Valley, Nevada City and points north. The center is highly visible to approximately 39,000 cars per day.

The City of Auburn is an affluent community in the Greater Sacramento MSA and boasts strong household income demographics of \$90,701 within a 5-mile radius of the site. The City has a strong tourism industry and as County Seat of Placer County, has a County government employee base of more than 2,500 workers.

DEMOGRAPHICS	1-MILE	3-MILE	5-MILE
2016 Total Population	7,177	28,537	42,415
2016 Total Households	2,493	11,041	16,320
2016 Average Household Income	\$77,089	\$79,903	\$90,701



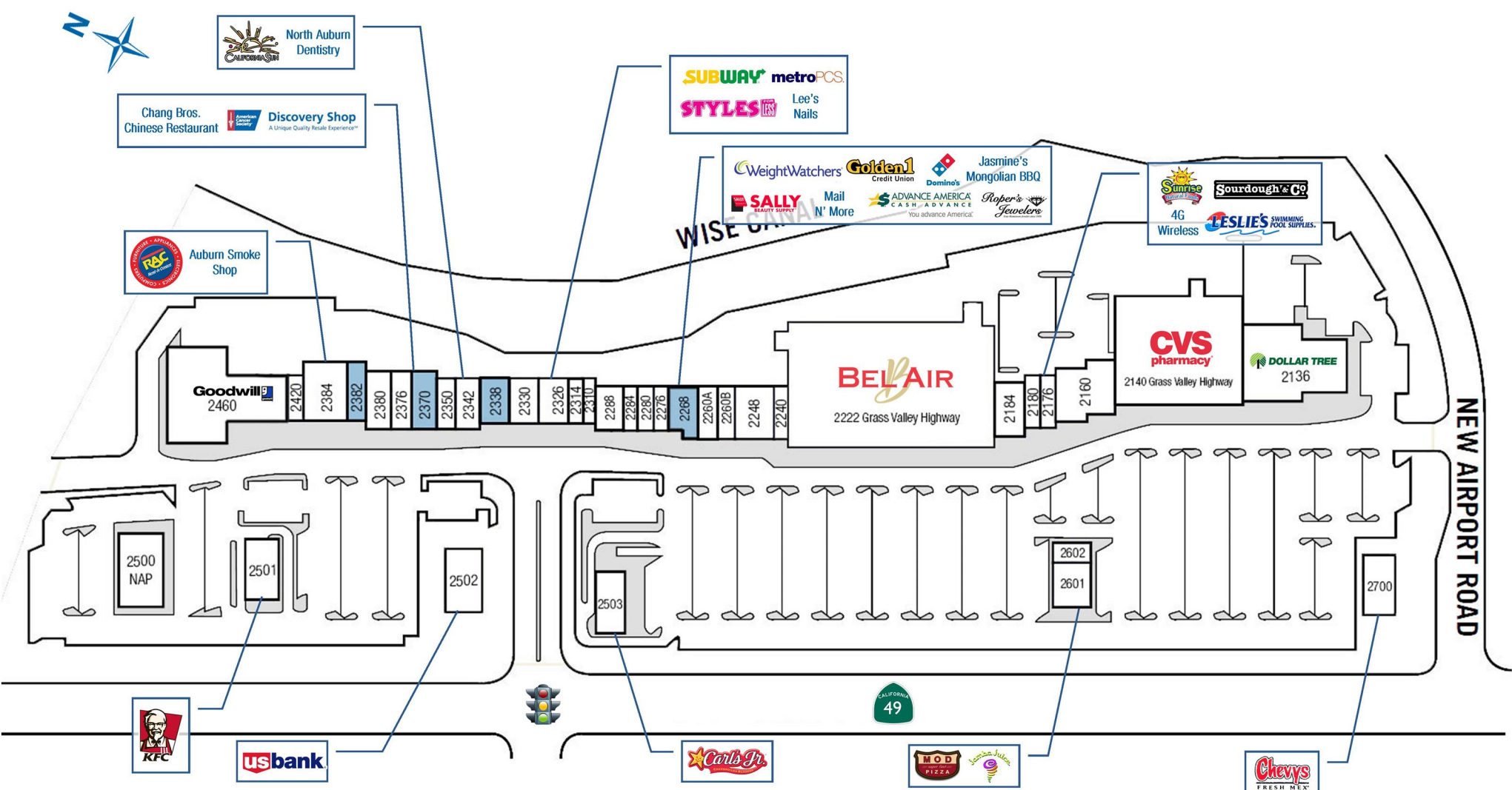


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SITE PLAN



Site Plan - Subject To Change

SUITE	TENANT	SQ. FT.
2136	Dollar Tree	12,200
2140	CVS Pharmacy (NAP)	25,821
2160	Sunrise Natural Foods	5,600
2176	Sourdough & Co.	1,400
2180	4G Wireless	1,400
2184	Leslie's Pool Supply	2,800
2222	Bel Air Market	45,540
2240	Weight Watchers	1,400
2248	The Golden1 Credit Union	3,640
2260-A	Domino's Pizza	1,500
2260-B	Jasmine Mongolian BBQ	1,826
2268	AVAILABLE	3,788
2276	Sally Beauty	1,200
2280	Mail N' More	1,200
2288	Roper's Jewelers	1,200
2310	Subway	1,200
2314	Metro PCS	1,200
2326	Styles For Less	3,600
2330	Lee's Nails	1,200
2338	AVAILABLE	2,400
2342	California Sun Centers	2,450
2350	North Auburn Dentistry	1,750
2370	AVAILABLE	1,640
2376	American Cancer Society Discovery Shop	3,400
2380	Chang Bros. Chinese Restaurant	2,800
2382	AVAILABLE	2,600
2384	Rent-A-Center	4,200
2420	Auburn Smoke Shop	1,200
2460	Goodwill	14,800

SUITE	TENANT	SQ. FT.
2501	KFC	2,978
2502	US Bank	4,320
2503	Carl's Jr	3,140
2601	MOD Pizza	1,200
2602	Jamba Juice	1,116
2700	Chevy's Fresh Mex	5,200

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