

11879 Kemper Road Unit 13

Auburn, CA

± 950 SF Available

Lease - \$1.45 PSF, MG

Sale - \$250,000



Contact:

Shana Lennon

Vice President

Lic. 01446203

+1 916 781 4868

shana.lennon@cbre.com

www.cbre.us/shana.lennon

Office Building

11879 Kemper Road, Unit 13, Auburn, CA

For Lease or Sale

Property Highlights

- +/- 950 sq ft.
- Asking Lease Price \$1.45 PSF, MG
- Asking Sales Price: \$250,000
- Available for occupation 7/1/2025.

11879 Kemper Road Suite 12b, in Auburn, CA, is an office property nestled in a picturesque setting that combines tranquility with accessibility. This property features modern amenities, and a beautiful outdoor space, perfect for a tenant or owner. The interior showcases an inviting layout with abundant natural light, offering scenic views of the surrounding landscape. It offers ample and level parking, same level access and the building is well maintained.

The property is ideally located near a variety of amenities, making it a convenient choice for tenants, their employees, and their customers. Just a short drive away, you'll find shopping centers, restaurant options, a few fitness centers, and other businesses. The building is located mid-way up from I-80-- directly off of Grass Valley Hwy (Hwy 49). It is mid-way on Hwy 49 from the direction of Grass Valley as well. The intersection has its own stop light and is approx. 200 yards off of Hwy 49 which makes driving to the building easy and safe. There is ample and level parking for employees and customers. CAMS are minimal due to considerable cell phone tower revenue. The Associations' Reserve fund is robust.

2024 Estimated Demographics - 3-Miles



42,135

Daytime Population



2,310

Businesses



\$112,332

Avg. HH Income



28,645

Population



61.5%

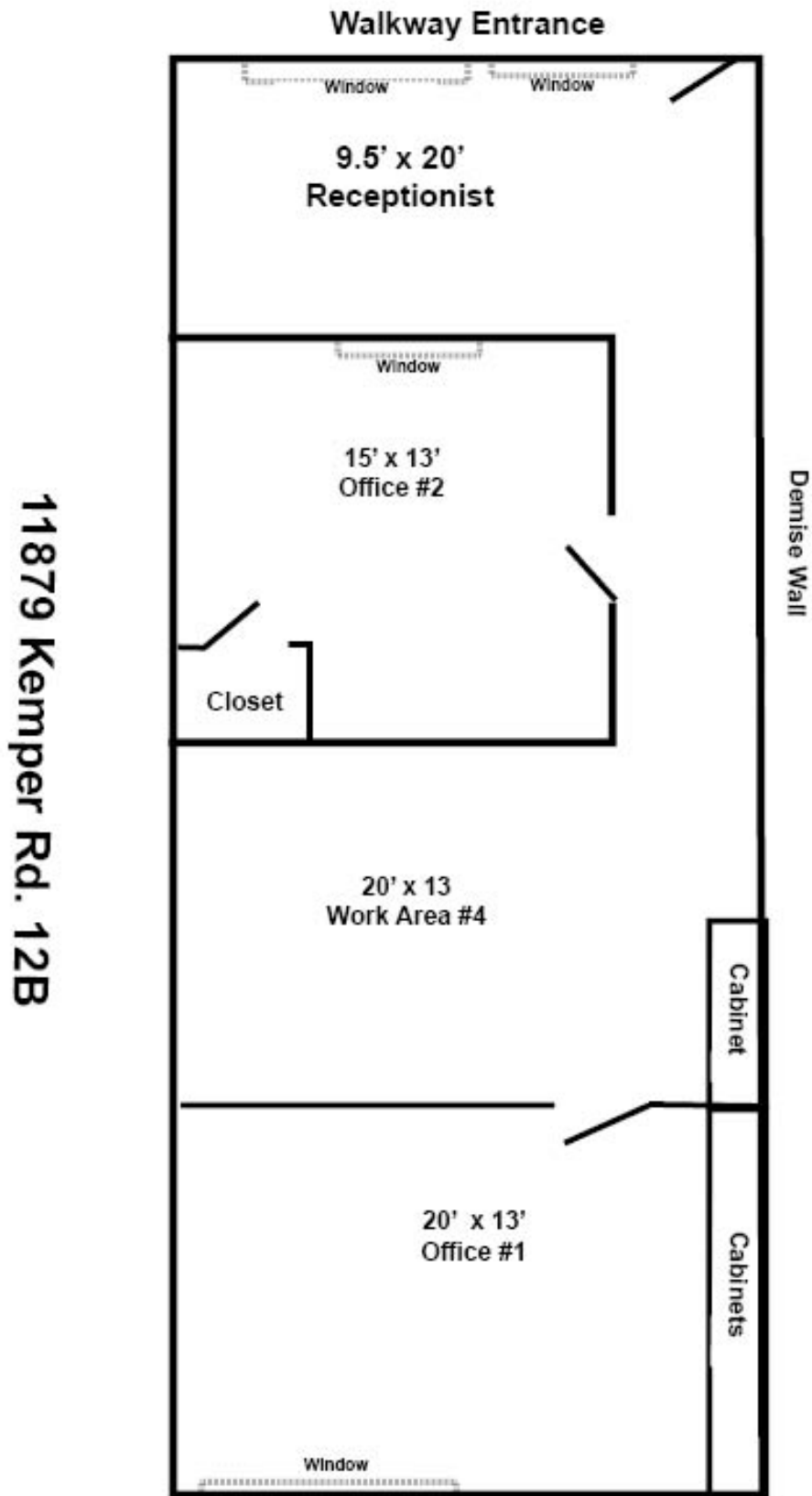
Owner-Occupied Units

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Floor Plan



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Interior Photos

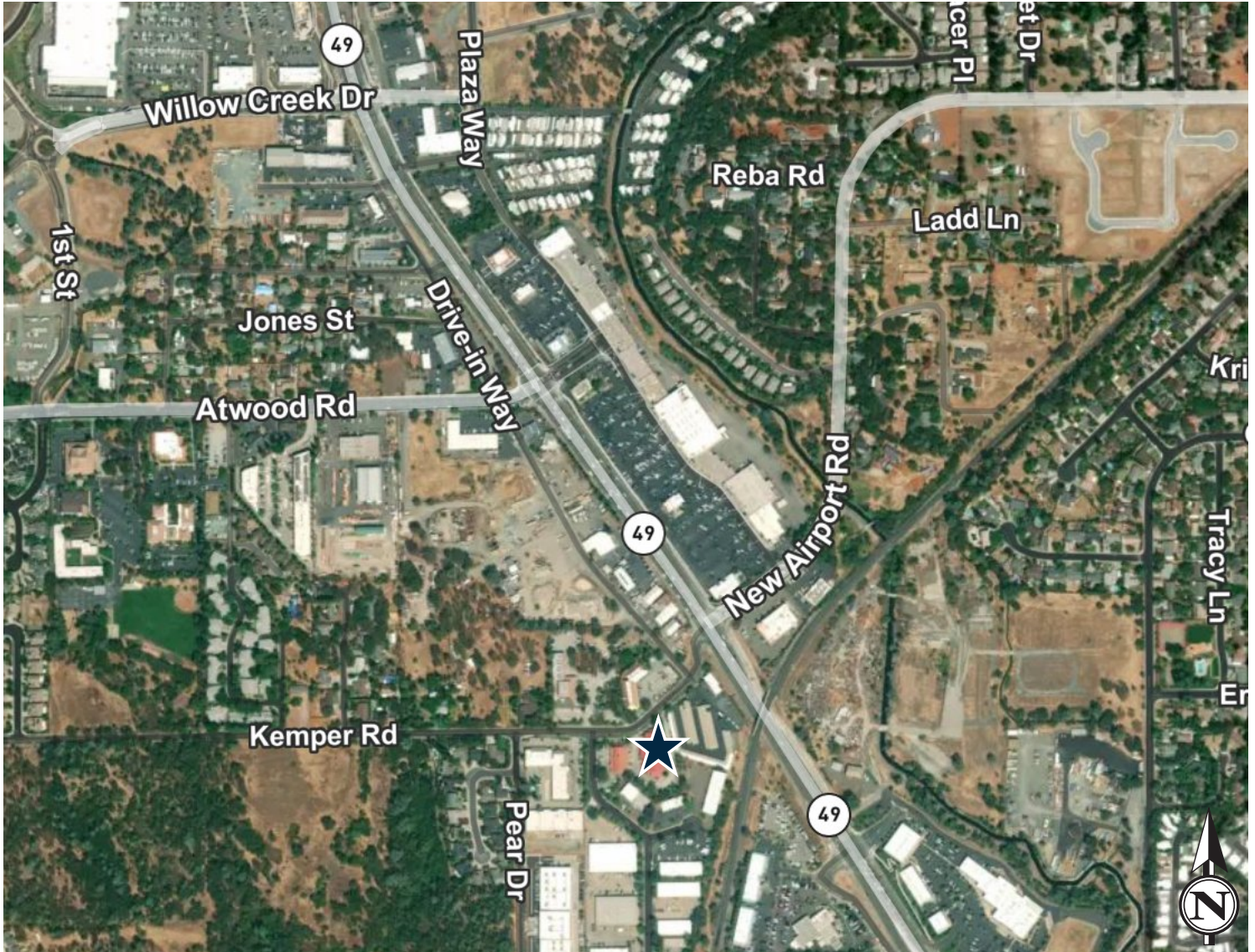


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Aerial



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