

FOR LEASE

1.3 ACRE LOT +/- 1,260 SF OFFICE ADJACENT TO HWY 80

13651 BOWMAN RD. | AUBURN, CA

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DESCRIPTION

This freeway oriented property includes a large 1.3 acre lot and is zoned Highway Services which allows for a number of flexible uses.

The site is well located with quick access to I-80 and minutes from downtown Auburn; it is also surrounded by great neighborhood daily needs such as Raley's, Verizon, Bank of the West and multiple national food options and hotels

HIGHLIGHTS

- 1,260 SF office/showroom that was recently remodeled with a full kitchen, multiple private offices, and two restrooms.
- 1.3 Acre Lot - Potential to fence for secured yard space
- Conveniently located directly off of Bowman Road Exit in Auburn allowing quick access to HWY 80 East & West.

ZONING

- Highway Services

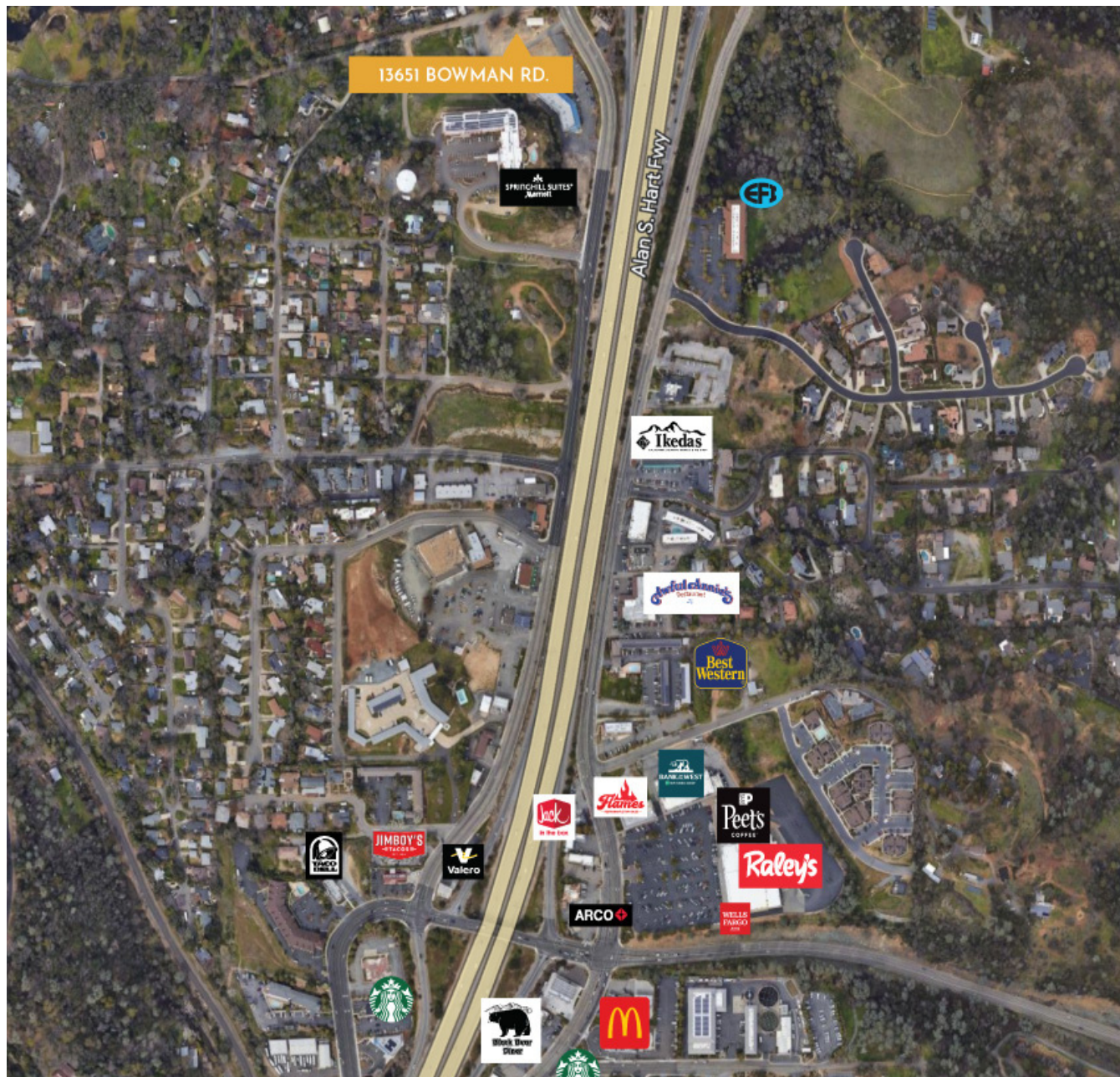
POTENTIAL USES

- Auto, Mobile Home, Vehicle and Part Sales
- Building Material Sales & Storage
- Contractor Office & Storage
- Retail Sales
- Showrooms & Workshops

[TAKE A LOOK AT THE PLACER ZONING CODE FOR ALL ALLOWABLE USES HERE.](#)

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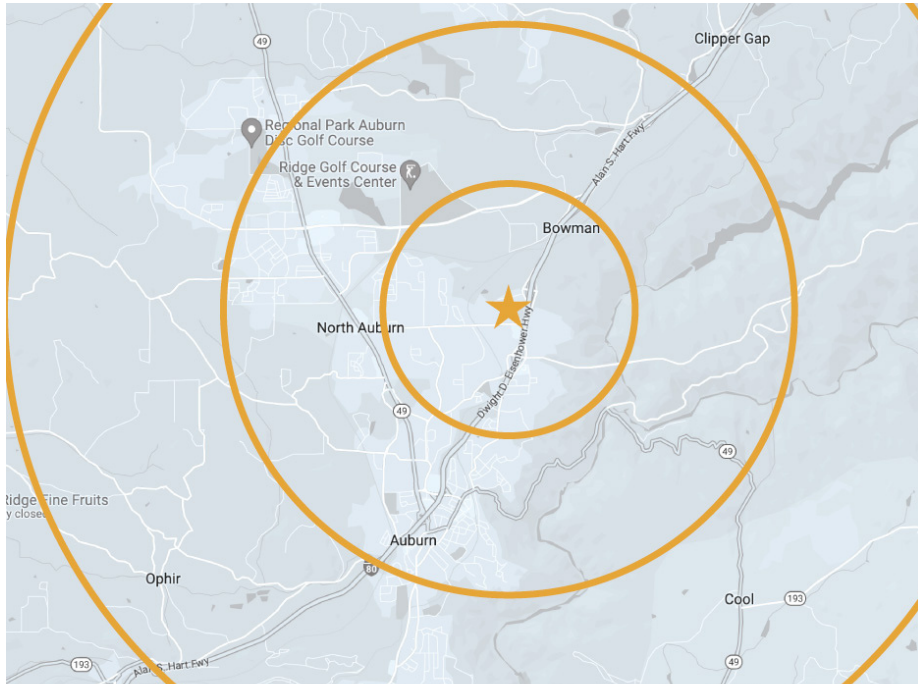


BUSINESSES NEARBY

- Marriott SpringHill Suites
- Ewing Foley Inc
- Ikeda's
- Awful Annie's
- Best Western
- Flames Restaraunt & Tap House
- Raley's
- Jack in the Box
- Taco Bell
- Black Bear Diner
- Valero
- ARCO
- Jimboy's Tacos
- Starbucks (x2)
- McDonald's
- Peet's Coffee & Tea
- Bank of the West
- Wells fargo ATM

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POPULATION	1 MILE	3 MILES	5 MILES
2023 Population	3,295	24,546	41,273
2028 Population (Est.)	3,356	25,033	42,030
2023 Median Age	48.4	44.8	47.2
Owner Occupied Homes	994	6,003	11,357

HOUSEHOLD INCOME	1 MILE	3 MILES	5 MILES
2023 Average HH Income	\$105,156	\$94,105	\$104,339
2023 Median HH Income	\$85,339	\$73,716	\$82,533

TRAFFIC	
HWY 80 - Bowman Exit	62,804
Bowman Rd - HWY 80 Undercrossing	4,478