

FOR SALE

\$7,775,000

16.7 total acres (2 parcels)

1406 & 1448 Grass Valley Hwy, Auburn, CA 95603



- *12.4 Acres High Density Residential Zoning*
 - *4.3 Acres Commercial Zoning*
- *Rare Hwy 49 In-Fill Development Location*
- *Regional Housing Needs Allocation (RHNA)*

Offered By:

Mike Fluty
Senior Broker Associate
Mfluty.cbc@live.com
916-804-8799
License # 00512628

Thomas Pagán
Managing Broker
Tpagan.ws.@gmail.com
530-277-6642
License #01483283





License #01986417

Offering: 1406 & 1448 Grass Valley Hwy
Auburn, CA 95603

Offering Price: \$7,775,000

Property Type: 12.4ac High-Density Residential Industrial
4.3ac Commercial 2 buildings with Yard Space

Parcel Sizes: 16.7 total acres

Zoning: RM30-DC (12.4ac)
CPD-DC (4.3 ac)

APNs: 038-104-095
038-104-096

Water Source: PCWA

Sewage Disposal: Sewer connected

Power: PG&E to sites



1406 & 1448 Grass Valley Hwy, Auburn, CA

16.7 Acres (2 Separate Parcels)

Mixed-Use Development Opportunity

1406 Grass Valley Hwy – 12.4 Acres APN 038-104-095

A premier multifamily development opportunity along the Grass Valley Highway corridor in Auburn, CA. Zoned **RM30-Dc**, this site supports high-density residential uses with potential capacity for up to 30 units per acre. This rare infill parcel was recently rezoned from commercial to residential under Placer County’s RHNA housing initiative, demonstrating strong jurisdictional support for future housing production. Placer County also incorporated this parcel into its RHNA-driven Environmental Impact Report (EIR), reducing future environmental hurdles. According to the County, projects dedicating **20% or more** of units as affordable may qualify for **administrative approval**, enabling staff-level review and significantly reducing entitlement risk and processing time.

1448 Grass Valley Hwy – 4.3 Acres APN 038-104-096

Directly adjacent to the multifamily development site and fronting Hwy 49, this commercially zoned **CPD-DC** property offers a stable income from two existing tenants while providing exceptional long-term development flexibility. With prominent frontage and strategic positioning, the parcel enhances the overall potential of the larger assemblage. Potentially serving as the primary access point to the 12.4-acre residential parcel, improving circulation, connectivity, and overall project design efficiency.

Combined Development Vision

Together, these properties create a **16.7-acre mixed-use opportunity** ideal for a forward-thinking developer. A possible development strategy of commercial uses along the highway paired with high-density residential behind offer a balanced, market-responsive plan, satisfying multiple needs for the community. This combined site supports a cohesive community vision aligned with state housing mandates, local planning objectives, and Auburn’s evolving demand for both residential and commercial uses. The assemblage provides scale, entitlement efficiency, and the potential to deliver impactful housing supported by complementary commercial amenities.

DISCLAIMER & NOTICE OF CONFIDENTIALITY

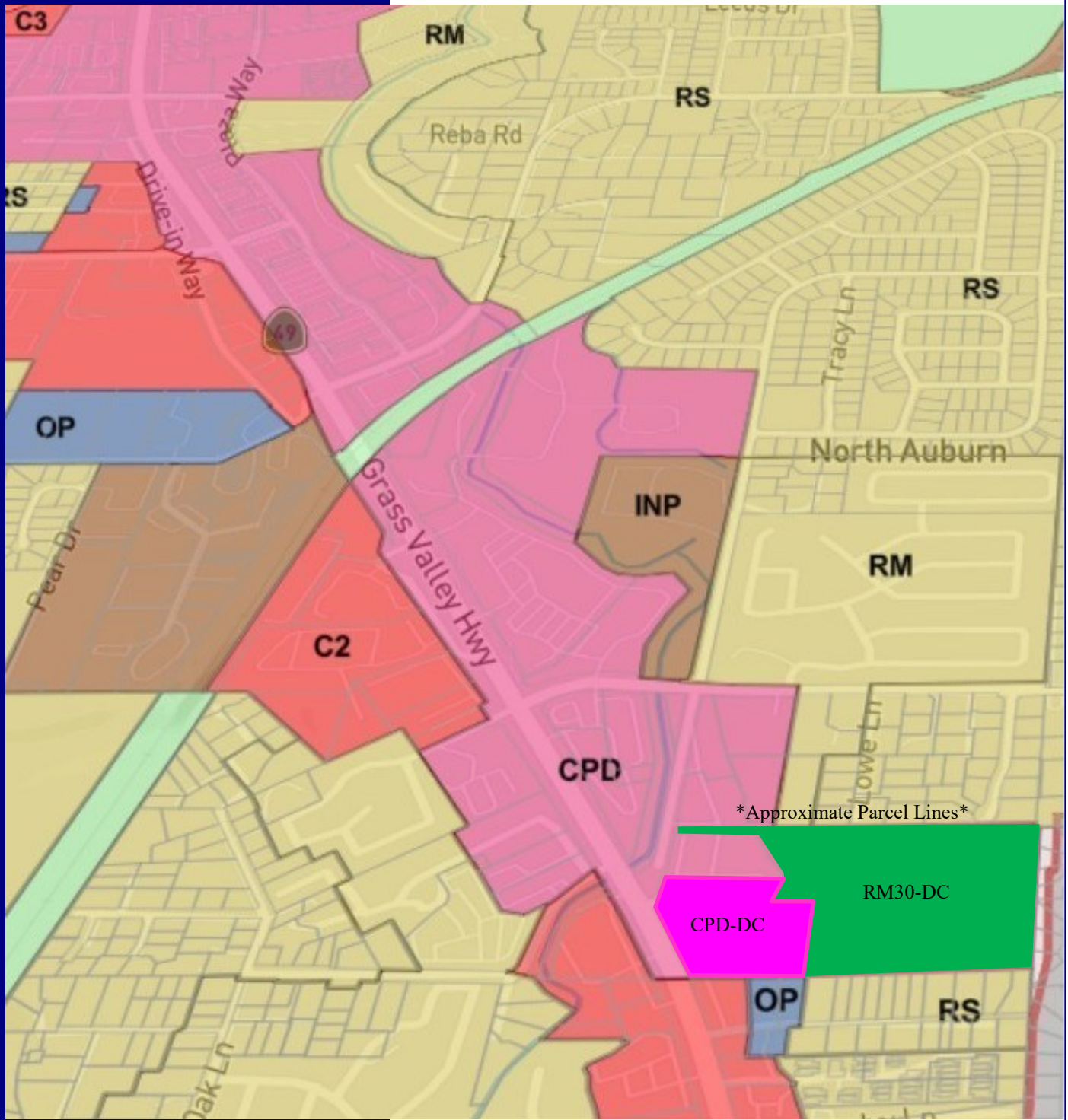
We have obtained the above information from sources we believe to be reliable, but no representations of any kind-expressed or implied – are being made as to the accuracy of such information. All references to square footage, lot size, age of improvements, or income/ expense are approximate only and are constantly updated to reflect new or changed information. Individuals should conduct an independent investigation of all pertinent property information. We bear no liability.



WESTERN SLOPE
COMMERCIAL

License #01986417

1406 & 1448 Grass Valley Hwy Regional Zoning



DISCLAIMER & NOTICE OF CONFIDENTIALITY

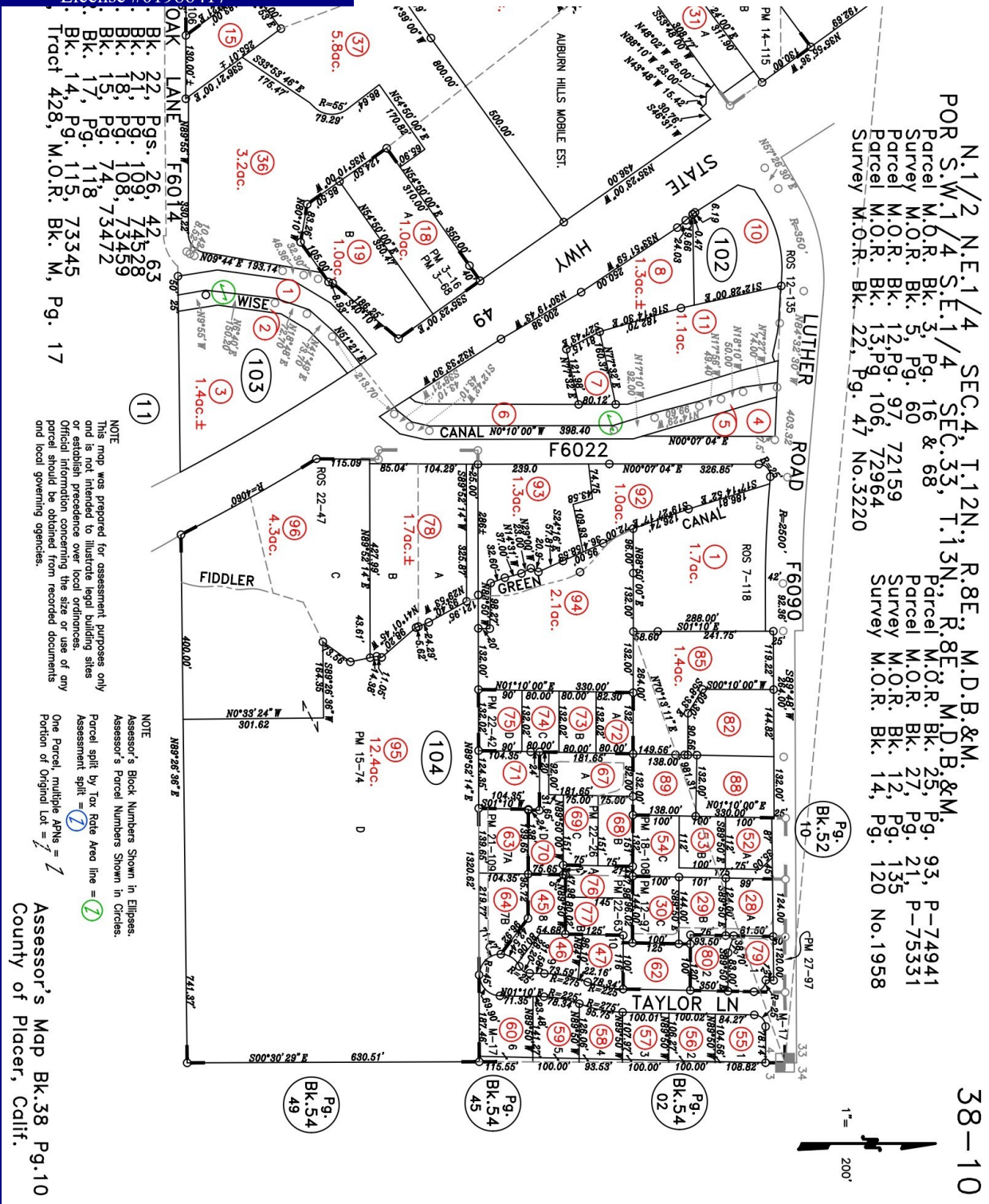
We have obtained the above information from sources we believe to be reliable, but no representations of any kind-expressed or implied – are being made as to the accuracy of such information. All references to square footage, lot size, age of improvements, or income/ expense are approximate only and are constantly updated to reflect new or changed information. Individuals should conduct an independent investigation of all pertinent property information. We bear no liability.



WESTERN SLOPE
COMMERCIAL

License #01986417

1406 & 1448 GV Hwy, Auburn, CA Parcel Map



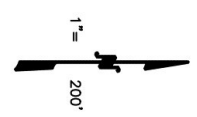
OAK LANE F6014
Bk. 22, Pg. 26, 42, 63
Bk. 21, Pg. 109, 74528
Bk. 18, Pg. 108, 73459
Bk. 15, Pg. 74, 73472
Bk. 17, Pg. 118
Bk. 14, Pg. 115, 73345
Tract 428, M.O.R. Bk. M, Pg. 17

NOTE
This map was prepared for assessment purposes only and is not intended to illustrate legal building sites or establish precedence over local ordinances. Official information concerning the size or use of any parcel should be obtained from recorded documents and local governing agencies.

NOTE
Assessor's Block Numbers Shown in Ellipses.
Assessor's Parcel Numbers Shown in Circles.
Parcel split by Tax Rate Area line =
Assessment split =
One Parcel, multiple APNs =
Portion of Original Lot =

Assessor's Map Bk.38 Pg.10
County of Placer, Calif.

N.1/2 N.E.1/4 SEC.4, T.12N.; R.8E.; M.D.B.&M.
POR S.W.1/4 S.E.1/4 SEC.33, T.13N.; R.8E.; M.D.B.&M.
Parcel M.O.R. Bk. 3, Pg. 16 & 68
Parcel M.O.R. Bk. 5, Pg. 60
Parcel M.O.R. Bk. 12, Pg. 97; 72159
Parcel M.O.R. Bk. 13, Pg. 106; 72964
Survey M.O.R. Bk. 22, Pg. 47 No.3220
Parcel M.O.R. Bk. 25, Pg. 93, P-74941
Parcel M.O.R. Bk. 27, Pg. 21, P-75331
Parcel M.O.R. Bk. 12, Pg. 135
Survey M.O.R. Bk. 14, Pg. 120 No.1958



38-10

DISCLAIMER & NOTICE OF CONFIDENTIALITY

We have obtained the above information from sources we believe to be reliable, but no representations of any kind-expressed or implied - are being made as to the accuracy of such information. All references to square footage, lot size, age of improvements, or income/ expense are approximate only and are constantly updated to reflect new or changed information. Individuals should conduct an independent investigation of all pertinent property information. We bear no liability.