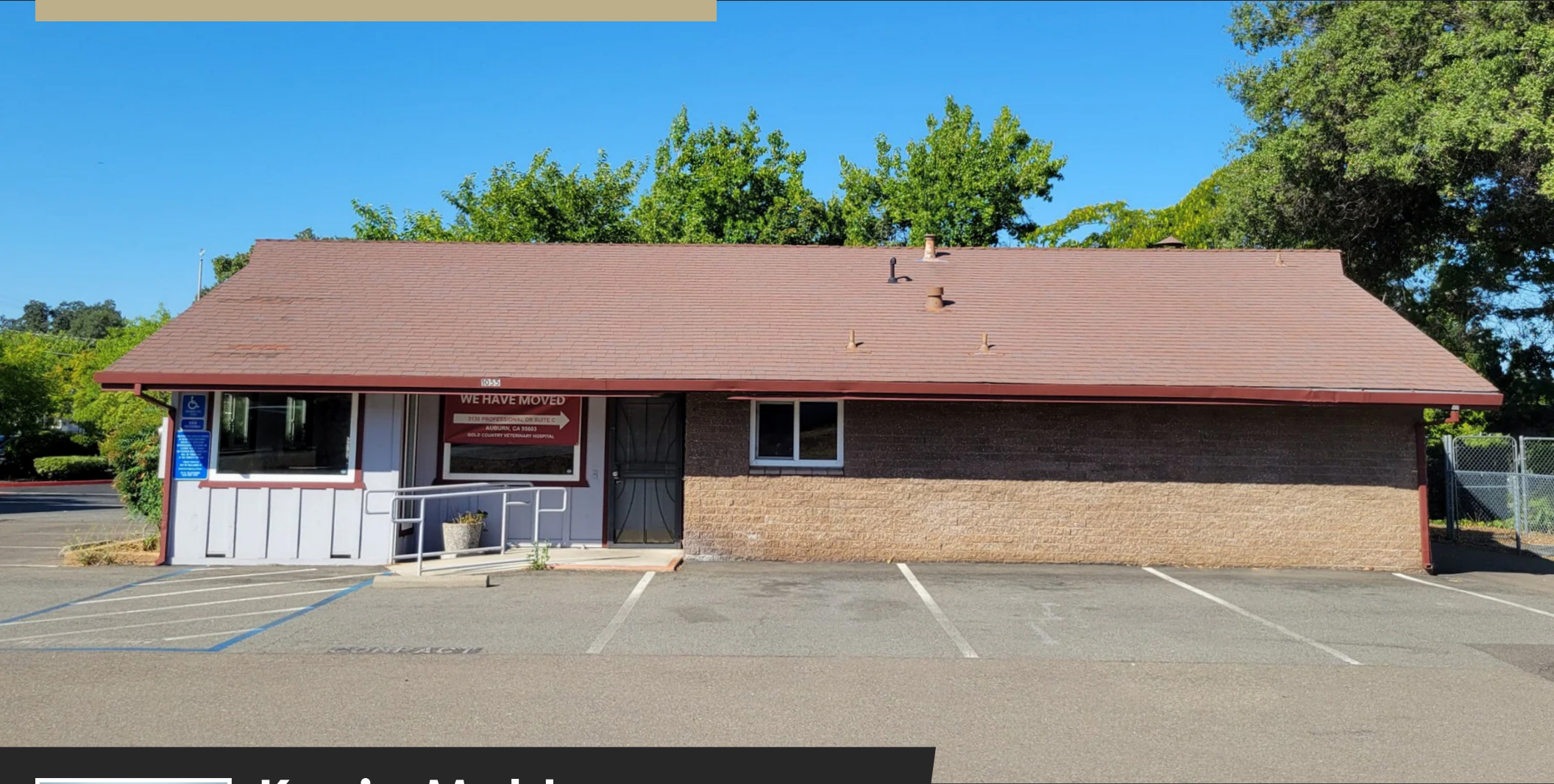


FOR SALE

1055 Grass Valley Hwy | Auburn, CA 95603



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CENTURY 21®

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CITY OF AUBURN

Auburn is a city located in Placer County, California, USA. It is situated in the Sierra Nevada foothills and is part of the Greater Sacramento area. Auburn is known for its historic charm, with many buildings dating back to the Gold Rush era in the mid-19th century.

DEMOGRAPHICS

In 2021, Auburn, CA had a population of 13.7k people with a median age of 48.2 and a median household income of \$72,409. Between 2020 and 2021 the population of Auburn, CA declined from 14,104 to 13,738, a -2.6% decrease and its median household income grew from \$67,282 to \$72,409, a 7.62% increase.

The 5 largest ethnic groups in Auburn, CA are White (Non-Hispanic) (80.6%), White (Hispanic) (7.05%), Two+ (Hispanic) (4.9%), Two+ (Non-Hispanic) (3.62%), and Asian (Non-Hispanic) (1.59%).

None of the households in Auburn, CA reported speaking a non-English language at home as their primary shared language. This does not consider the potential multi-lingual nature of households, but only the primary self-reported language spoken by all members of the household.

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Executive Summary



Discover a prime opportunity in this spacious vacant veterinary building, ideally suited for a range of potential uses. Located in a bustling commercial area and highway exposure, this property offers numerous advantages.

Investment Highlights



Square Feet – 1,887

Price per SQ/FT – \$450

Zoning – C2-DC - Medical

Use – Office/Medical

Listing ID – 29577008

1. **Generous Space:** With 1,887 SF, this property provides ample room to accommodate various business needs and expansions.
 2. **High Visibility:** Situated on Highway 49, your business will benefit from excellent visibility and signage, ensuring you capture the attention of passersby.
 3. **Well-Equipped:** The building is equipped with essential features for a veterinary practice, including examination rooms, reception areas, and specialized flooring.
 4. **Parking Facilities:** Convenient parking options are available for both staff and clients, making it easy to access the premises.
 5. **Versatile Layout:** The layout can be customized to suit your specific business requirements, allowing you to create an inviting and functional space.
 6. **Proximity to Amenities:** Located in close proximity to retail centers, restaurants, and residential areas, attracting a steady flow of potential customers.
 7. **Accessibility:** The building offers easy access to major transportation routes, enhancing the convenience for employees and clients alike.
 8. **Green Space:** An outdoor area with grass could be utilized for pet-friendly activities.
- Whether you envision continuing the legacy of a veterinary practice or transforming this space into a new business venture, this vacant building provides an exceptional canvas for your ambitions.
- Don't miss this unique opportunity to make your mark in a vibrant and thriving community.**

Additional Photos

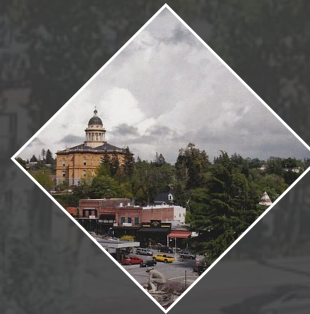




Auburn Highlights



Kneep Deep
Brewing Co.



Old Town
Auburn



Gold Rush Museum



Placer County
Historical Museum

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