



Colliers



# 11930 Heritage Oak Place

Auburn, CA

Owner/User Office-Flex | For Sale

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A photograph of a modern office building's exterior. The building has a light beige or tan exterior with large glass windows. A dark-colored car is parked in a parking lot in front of the building. The sky is clear and blue. The foreground shows some green bushes and a paved walkway.

# Table of Contents

03 Property Overview

09 Property Photos

12 Financial Overview

14 Sales Comps

17 Location Overview

# Property Overview

For Sale  
11930 Heritage Oak Place



# Property Summary



Colliers is pleased to offer the opportunity to purchase **11930 Heritage Oak Place**—a flexible, well-maintained office flex building in Auburn, CA. With nearly 24,000 square feet of space, this property gives owner/users the chance to occupy up to 17,833 square feet of office and warehouse space, while also earning steady rental income from two strong credit healthcare tenants: Sutter Health and LabCorp.

Strategically situated near the intersection of Highway 49 and Bell Road, the property benefits from exceptional visibility and ease of access. This location serves as a vital commercial artery, linking northern and southern Placer County and facilitating efficient connectivity to surrounding communities, regional business hubs, and major transportation routes. The site's positioning enhances its desirability for both local enterprises and regional operators seeking logistical convenience and brand exposure.

Demonstrating a strong commitment to long-term stewardship and pride of ownership, the property has recently undergone strategic capital improvements aimed at preserving its structural integrity and enhancing curb appeal. Notable upgrades include a full exterior repaint and complete parking lot restriping, both completed in 2025.

Additionally, the property benefits from a roof replacement completed in 2018 and a regularly serviced HVAC system, maintained and replaced as needed, ensuring long-term durability and reduced future maintenance obligations.

## Property Highlights



**Owner/User Opportunity:**  
Up to **17,833 SF** of office and warehouse space available for occupancy



**Stable Income Stream:**  
Leased to **Sutter Health** and **LabCorp**, providing immediate rental income



**Strategic Location:**  
Situated at **Hwy 49 & Bell Road**, offering fast access throughout Placer County



**Recent Upgrades:**  
Parking lot **restriped** (2025)  
Fresh **exterior paint** (2025)  
**Roof replaced** (2018)

# Property Summary

## Property Address:

11930 Heritage Oak Place, Auburn, CA  
95603

## Total Rentable Area:

±23,916 RSF  
- Ground Floor - ±19,993 RSF  
- Second Floor - ±3,923 RSF

## APN:

051-300-023-000

## Land Area:

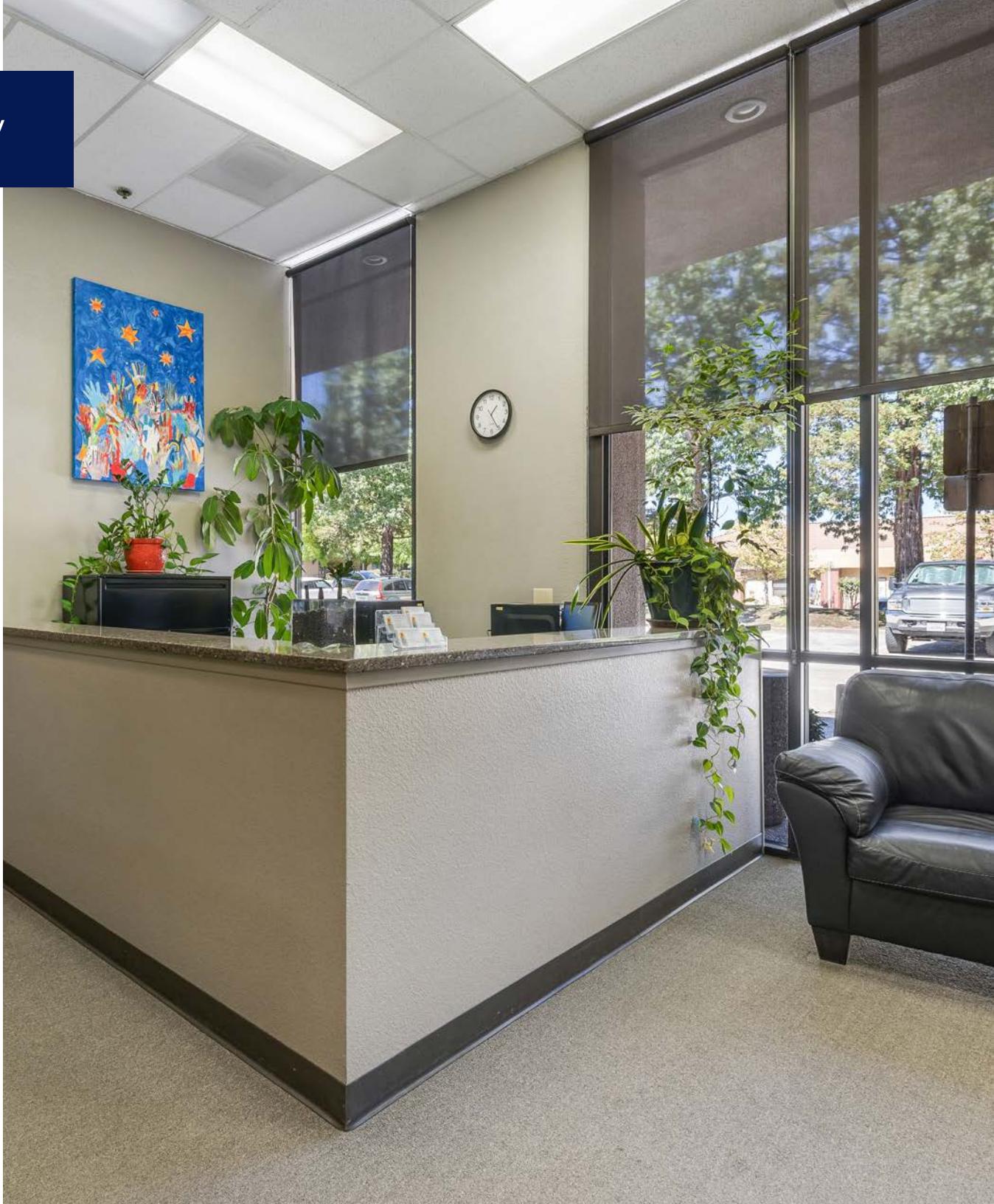
1.37 Acres

## Parking Spaces:

69 spaces

## Zoning:

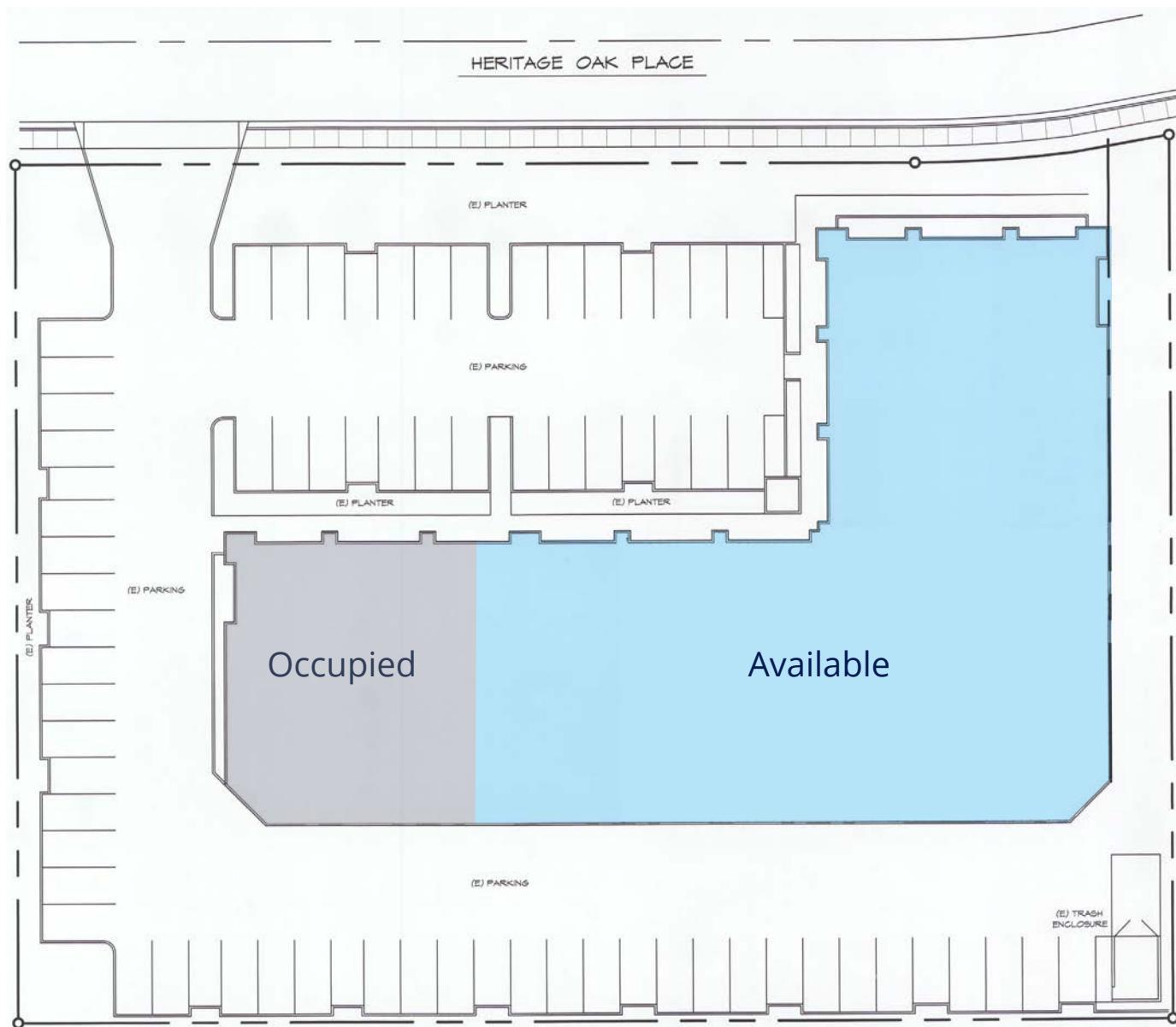
C-3-Dc-AO (Heavy Commercial)



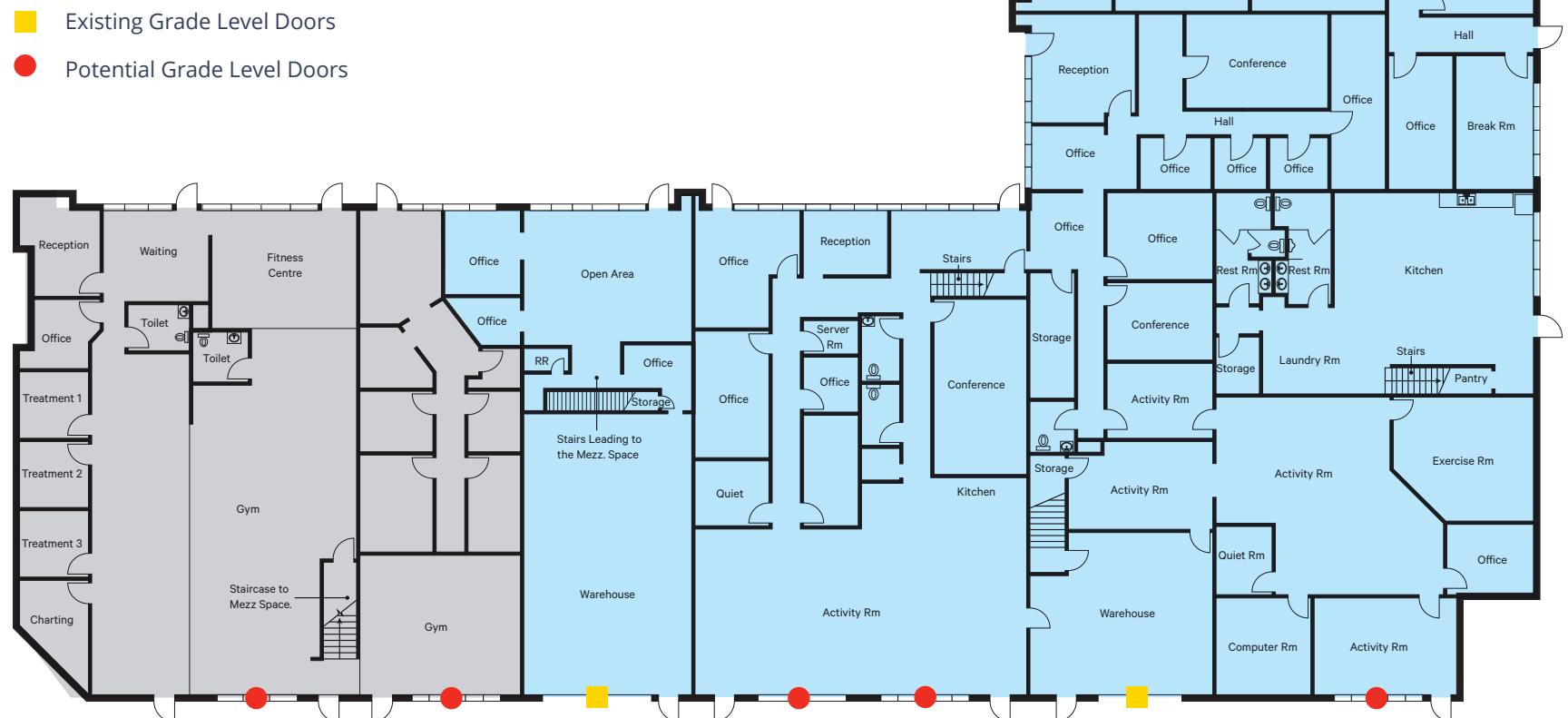
# Amenities



# Site Plan



# Floor Plan



# Property Photos

For Sale  
11930 Heritage Oak Place







11930 Heritage Oak Place | For Sale | 11

# Financial Overview

For Sale  
11930 Heritage Oak Place



# Purchase Summary

<b>Price</b>	\$4,137,000 (\$173/SF)
<hr/>	
<b>SBA Loan @ 10% Down</b>	
<b>Mortgage @ 6.15%</b>	\$24,180/month
<b>Interest Rate</b>	
<hr/>	
<b>In-Place Rental Income</b>	\$8,820.14/month
<hr/>	
<b>Ownership Costs</b>	\$15,359.86/month
<hr/>	
<b>Net Ownership Costs on ±17,833 RSF</b>	\$0.86/SF NNN

# Rent Roll

Tenant	Suite	SF	Monthly Rent	Expiration Date
<b>LabCorp</b>	7A	925	\$1,365.92	2/1/2028*
<b>Sutter</b>	7B/8/9	5,158	\$7,454.22	6/1/2027*
<b>Total Leased</b>		6,083		
<b>Available for Owner/ User</b>		17,833		

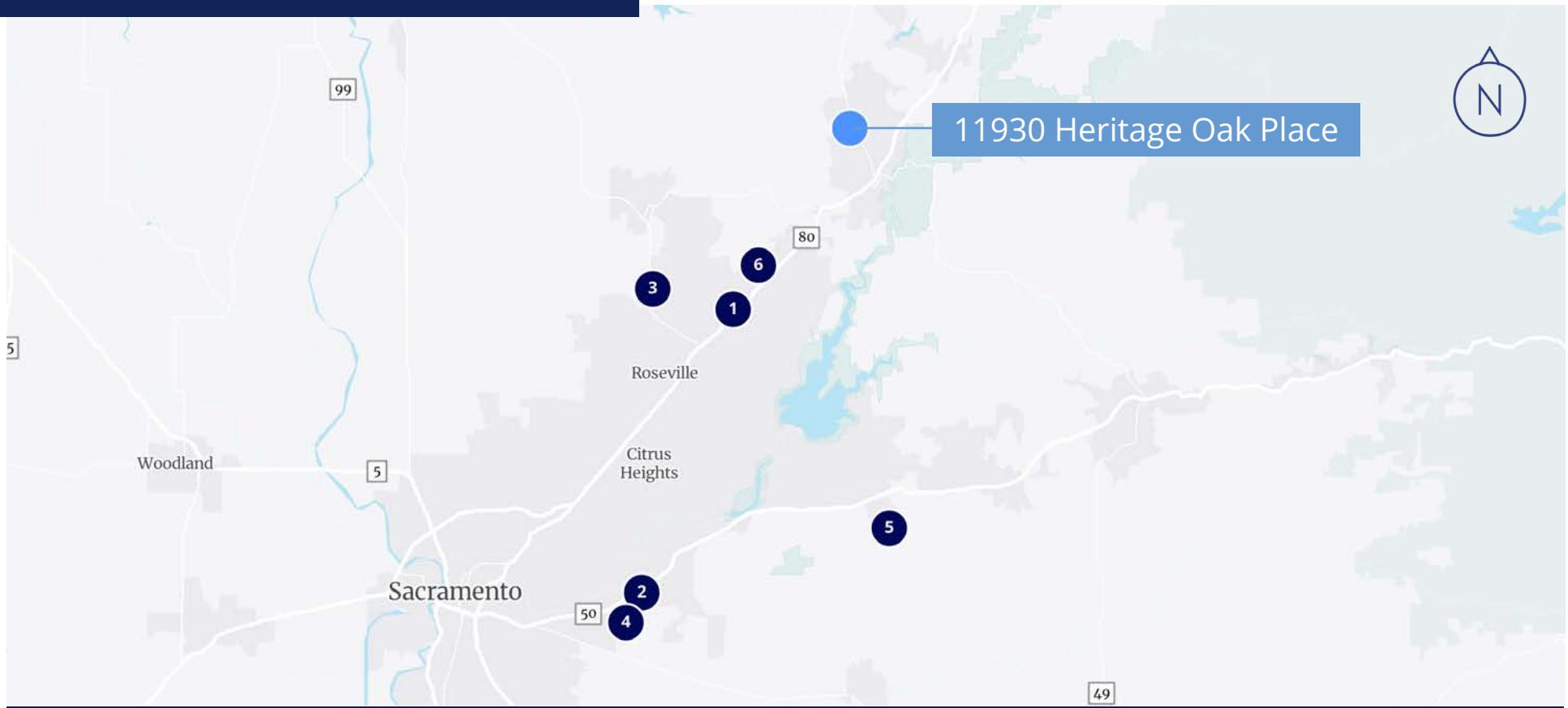
\*\*No Renewal Options

# Sales Comps

For Sale  
11930 Heritage Oak Place



# Sales Comparables



#	Property Address	Sale Price	Price/SF	Sale Date	Land Area	Building Size	Year Built
1	2551 Warren Drive, Rocklin, CA	\$2,422,000	\$240.28	04/30/2025	0.28 AC	10,080 SF	2004
2	10321 Placer Lane, Sacramento, CA	\$2,388,000	\$199.00	04/01/2025	0.29 AC	12,000 SF	1987
3	3855 Atherton Road, Rocklin, CA	\$2,400,901	\$164.90	05/31/2024	0.48 AC	14,560 SF	1991
4	3782 Bradview Drive, Sacramento, CA	\$1,700,000	\$160.74	05/31/2024	0.72 AC	10,576 SF	1999
5	4475 Golden Foothill Parkway, El Dorado Hills, CA	\$2,900,000	\$215.65	01/24/2024	2.00 AC	13,448 SF	1991
5	3201 Swetzer Road, Loomis, CA	\$2,590,000	\$235.45	10/13/2023	0.56 AC	11,000 SF	1995

# Sales Comparables



1

## [2551 Warren Drive Rocklin, CA](#)

**Sale Price:** \$2,422,000  
**Price/SF:** \$240.28  
**Sale Date:** 04/30/2025  
**Land Area:** 0.28 AC  
**Building Size:** 10,080 SF  
**Year Built:** 2004



2

## [10321 Placer Lane Sacramento, CA](#)

**Sale Price:** \$2,388,000  
**Price/SF:** \$199.00  
**Sale Date:** 04/01/2025  
**Land Area:** 0.29 AC  
**Building Size:** 12,000 SF  
**Year Built:** 1987



3

## [3855 Atherton Road Rocklin, CA](#)

**Sale Price:** \$2,400,901  
**Price/SF:** \$164.90  
**Sale Date:** 05/31/2024  
**Land Area:** 0.48 AC  
**Building Size:** 14,560 SF  
**Year Built:** 1991



4

## [3782 Bradview Drive Sacramento, CA](#)

**Sale Price:** \$1,700,000  
**Price/SF:** \$160.74  
**Sale Date:** 05/31/2024  
**Land Area:** 0.72 AC  
**Building Size:** 10,576 SF  
**Year Built:** 1999



5

## [4475 Golden Foothill Parkway El Dorado Hills, CA](#)

**Sale Price:** \$2,900,000  
**Price/SF:** \$215.65  
**Sale Date:** 01/24/2024  
**Land Area:** 2.00 AC  
**Building Size:** 13,448 SF  
**Year Built:** 1991



6

## [3201 Swetzer Road Loomis, CA](#)

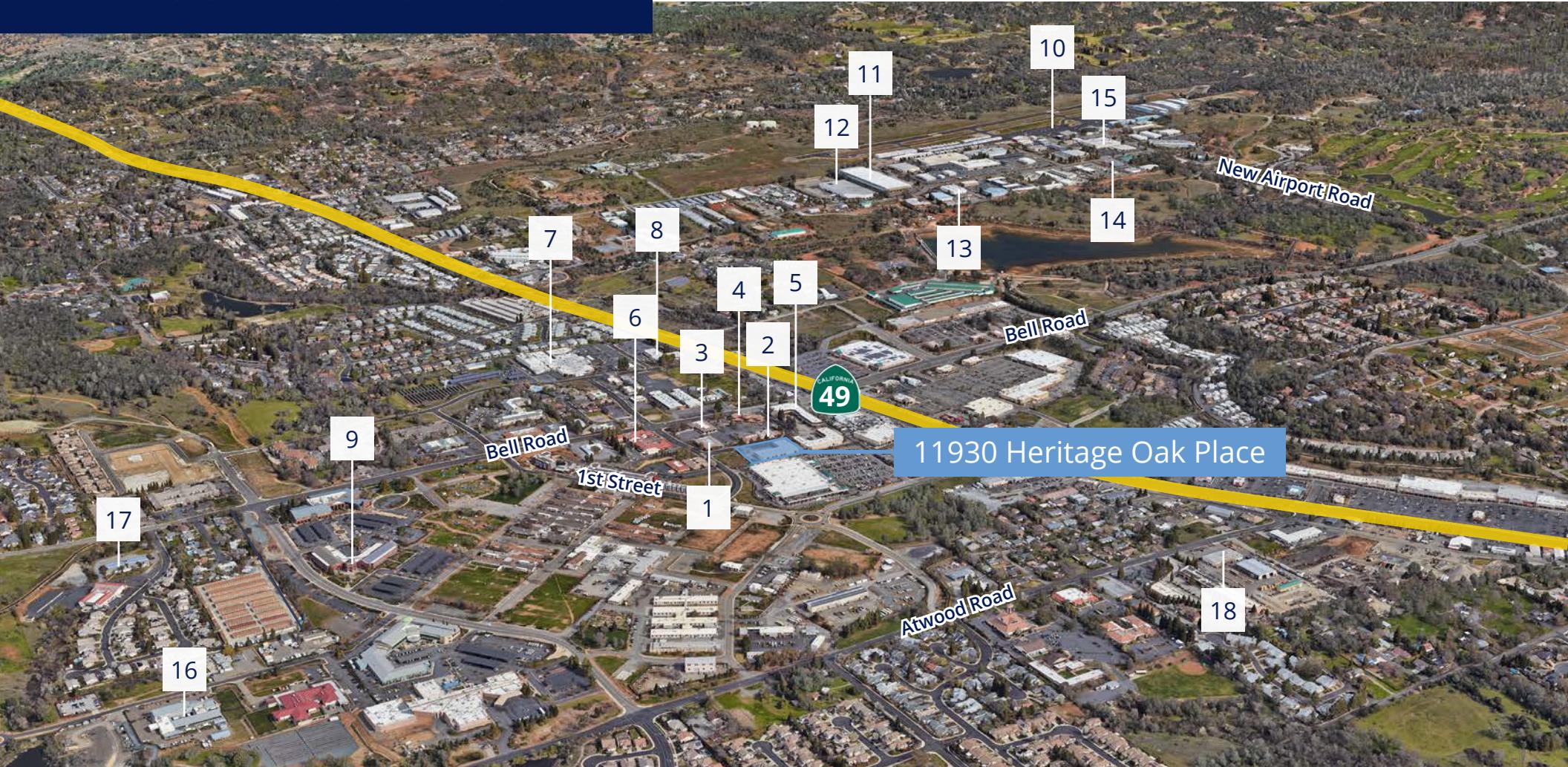
**Sale Price:** \$2,590,000  
**Price/SF:** \$235.45  
**Sale Date:** 10/13/2023  
**Land Area:** 0.56 AC  
**Building Size:** 11,000 SF  
**Year Built:** 1995

# Location Overview

For Sale  
11930 Heritage Oak Place



# Location Overview



1. Davita
2. Pediatric Dentistry
3. Sierra Foothills Oral Surgery
4. Auburn VA Clinic
5. Vitalant Blood Donation  
Gold Country Compounding

6. Bell Professional Plaza  
Quest Diagnostics  
Sutter Health
7. Sutter Auburn Faith Hospital
8. Sutter Health Auburn Urgent Care
9. Placer County Offices

10. Auburn Municipal Airport
11. Air International Thermal  
Systems
12. Pre Plastics
13. Armstrong Manufacturing and  
Engineering
14. Moonraker Brewing Co

15. Knee Deep Brewing Company
16. Placer County Animal Services  
Center
17. Miyagi Gymnastics Academy
18. Diamond Pacific

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