

**RECENTLY RENEWED**



• FOR LEASE •

# AUBURN VILLAGE SHOPPING CENTER

## HIGHWAY 49

Auburn // California



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# PROPERTY INFORMATION

AUBURN VILLAGE  
SHOPPING CENTER

Auburn Village Shopping Center is anchored by a high-volume Bel Air grocery store and CVS. Shop tenants include Sunrise Natural Foods, Leslie's Pool Supply, Golden 1 Credit Union, MOD Pizza, Sourdough and Co. and more. The center is located on the well traveled Highway 49 and offers a signalized intersection for easy egress/ingress. NNN's are estimated to be \$9.00 PSF/year.



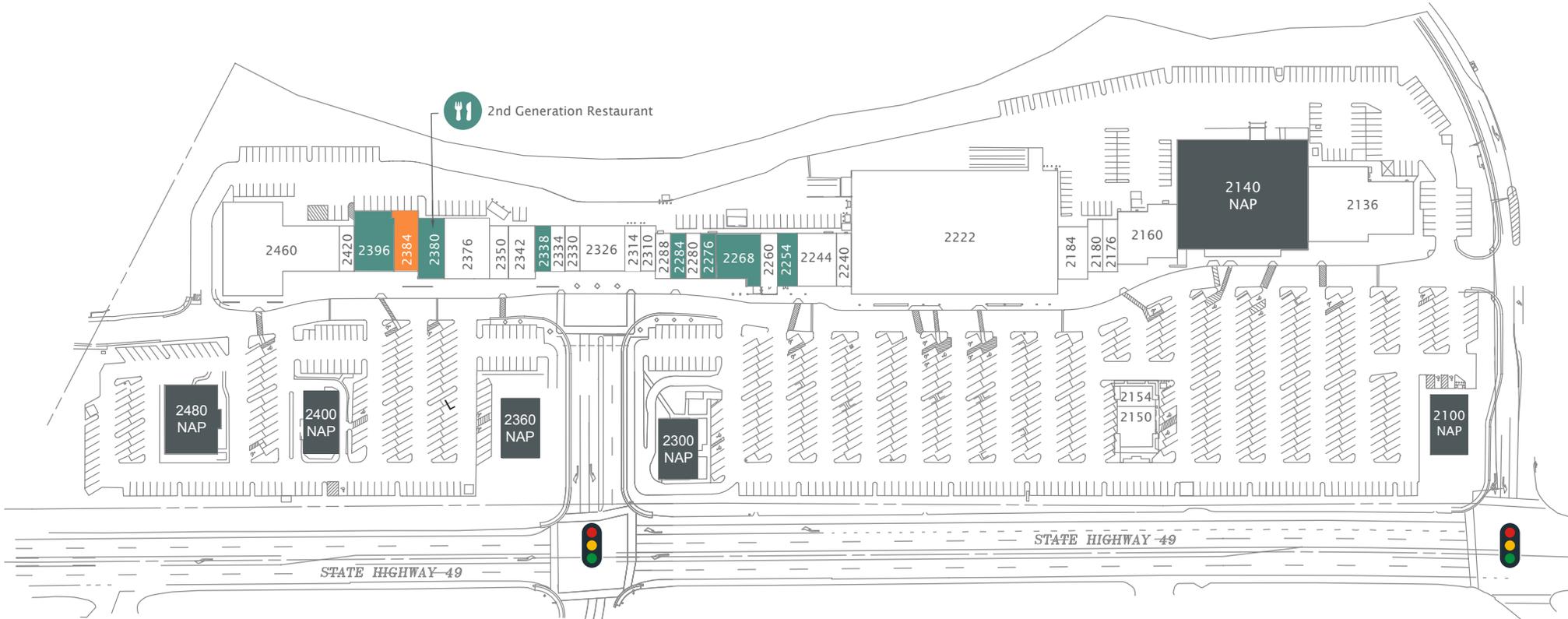


AUBURN  
VILLAGE  
SHOPPING  
CENTER



# SITE PLAN

## AUBURN VILLAGE SHOPPING CENTER



**LEGEND:**

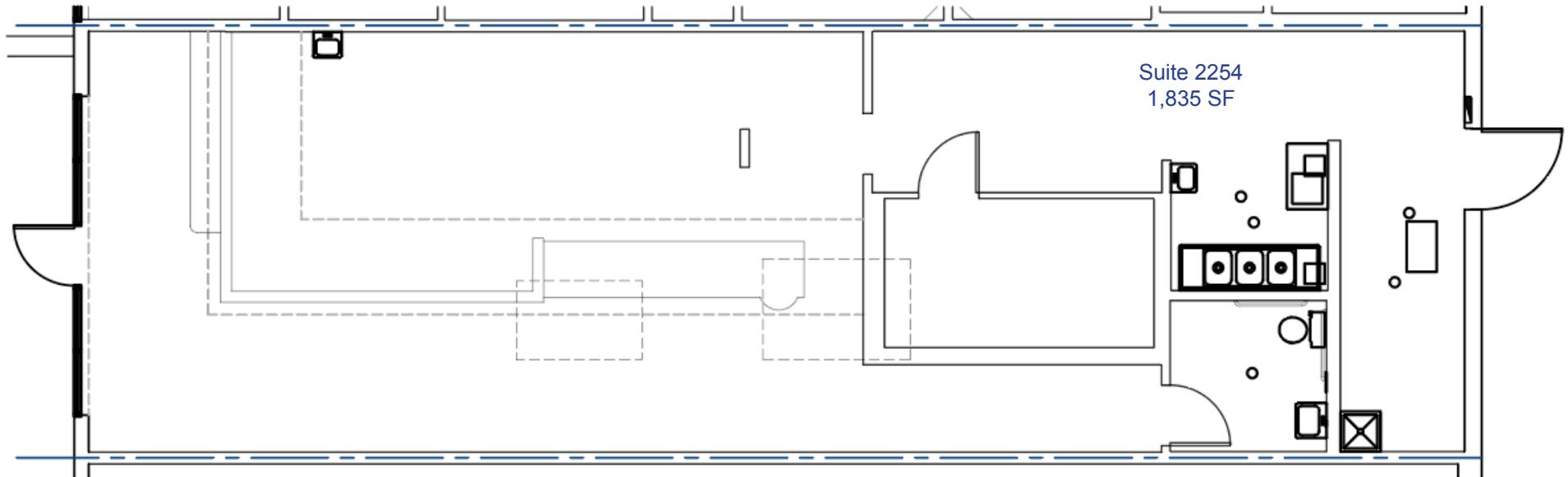
- In Lease
- In LOI
- Available
- NAP

SUITE #	S.F.
SUITE 2136 DOLLAR TREE	12,200
SUITE 2140 CVS PHARMACY (NAP)	25,800
SUITE 2160 SUNRISE NATURAL FOODS	5,600
SUITE 2176 SOURDOUGH & CO.	1,400
SUITE 2180 VERIZON	1,400
SUITE 2184 LESLIE'S POOL SUPPLIES	2,800
SUITE 2222 BEL AIR	45,540
SUITE 2240 SMART PHONE FIX	1,383
SUITE 2244 THE GOLDEN 1 CREDIT UNION	3,640
SUITE 2254 AVAILABLE	1,835
SUITE 2260 DOMINO'S PIZZA	1,500
SUITE 2268 AVAILABLE	3,815
SUITE 2276 AVAILABLE	1,197
SUITE 2280 MAIL N' MORE	1,200
SUITE 2284 AVAILABLE	1,200
SUITE 2288 ROPER'S JEWELERS	1,200
SUITE 2310 SUBWAY	1,200
SUITE 2314 METRO PCS	1,200
SUITE 2326 BEN'S BARKETPLACE	3,606

SUITE #	S.F.
SUITE 2330 LAVISH NAILS AND SPA	1,200
SUITE 2334 THE GROVE FITNESS	1,194
SUITE 2338 AVAILABLE	1,194
SUITE 2342 CALIFORNIA SUN CATERS	2,450
SUITE 2350 NORTH AUBURN DENTISTRY	1,750
SUITE 2370 DISCOVERY SHOP	1,601
SUITE 2376 AMERICAN CANCER SOCIETY DISCOVERY SHOP	4,772
SUITE 2380 AVAILABLE (2ND GENERATION RESTAURANT)	2,786
SUITE 2384 IN LOI	2,582
SUITE 2396 AVAILABLE	4,200
SUITE 2420 AUBURN SMOKE SHOP	1,207
SUITE 2460 GOODWILL	14,800
SUITE 2480 AAA (NAP)	6,700
SUITE 2400 KFC (NAP)	2,900
SUITE 2360 US BANK (NAP)	4,000
SUITE 2300 CARL'S JR (NAP)	3,400
SUITE 2100 EL TOPATIO (NAP)	
SUITE 2150 MOD PIZZA	2,700
SUITE 2154 JAMBA JUICE	1,116

# FLOOR PLAN

AUBURN VILLAGE  
SHOPPING CENTER

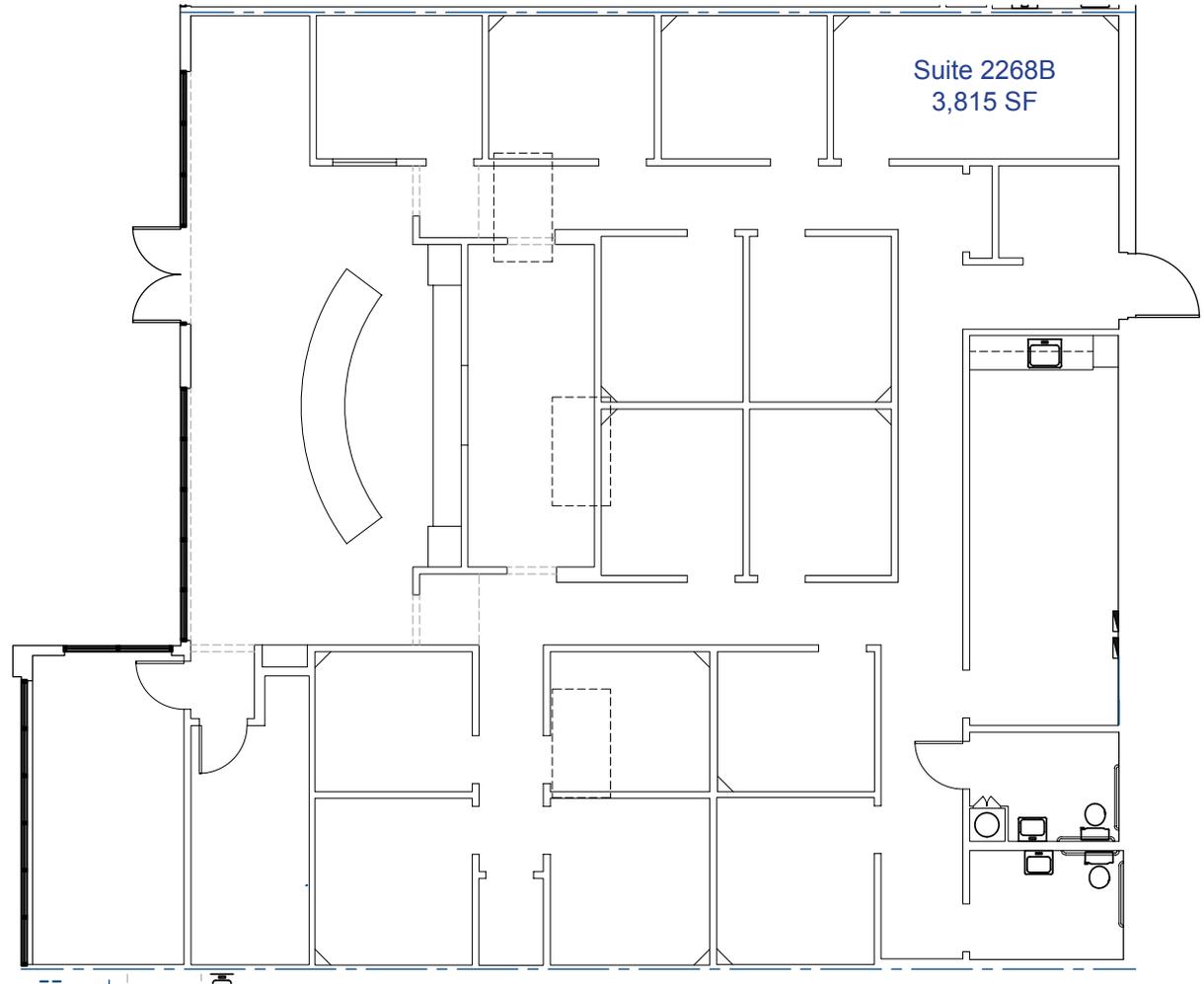


SUITE **2254**



# FLOOR PLAN

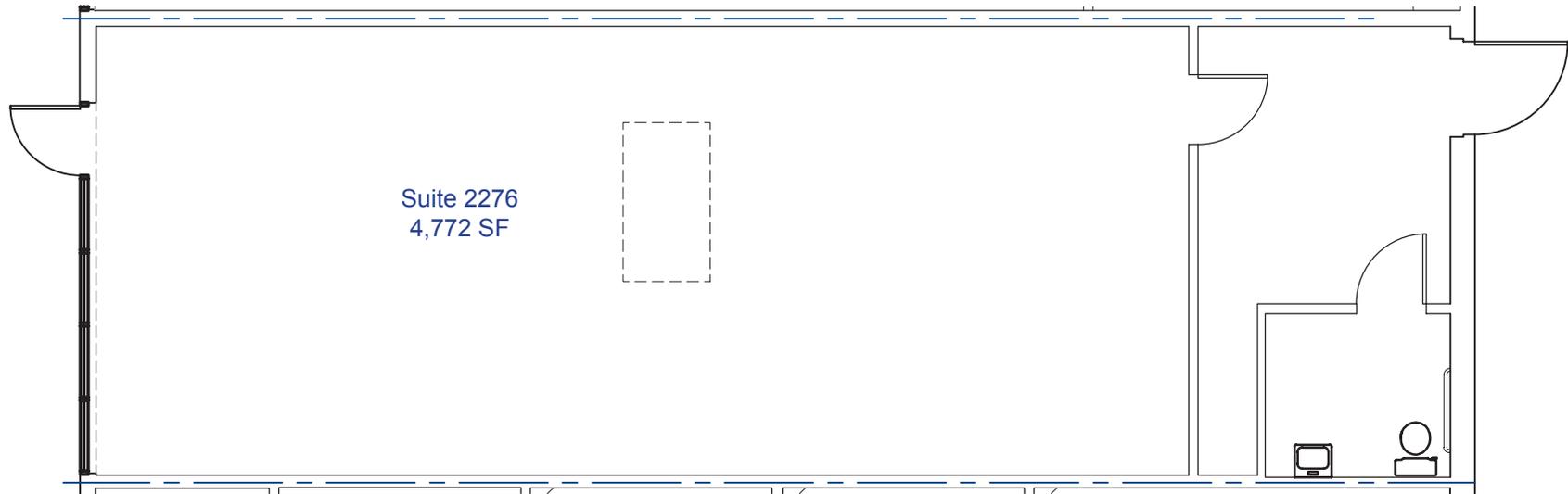
AUBURN VILLAGE  
SHOPPING CENTER



SUITE **2268**

# FLOOR PLAN

AUBURN VILLAGE  
SHOPPING CENTER

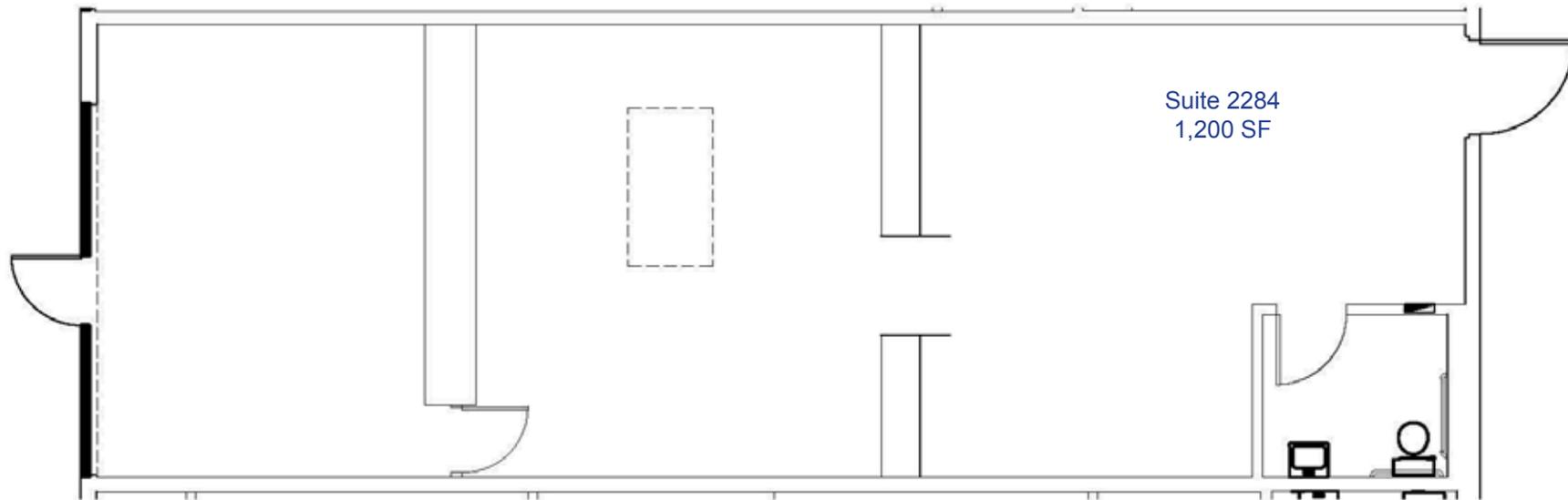


SUITE **2276**



# FLOOR PLAN

AUBURN VILLAGE  
SHOPPING CENTER

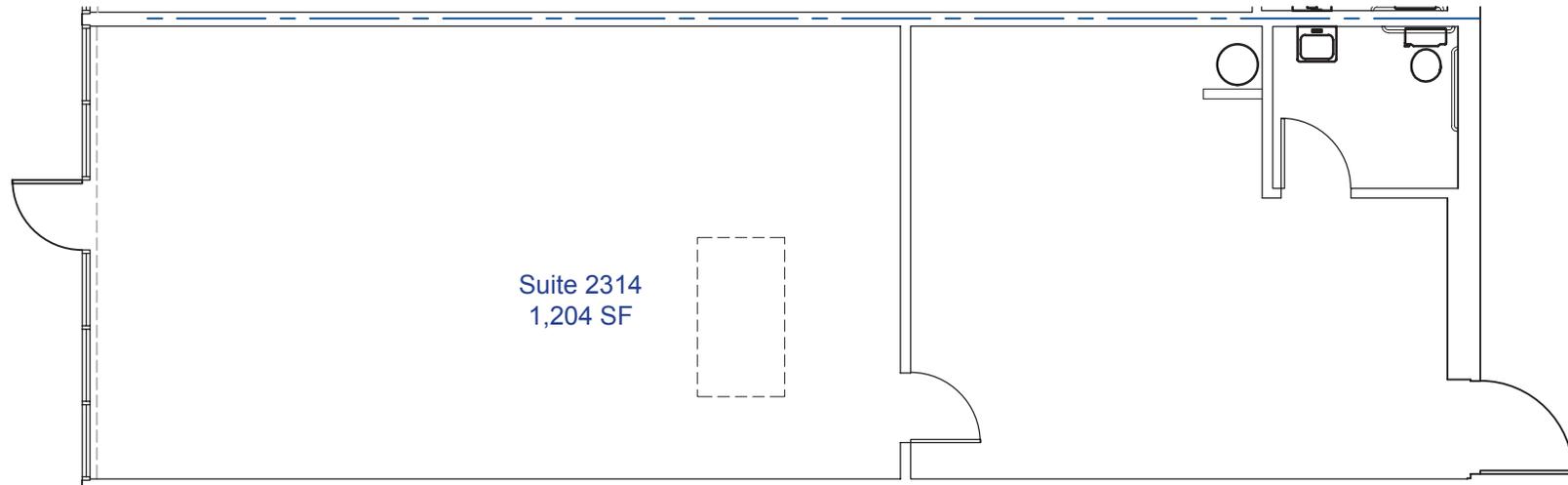


SUITE **2284**



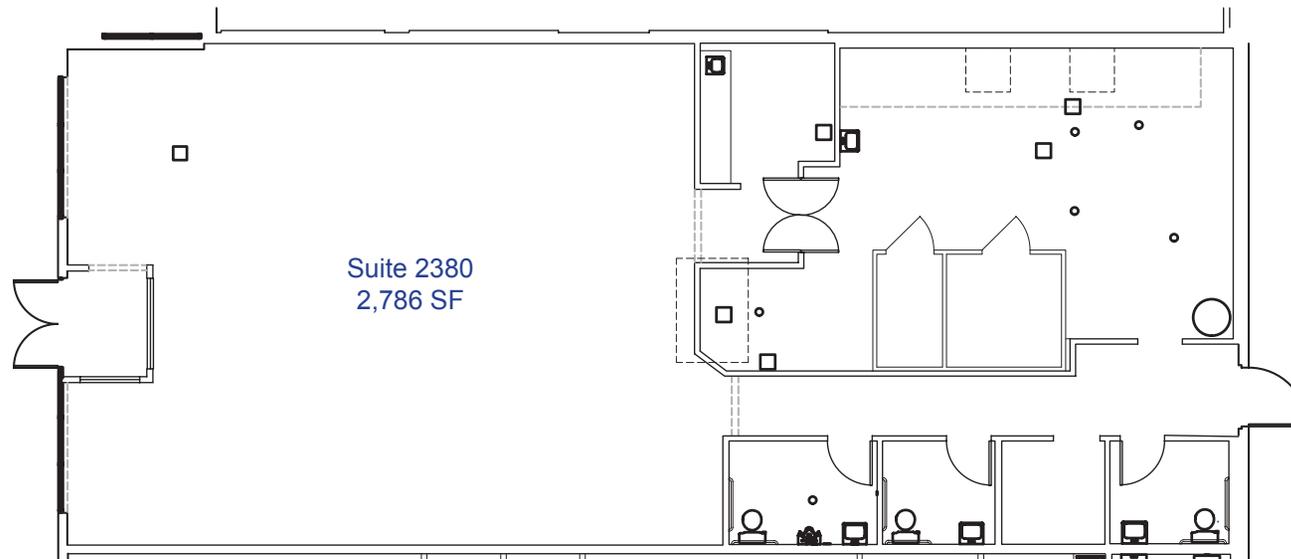
# FLOOR PLAN

AUBURN VILLAGE  
SHOPPING CENTER



SUITE **2314**





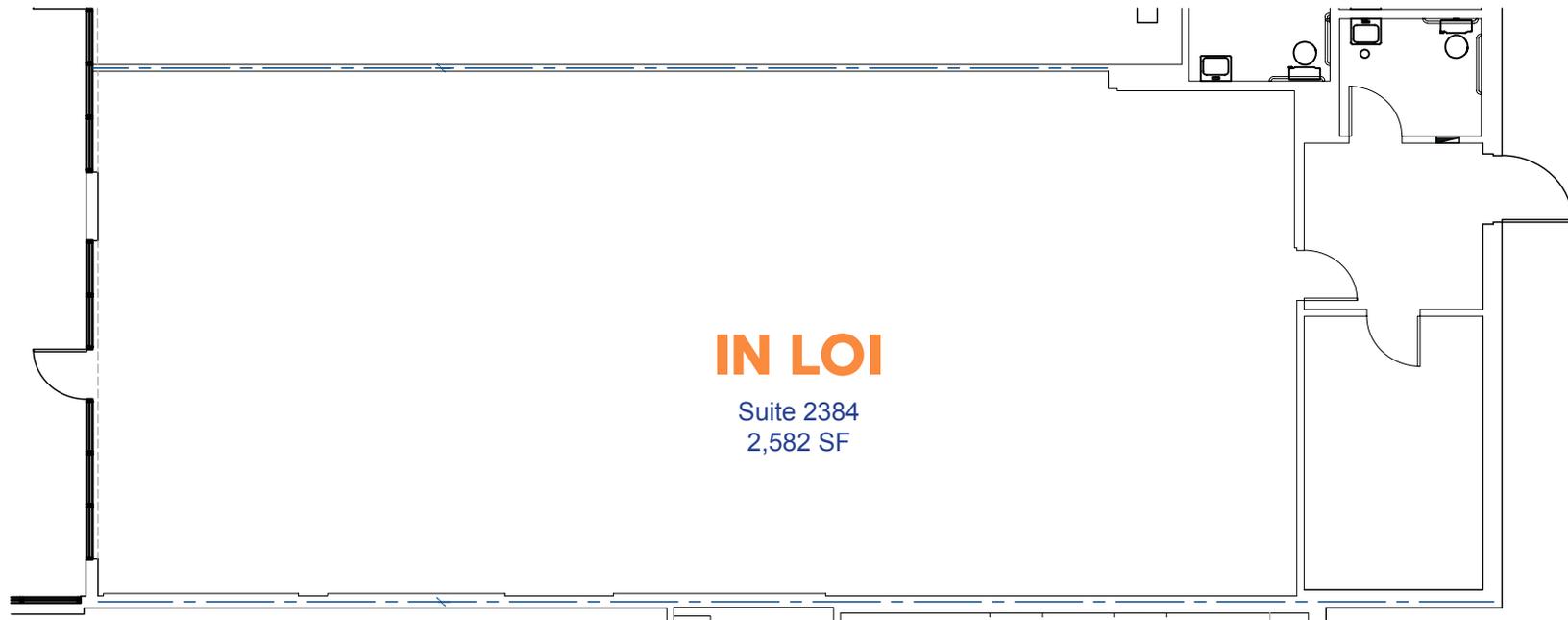
## SUITE 2380



- Offered at \$2.75 psf NNN
- 2nd Generation restaurant space of ±2,786 SF
- One-cooler (8'x8' approximate size)
- One-Freezer (8'x8' approximate size)
- ±12' Type I Hood with Ansul System
- Grease Interceptor in Place
- Dining Room area includes furniture
- Two Unisex Restrooms for Customers and One Unisex Restroom for Staff

# FLOOR PLAN

AUBURN VILLAGE  
SHOPPING CENTER

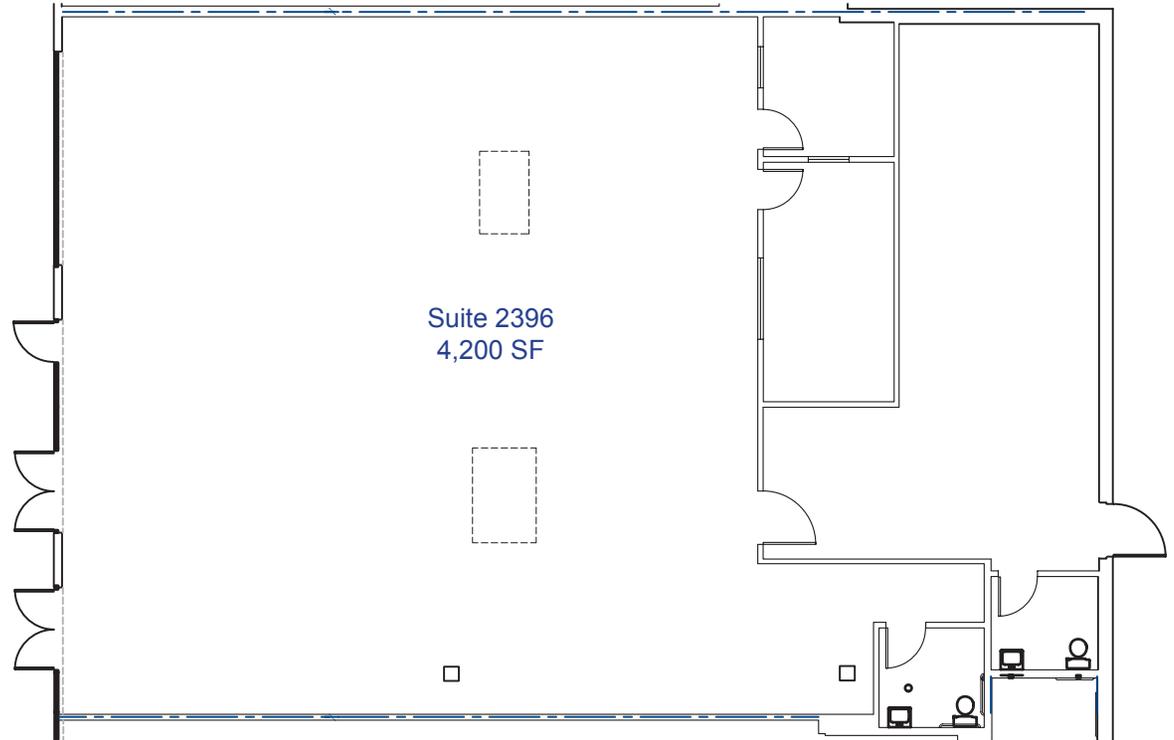


SUITE **2384**



# FLOOR PLAN

AUBURN VILLAGE  
SHOPPING CENTER



SUITE **2396**

# SITE AERIAL

## AUBURN VILLAGE SHOPPING CENTER

All Season Pool  
Beach Hut Deli  
Cal Flooring  
Dance Studio  
Church  
Taekwondo

### ROCK CREEK PLAZA



### AUBURN VILLAGE



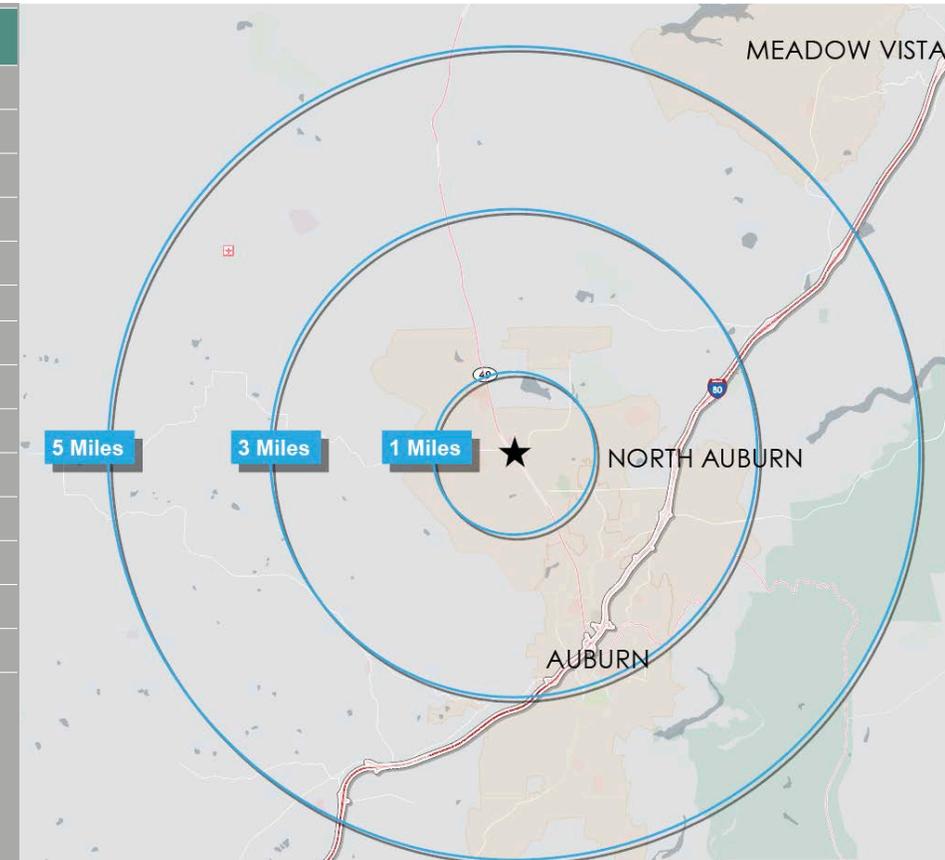
### THE PLAZA



# RADIUS MAP

**AUBURN VILLAGE  
SHOPPING CENTER**

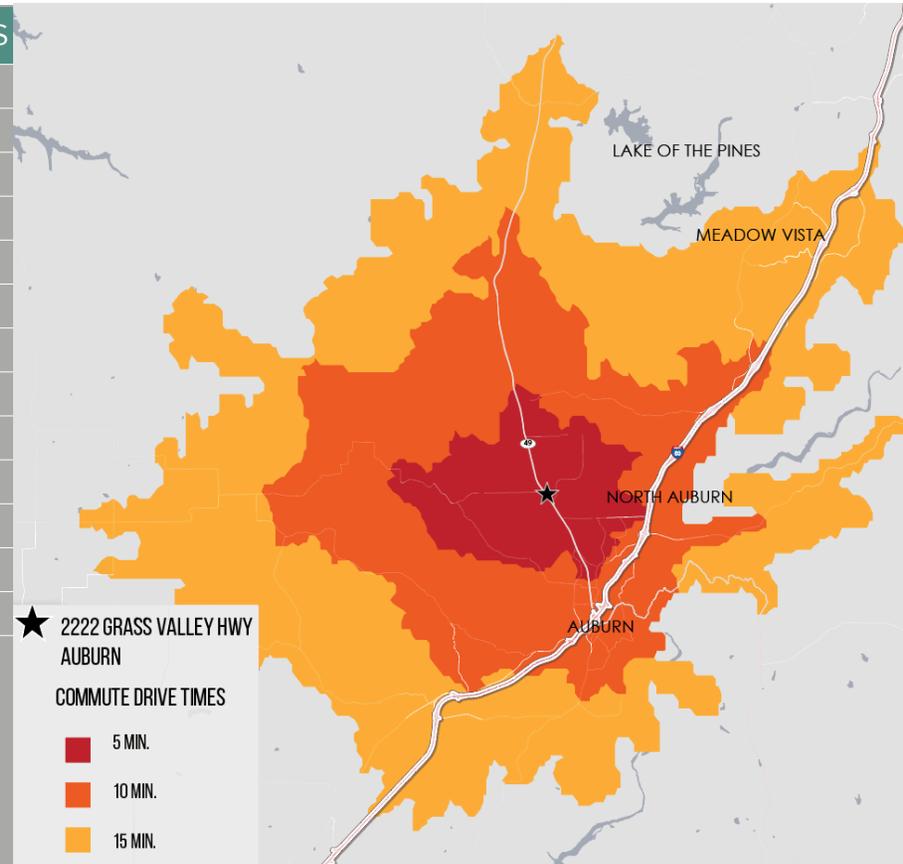
DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Population (2025)	6,661	25,973	43,071
Projected Population (2030)	6,819	26,461	44,173
Total Employees	11,367	23,915	27,995
Median Age	45.4	48.4	49.7
Total Households	2,763	10,977	17,914
Housing Units Owned-Occupied	1,629	6,651	12,289
Average Household Income (2025)	\$103,376	\$111,936	\$127,160
Median Household Income (2025)	\$74,807	\$79,357	\$90,468
Per Capita Income (2025)	\$43,450	\$47,630	\$53,557
Pop 25 yrs + 4 + yrs College	4,940	19,746	32,858
% Pop 25 yrs + 4 + yrs College	16.8%	18.7%	21.9%
% White Collar Workers	51.9%	58.5%	63.1%
% Blue Collar Workers	21.1%	19.8%	17.8%
Average Household Size	2.25	2.26	2.33



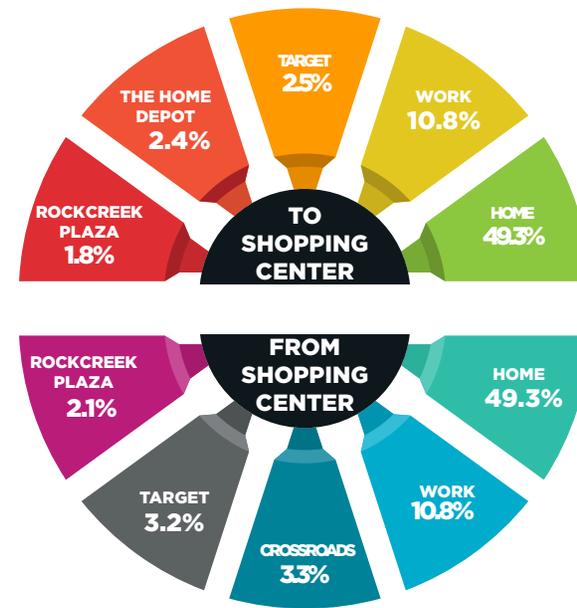
# DRIVE MAP

## AUBURN VILLAGE SHOPPING CENTER

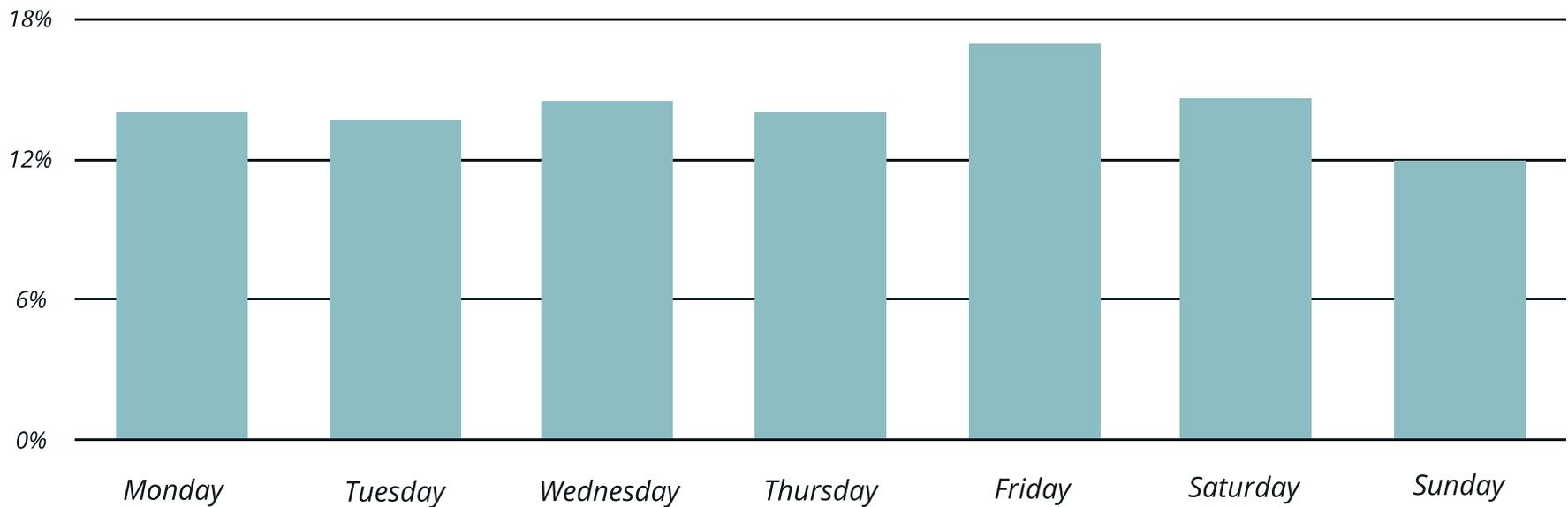
DEMOGRAPHICS	5 MINUTES	10 MINUTES	15 MINUTES
Total Population (2025)	11,760	35,237	73,594
Projected Population (2030)	12,002	35,921	76,432
Total Employees	9,460	26,197	45,218
Median Age	47.6	48.2	47.2
Total Households	5,394	14,910	29,627
Housing Units Owned-Occupied	2,848	9,784	21,468
Average Household Income (2025)	\$100,308	\$124,069	\$141,767
Median Household Income (2025)	\$69,851	\$88,388	\$102,602
Per Capita Income (2025)	\$46,083	\$52,517	\$57,442
Pop 25 yrs + 4 + yrs College	8,965	26,622	54,658
% Pop 25 yrs + 4 + yrs College	20.0%	21.4%	25.2%
% White Collar Workers	61.6%	62.8%	67.2%
% Blue Collar Workers	16.7%	17.8%	15.2%
Average Household Size	2.12	2.29	2.43



## CUSTOMER JOURNEY



## DAILY VISITS





• FOR LEASE •

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