

FREEWAY-ORIENTED 3-ACRE PARCEL

355 SILVER BEND WAY I AUBURN, CA 95603



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3 ACRE PARCEL

355 Silver Bend Way Auburn, CA 95603



PRICE \$925,000





130,680 SF 3.00 AC

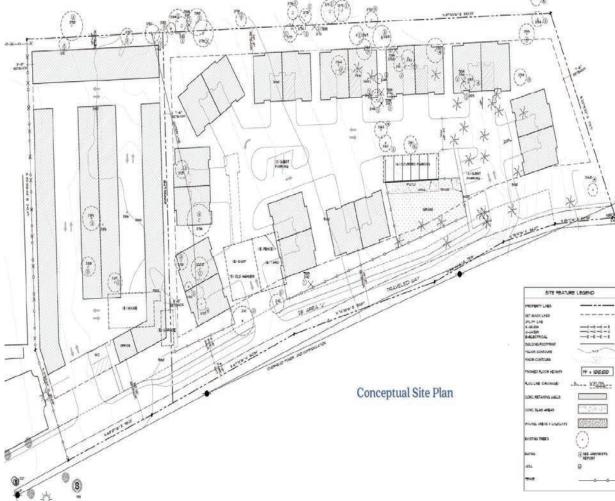
PROPERTY HIGHLIGHTS

- 3-acre freeway oriented site
- Zoning is suitable for single-family and multifamily development and for a variety of uses including; recreation, education, services, public travel oriented services and commercial.
- Placer County ranks in the top 3 in quality of life in California.
- Placer County is also in the top 5 for population growth in California.

DESCRIPTION

This freeway oriented site is zoned RM-DL10, HS-DC which is suitable for medium density residential plus highway commercial uses which makes it ideal for a local developer. 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. This underserved and growing community has enjoyed strong growth with minimal new housings options which makes this a strong development opportunity.

VIEW COMMERCIAL USE CODE





NEW DEVELOPMENTS



KEY HIGHLIGHTS

VIBRANT MARKETPLACE Indoor/outdoor marketplace showcasing local artisans, farmers, and businesses.

MIXED-USE DEVELOPMENT Pedestrian promenade with shops, restaurants, parks, and flexible commercial spaces.

AGRARIAN INSPIRED DESIGN "Agri-hood" housing concept with gardens and vintage-style warehouse commercial spaces.

50 ACRES OF OPPORTUNITY

Approximately 50 acres for future development under the Placer County Government Center Master Plan.



PLACER COUNTY GOVERNMENT CENTER MASTER PLAN

The Placer County Government Center Master Plan envisions a transformative future for the North Auburn campus, creating a vibrant destination center blending community, commerce, and culture. Spanning approximately 50 acres, the updated vision includes a pedestrian-friendly promenade with shops, restaurants, production-to-consumption facilities (like wineries and bakeries), parks, flexible commercial spaces, and mixed-income housing.

Anchored by an indoor/outdoor marketplace, the development celebrates Placer County's agrarian heritage, featuring warehouse-style commercial spaces inspired by vintage sheds and an "agri-hood" housing concept incorporating gardens and local products. Influenced by destinations like Tin City in Paso Robles and the Public Market in San Luis Obispo, this new development aims to showcase local artisans, farmers, and businesses in a charming and eclectic environment, providing a unique draw for visitors and residents alike.

This visionary project aligns with Placer County's commitment to sustainable growth, blending historical charm with modern amenities to create a thriving community hub.

CLICK HERE TO LEARN MORE ON THIS VISIONARY DEVELOPMENT IN PLACER COUNTY.



NEW DEVELOPMENTS



SPECIALIZED BICYCLES EXPANDS TO AUBURN

Specialized Bicycles, a global leader in high-performance cycling equipment, has recently announced a strategic move to relocate jobs from its Morgan Hill headquarters to its Auburn office. This decision underscores Auburn's growing appeal as a hub for business operations, offering a favorable location, skilled workforce, and supportive community. The relocation not only brings economic benefits to the region but also highlights Auburn's potential to attract top-tier companies looking to expand or establish operations in a dynamic and accessible area. Specialized's presence further solidifies Auburn's reputation as a prime location for business growth and innovation.

SPECIALIZED'S MTB PRODUCT TEAM MOVES TO AUBURN, CA

INSIDE SPECIALIZED



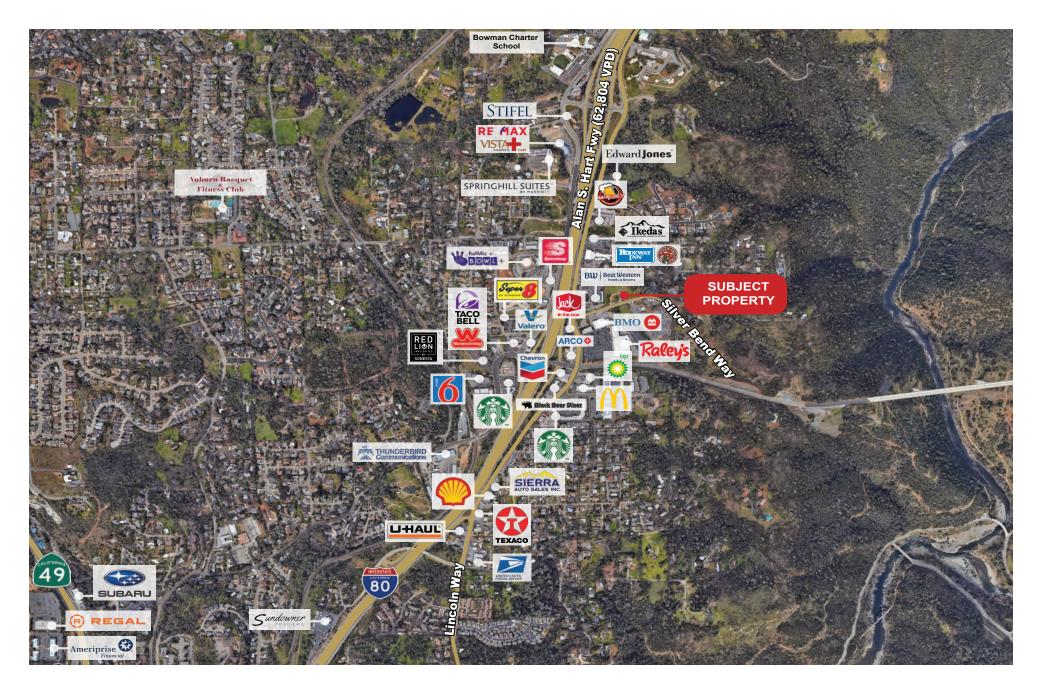
GENERATIONS HEALTHCARE EXPANDS WITH NEW BEHAVIORAL HEALTH FACILITY IN AUBURN

Generations Healthcare is investing \$16.5 million to develop a state-of-the-art, 78-bed behavioral health facility at 11650 Education Street in Auburn. This new facility aims to address the growing demand for mental health services in the region, providing critical care and resources for the community. The project reflects Auburn's continued growth as a hub for healthcare innovation and services, while also creating new jobs and economic activity in the area. This development underscores the city's commitment to improving access to essential health services and enhancing the quality of life for its residents.

GENERATIONS HEALTHCARE ANNOUNCES GROUNDBREAKING NEW ARF IN AUBURN

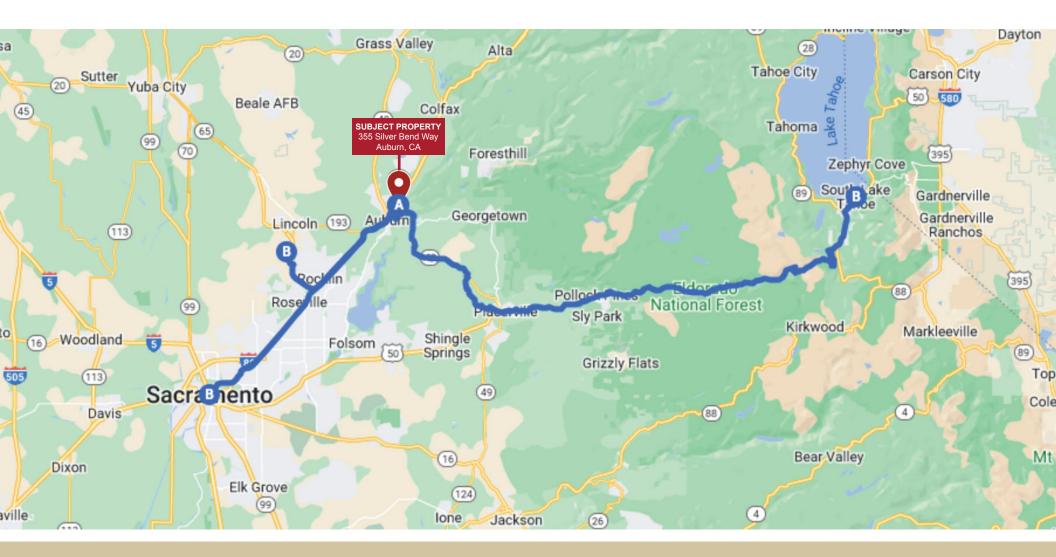


RETAIL MAP





KEY LOCATIONS NEARBY



19 MILES

THUNDER VALLEY
CASINO RESORT

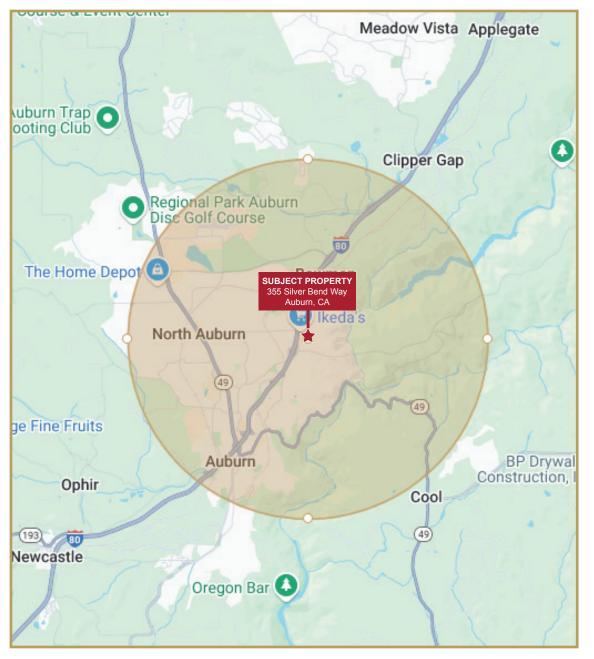
35 MILES

SACRAMENTO, CALIFORNIA 87 MILES

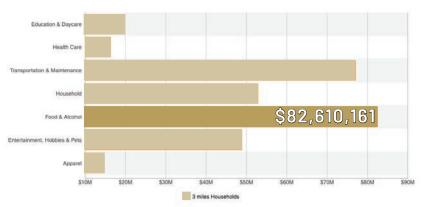
LAKE TAHOE, CALIFORNIA



DEMOGRAPHIC SUMMARY



CONSUMER SPENDING



POPULATION	1 MILE	3 MILES	5 MILES
2024 Population	3,606	21,611	41,717
2029 Population Projection	3,855	23,175	44,591
Annual Growth 2024-2029	1.4%	1.4%	1.4%
Median Age	46.9	46.6	48.9

HOUSEHOLDS	1 MILE	3 MILES	5 MILES
2024 Households	1,505	9,157	17,159
2029 Household Projection	1,611	9,832	18,362
Annual Growth 2024-2029	1.4%	1.5%	1.4%

INCOME	1 MILE	3 MILES	5 MILES
Avg Household Income	\$110,584	\$97,171	\$109,398
Median Household Income	\$89,821	\$76,743	\$86,508
< \$25,000	189	1,613	2,362
\$25,000 - 50,000	246	1,468	2,780
\$50,000 - 75,000	193	1,410	2,388



Auburn, CA

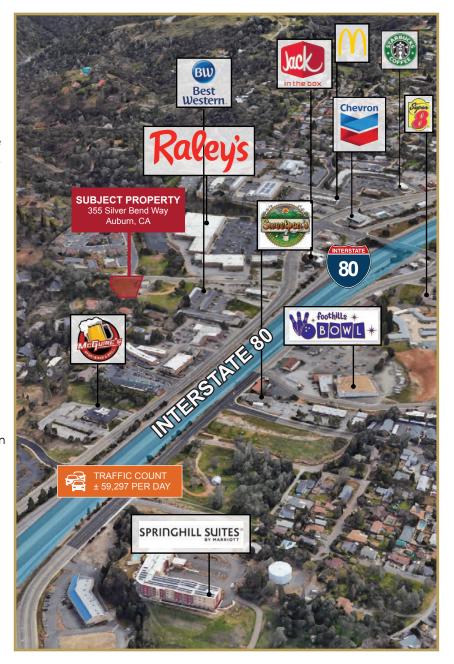
Auburn, California, is a vibrant city nestled in the Sierra Nevada foothills, offering a perfect mix of historic charm and modern conveniences. Strategically located along Interstate 80, Auburn serves as a gateway between the Sacramento Valley and the Lake Tahoe region, making it a hub for both local and regional traffic. This 3-acre freeway-oriented parcel is ideally positioned to take advantage of high visibility and accessibility, providing an exceptional opportunity for developers to establish a landmark destination in a thriving market. Auburn's scenic beauty, rich history, and welcoming community further enhance its appeal as an ideal location for development.

ECONOMY

Auburn boasts a strong and diverse economy supported by key industries such as retail, healthcare, and tourism. Placer County, known for its proactive approach to economic growth, continues to invest in projects that enhance the region's infrastructure and community offerings. The Placer County Government Center Master Plan exemplifies the area's commitment to sustainable and forward-thinking development, emphasizing mixed-use spaces that benefit residents and businesses alike. Additionally, Auburn's strategic location along Interstate 80—a major corridor for commerce and travel—attracts businesses and boosts economic activity, creating a dynamic and supportive environment for new developments.

POPULATION

Auburn and the surrounding Placer County are experiencing consistent population growth, driven by their strong appeal to families, professionals, and retirees seeking an exceptional quality of life. Placer County's population has grown significantly over the past decade, underscoring the region's desirability as a place to live and work. Auburn's blend of small-town charm, excellent schools, outdoor recreation, and growing business opportunities has made it a magnet for newcomers. As this growth continues, demand for new developments and services rises, positioning this freeway-oriented parcel as a strategic investment in a flourishing and forward-moving community.





DISCLAIMERS & AGREEMENT

Alpha Real Estate Advisors LLC ("AREA") has been retained as the exclusive listing broker to arrange the sale of the property identified herein above (the "Property").

Purpose and Intent. This Offering Memorandum ("Memorandum") has been prepared by the undersigned real estate professional, is provided in the normal course of his/her business, and is intended to express only his/her recommended listing, selling, or purchase price or a rental or lease consideration for the Property. This Memorandum does not constitute an offer to sell, or a solicitation of an offer to buy, the Property, and has not been made for the purpose of submission as evidence of value to a court or administrative body. The disclosures herein are intended to supersede all prior written and oral communications and understandings regarding the Memorandum. You are advised to carefully read this Memorandum and review it with your legal and tax advisors.

Information Provided As An Opinion: The information in this Memorandum has been obtained from sources believed to be reliable, but has not been verified for accuracy, completeness, or fitness for any particular purpose. This Memorandum does not contain all the information that you may need or desire to evaluate the Property. All information in this Memorandum and any other written or oral communication transmitted to you in the course of your evaluation of the Property is presented "as is" without representation or warranty, express or implied, of any kind by AREA, Owner/Seller, or either's respective subsidiaries, agents, affiliates, members, officers, and/or employees. AREA assumes no responsibility for this Memorandum, and hereby disclaims any and all liability for representations, expressed or implied, contained in, or for omissions from, this Memorandum. This Memorandum is subject to prior placement, errors, omissions, changes, or withdrawal without notice and does not constitute a recommendation, suitability determination, or endorsement as to the Property's value by AREA or Owner/Seller. This Memorandum contains certain documents, which are described in summary form and do not purport to be complete or accurate descriptions of, nor do they constitute a legal analysis of, the full documents involved. All such summaries are qualified in their entirety by reference to such documents. All references to acreage(s), square footage(s), and other measurements are approximations. Neither AREA nor Owner/ Seller undertakes any responsibility or compulsion to update any of the information discussed herein. Any information and expressions of opinion herein contained are subject to change without notice. Neither the delivery of this Memorandum nor the purchase of the Property shall, under any circumstance(s), create an implication that there has been no change in the affairs of the Property since the date this Memorandum was created or provided to you.

By accepting this Memorandum, you agree that in determining the advisability of purchasing the Property, you shall not rely on this Memorandum or upon any other materials or information provided AREA or its brokers, but rather that you shall rely solely upon your own examination (including engineering and environmental inspections) and investigation of the Property at your own cost prior to purchasing the Property. An opportunity to inspect the Property will be made available to you upon written request. You acknowledge AREA is not acting as an attorney, tax advisor, surveyor, appraiser, structural engineer, and that you should consult such professionals.

This Memorandum is not to be used in connection with an offer to sell or the solicitation of an offer to buy in any jurisdiction in which such offer or solicitation is not authorized or in which the person making such offer or solicitation is not qualified to do so or to any person to whom it is unlawful to make sure offer or solicitation. ALL INFORMATION CONTAINED HEREIN IS A STATEMENT OF OPINION. ANY RELIANCE ON THIS MEMORANDUM IS SOLELY AT YOUR OWN RISK.

Forward-Looking Statements and Financial Projections. All statements herein, other than statements of historical fact, are statements that could be deemed "forward-looking" statements with respect to the anticipated future performance of the Property, including any financial projections, statements regarding future economic conditions or performance, and statements of belief and of assumptions underlying any of the foregoing. These projections and statements are provided for general reference purposes only and may involve known and unknown risks and various assumptions subject to significant business, economic, and competitive uncertainties and contingencies beyond the control of AREA and/or Owner/ Seller, and which therefore are subject to material change and/or variation. Accordingly, there can be no assurance that such projections or forward-looking statements will be realized. Potential purchasers of the Property are cautioned that the actual results, performance, and/or achievements may vary materially from anticipated results, performance, and/or achievements. No representations or warranties are made as to the accuracy or reasonableness of such assumptions or the projections of forward-looking statements based thereon. YOU MAY NOT RELY UPON THE FINANCIAL PROJECTIONS, AS THEY ARE ILLUSTRATIVE ONLY.

COVID-19 Pandemic. The World Health Organization has characterized the outbreak of COVID-19 that is currently affecting many parts of the world, including the United States and NC, as a pandemic (the "Pandemic"). The Pandemic has negatively affected travel, commerce, and financial markets globally. While the potential future impact of the Pandemic cannot be quantified at this time, it is expected that the continued outbreak of COVID-19 could have an adverse impact on property values, including the value of the Property.

Owner's/Seller's Reserved Rights. Owner/Seller expressly reserves the right, at its sole discretion, to reject any or all expressions of interest and/or to terminate discussions with any party at any time with or without notice and for any reason. Owner/Seller shall have no legal commitment or obligation to any recipient of this Memorandum unless a written agreement for the purchase of the Property has been executed, delivered, and approved by the Owner/Seller and any conditions to the purchaser's obligations therein have been satisfied or affirmatively waived. The Owner/Seller reserves the right to move forward with an acceptable offer on the Property prior to the call for offers deadline.

Confidentiality: The Property is privately offered, and your receipt of this Memorandum serves to evidence your agreement that: (i) this Memorandum is subject to the Confidentiality and Non-Circumvention Agreement you previously executed with AREA, (ii) this Memorandum is furnished to you for the sole purpose of evaluating your interest in the Property, (iii) you will return the Memorandum if requested to do so by AREA, (iv) you will not use any part of this Memorandum in a manner detrimental to Owner/Seller or AREA, and (v) you will not reproduce or disclose any portion of this Memorandum to anyone without the prior written authorization of AREA. These terms and conditions apply to this Memorandum and all documents and other information provided in connection herewith.



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