

10025 COMBIE ROAD

Auburn, CA 95602

±1,404 SF RETAIL SPACE AVAILABLE / FOR LEASE



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OVERVIEW

FOR LEASE

PREMISES

SWC Combie Road and Higgins Road

±1,404 SF RETAIL SPACE AVAILABLE FORMER SANDWICH SHOP

ZONING

Commercial

LEASE TYPE

Modified Gross

ASKING RENT

Upon Request

NEIGHBORS

CVS, CartWorx, Circle K,
Quick Quack Car Wash,
Holiday Market and El
Dorado Savings Bank

PROPERTY HIGHLIGHTS

- Anchored by CVS Pharmacy
- Located at the intersection of Highway 49 & Combie Road
- Close proximity to Highway 49, the Lake of the Pines residential community, Darkhorse Golf Club and Bear River High School
- Strong growth area & is adjacent to Higgins Marketplace; a newly constructed shopping center anchored by Holiday Market
- Regional draw from the foothill communities of Auburn, Grass Valley, Penn Valley and Nevada City



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SITE PLAN

FOR LEASE



*NOT TO SCALE

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NEIGHBORHOOD MAP

FOR LEASE

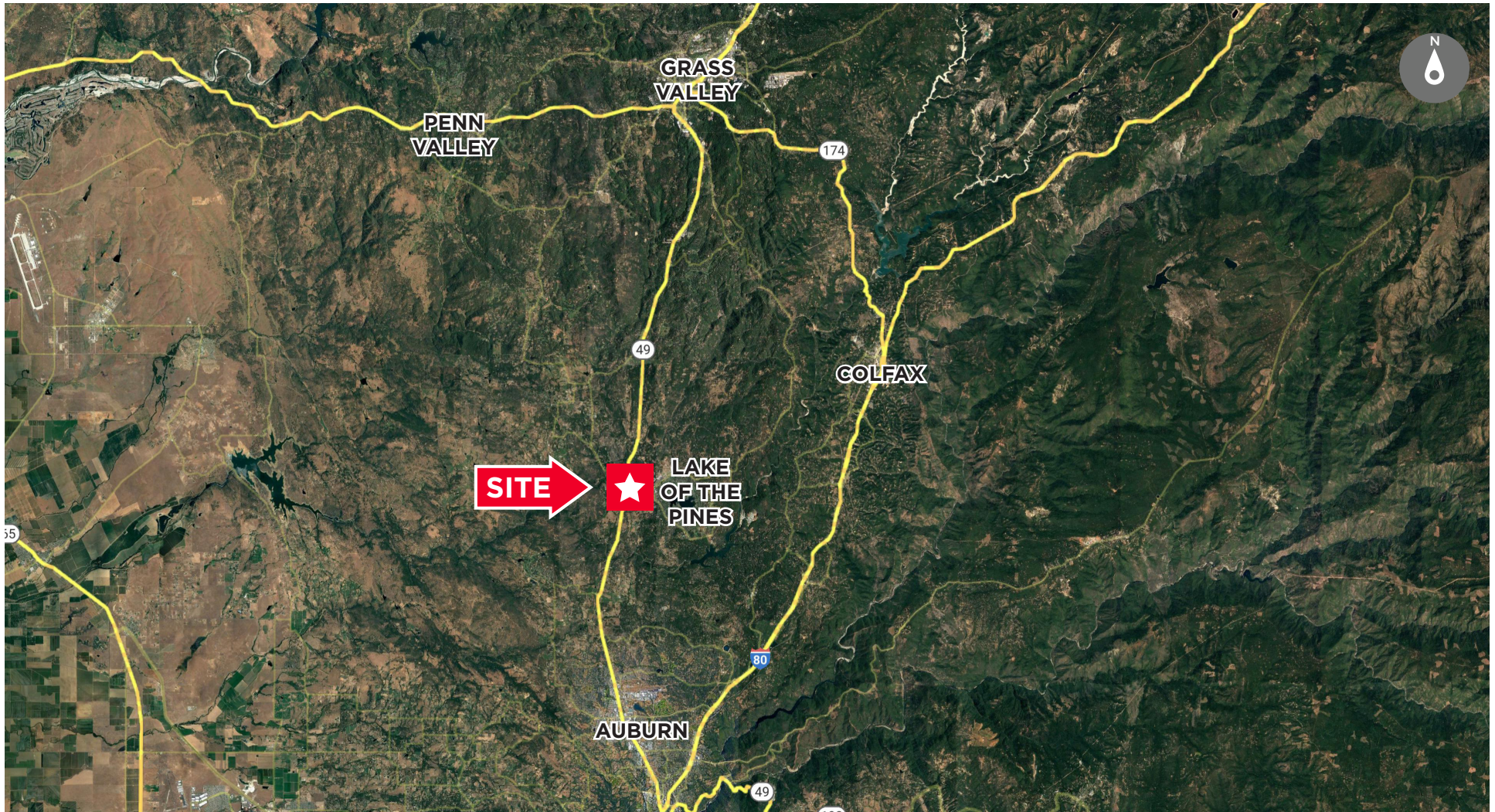


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LOCATION MAP

FOR LEASE



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DEMOGRAPHICS

FOR LEASE



TOTAL POPULATION

1 MILE

950

3 MILE

8,451

5 MILE

19,341



DAYTIME POPULATION

1 MILE

1,021

3 MILE

7,448

5 MILE

16,420



MEDIAN AGE

1 MILE

51.8
YEARS OLD

3 MILE

53.5
YEARS OLD

5 MILE

54.2
YEARS OLD



MED. HOUSEHOLD INCOME

1 MILE

\$80,884

3 MILE

\$82,907

5 MILE

\$89,353



TRAFFIC COUNTS



HIGHWAY 49 ---> 25,300 ADT



COMBIE RD. ---> 16,170 ADT

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