



OFFERING SUMMARY

Lease Rate:	\$0.95 SF/month (NNN)
Building Size:	19,550 SF
Available SF:	1,325 - 1,700 SF
Lot Size:	2.3 Acres
Cap Rate:	20.350332.0%
NOI:	\$203,503
Year Built:	1980

PROPERTY OVERVIEW

lease

PROPERTY HIGHLIGHTS

- Retail strip center with favorable rental rates at \$0.95/SF NNN
- Well located space at Auburn Ravine Rd and Palm Ave just off the I-80 Freeway in beautiful Auburn, CA
- Units are well maintained
- The center can accommodate a 14-15 tenant mix with great synergy between tenants

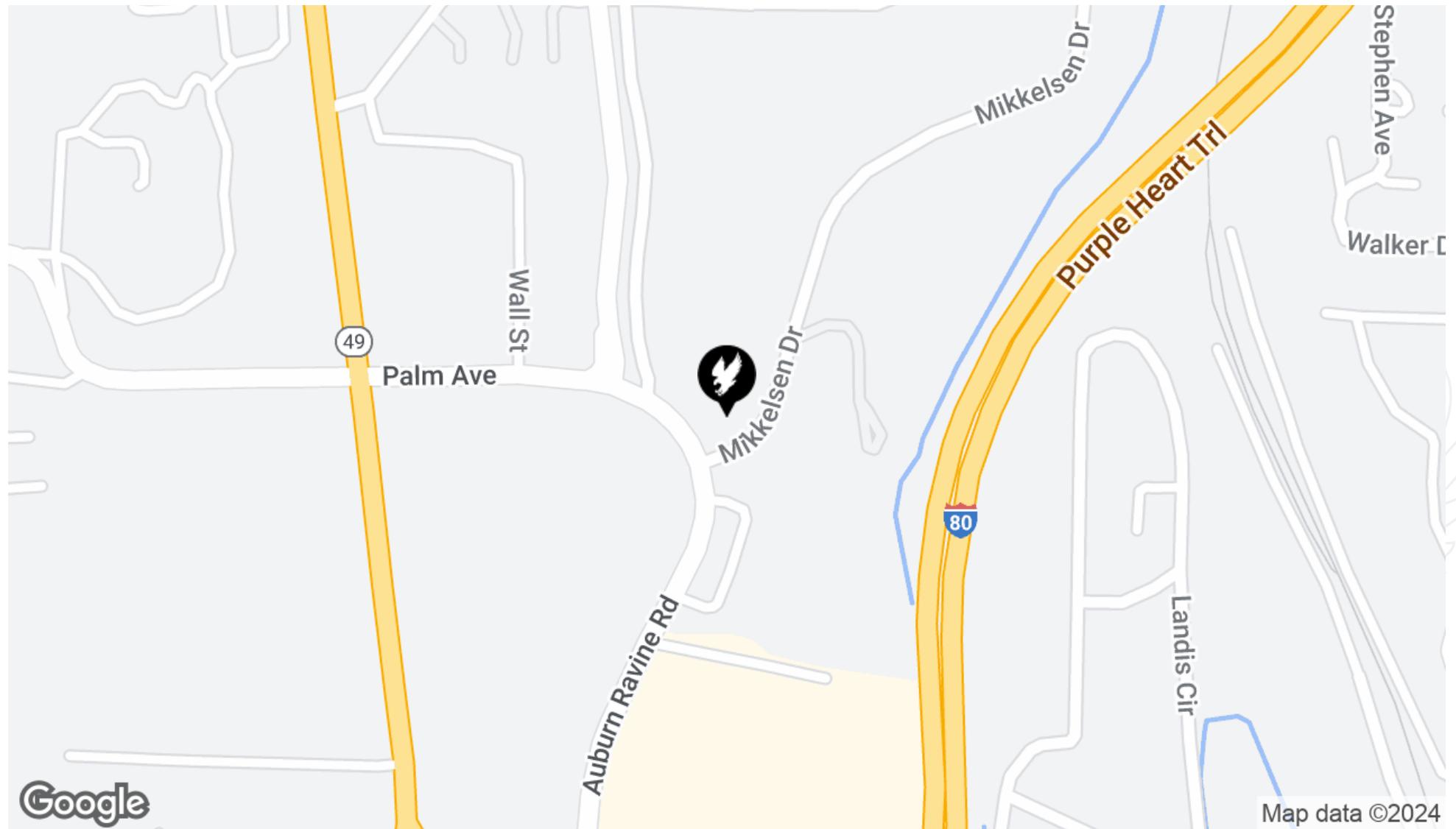
CHANDLER EDEN
530.788.3466
ceden@abornpowers.com
CalDRE #02081848

THOMAS NELSON
530.391.4862
thomas.nelson@abornpowers.com
CalDRE #02114777

RETAIL PROPERTY FOR LEASE

500-546 AUBURN RAVINE RD

ABORN  POWERS



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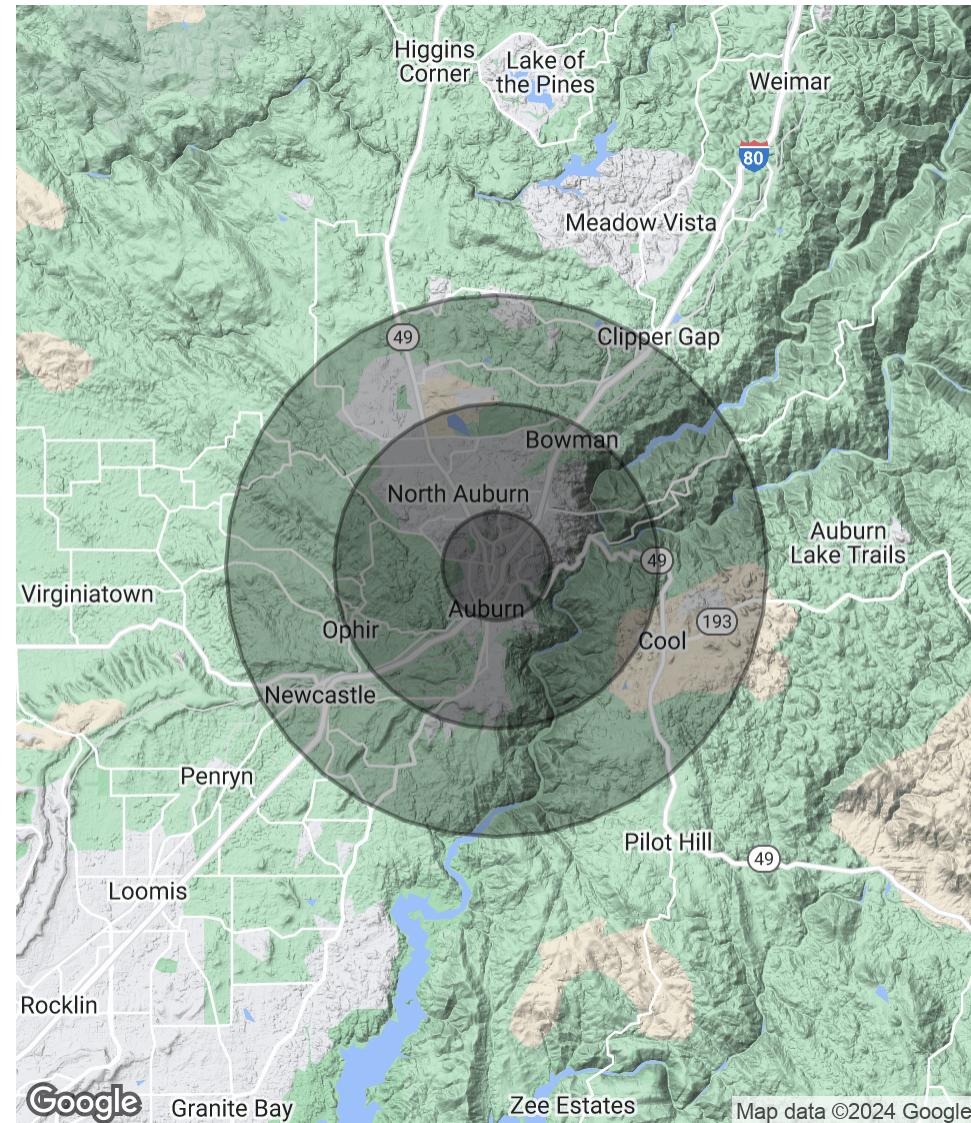
500-546 AUBURN RAVINE RD



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,080	24,939	46,507
Average age	39.7	44.3	45.3
Average age (Male)	37.8	43.4	43.4
Average age (Female)	45.0	46.4	47.4

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	2,821	10,993	19,612
# of persons per HH	2.2	2.3	2.4
Average HH income	\$63,214	\$75,091	\$76,252
Average house value	\$394,463	\$408,925	\$450,380

* Demographic data derived from 2020 ACS - US Census



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