

FOR LEASE | GRANITE BAY TOWN CENTER

8731 - 8799 AUBURN FOLSOM RD, GRANITE BAY, CA 95746

LOCATED ON AUBURN FOLSOM RD JUST SOUTH OF DOUGLAS BLVD IN THE HEART OF GRANITE BAY.

±1,518 - ±2,200 SF AVAILABLE



Christina Snyder
Senior Vice President

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3400 Douglas Blvd, Suite 190,
Roseville, CA 95661

RETAIL SPACE FOR LEASE

GRANITE BAY, CA
GRANITE BAY TOWN CENTER

Available For Lease

- Suite 8741: ±1,600 SF
- Suite 8777: ±2,200 SF
- Suite 8789-B: ±2,178 SF
- Suite 8799-A: ±1,518 SF

Property Highlights

- Located at the intersection of Douglas Blvd. and Auburn Folsom Rd.
- Anchored by Ace Hardware
- Notable tenants include: Dutch Bros Coffee, Granite Bay Fit, Dominick's Italian Market & Deli, Susi's, Subway, Safe Credit Union & Bernardos Restaurant.

One of Granite Bay's most prominent shopping centers. Granite Bay has some of the regions' finest and most exclusive homes with the highest household income of any submarket in the greater Sacramento area.



SUITE 8789-B



LEASE RATE: \$1.50/SF - \$2.50/SF/MONTH; NNN

NNN Estimated \$0.85/SF

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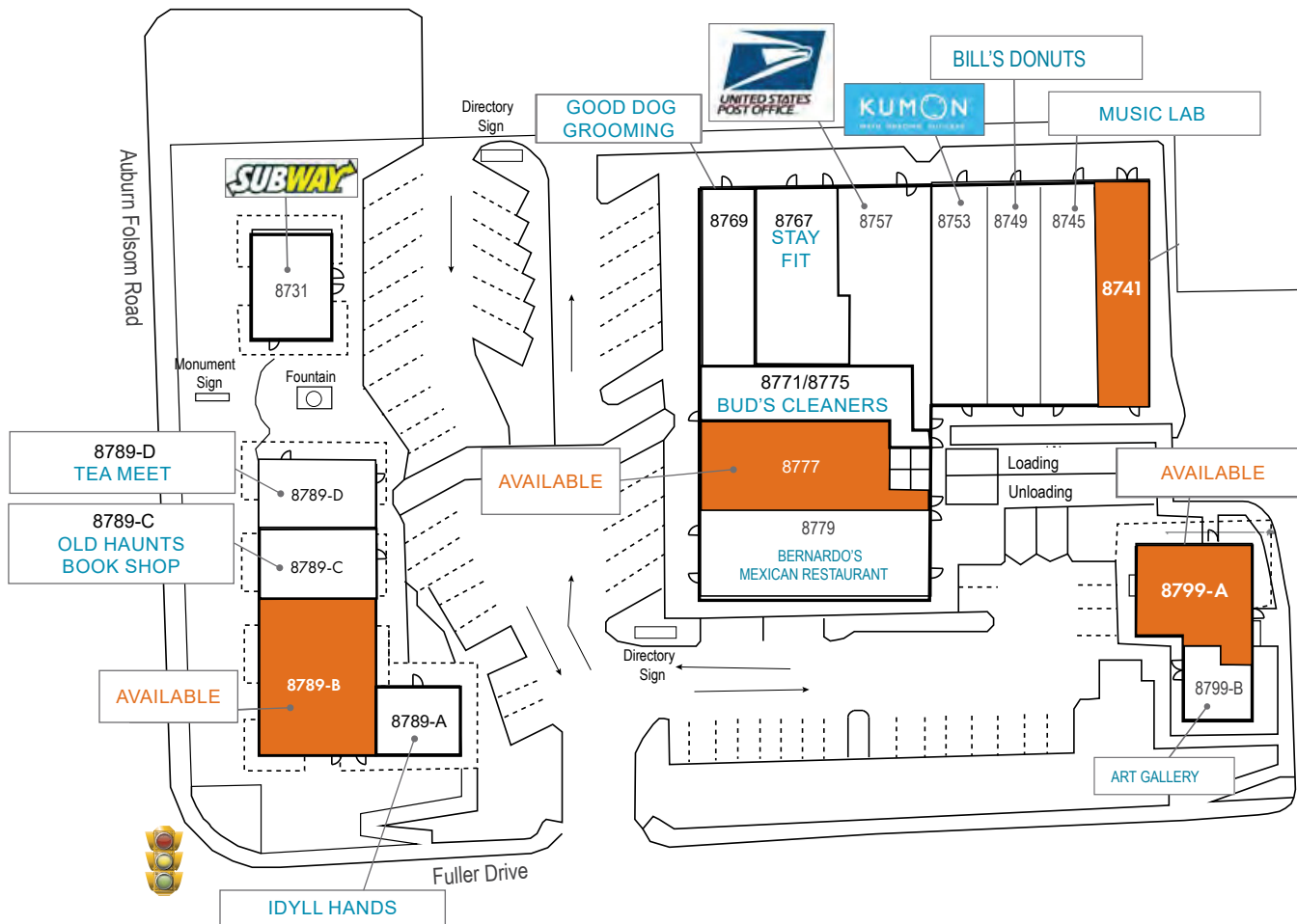
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DIRECTORY		
RSF	Suites	Tenant
1,120	8731	Subway
1,600	8741	\$2.00/SF, NNN
1,600	8745	Music Lab
1,600	8749	Bill's Donuts
1,600	8753	Kumon Learning Center
2,190	8757	US Post Office
1,920	8767	Stay Fit
1,300	8769	Good Dog Grooming
1,630	8771/8775	Cleaners
2,200	8777	\$2.50/SF, NNN
2,360	8779	Bernardo's Mexican Restaurant
673	8789-A	Idyll Hands
2,178	8789-B	\$2.50/SF, NNN
928	8789-C	Old Haunts Book Shop
960	8789-D	Tea Meet
1,518	8799-A	\$1.50/SF, NNN
575	8799-B	Mya Louw Art Gallery

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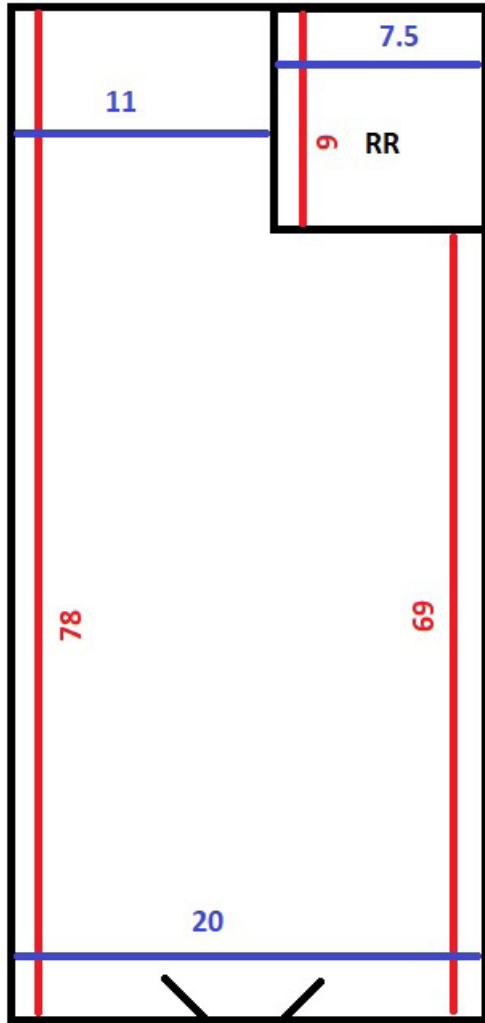
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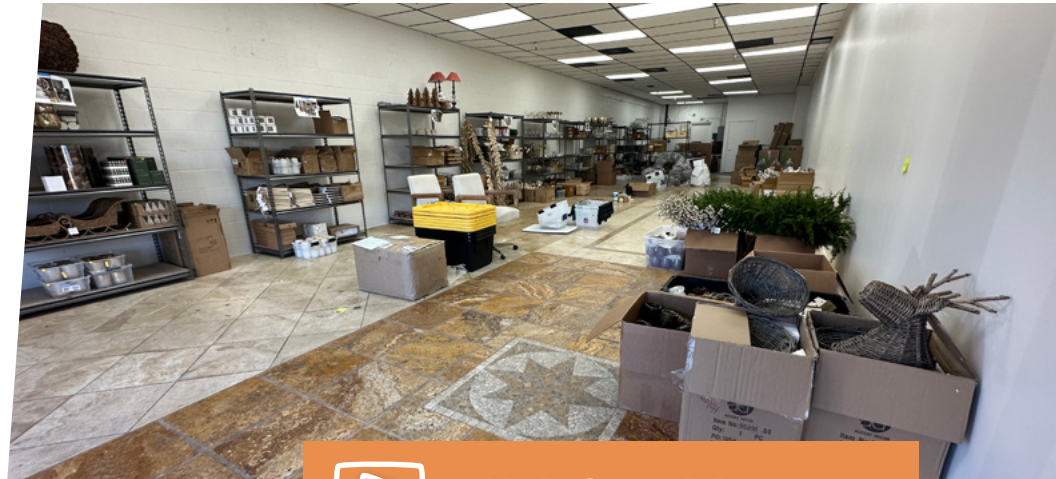
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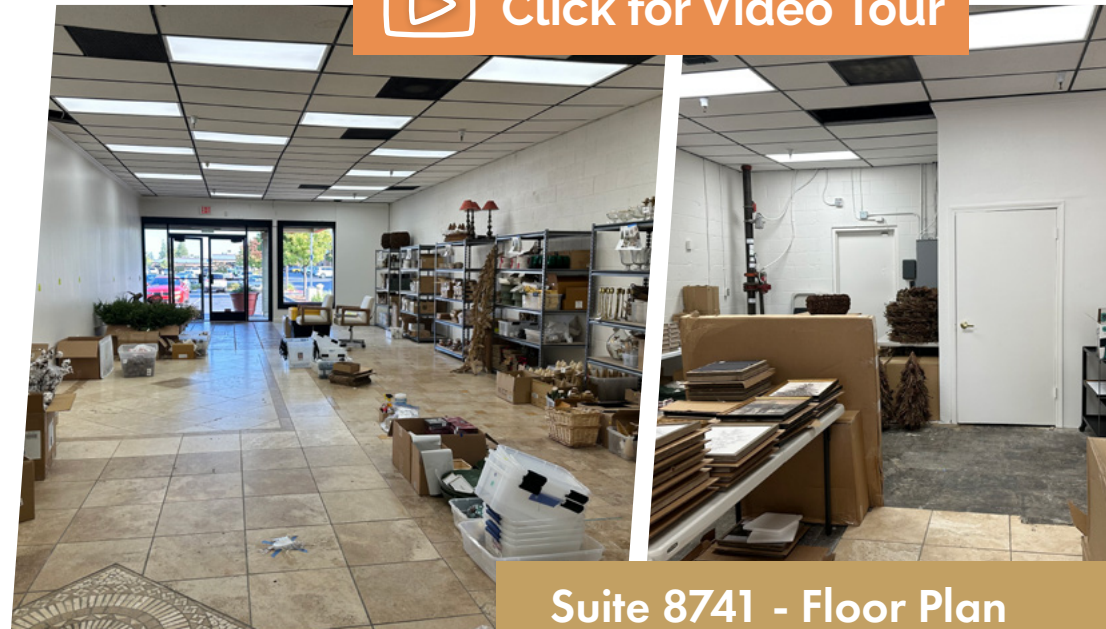
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Not to scale. Dimensions are approximate



[Click for Video Tour](#)



Suite 8741 - Floor Plan

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RETAIL SPACE FOR LEASE

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The Marketplace at Granite Bay



ADT - 44,500



Auburn Folsom Blvd

ADT - 41,440

Douglas Blvd



Granite Bay Village



GRANITE BAY TOWN CENTER

DEMOGRAPHICS	1 MILE	2 MILES	3 MILES
Population	5,285	26,649	123,845
Households	1,957	9,848	45,139
Average Household Income	\$212,670	\$221,447	\$151,140
Median Age	47.7	47.3	42.5
Total Businesses	307	1,168	6,424
Daytime Demographics 16+	3,371	15,770	106,549
White Collar Workers	73.8%	79.9%	74.8%
Blue Collar Workers	26.2%	20.1%	25.2%

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