

±2,786 SF FOR LEASE

2ND GENERATION RESTAURANT



2380

GRASS VALLEY HWY

AUBURN, CA 95603

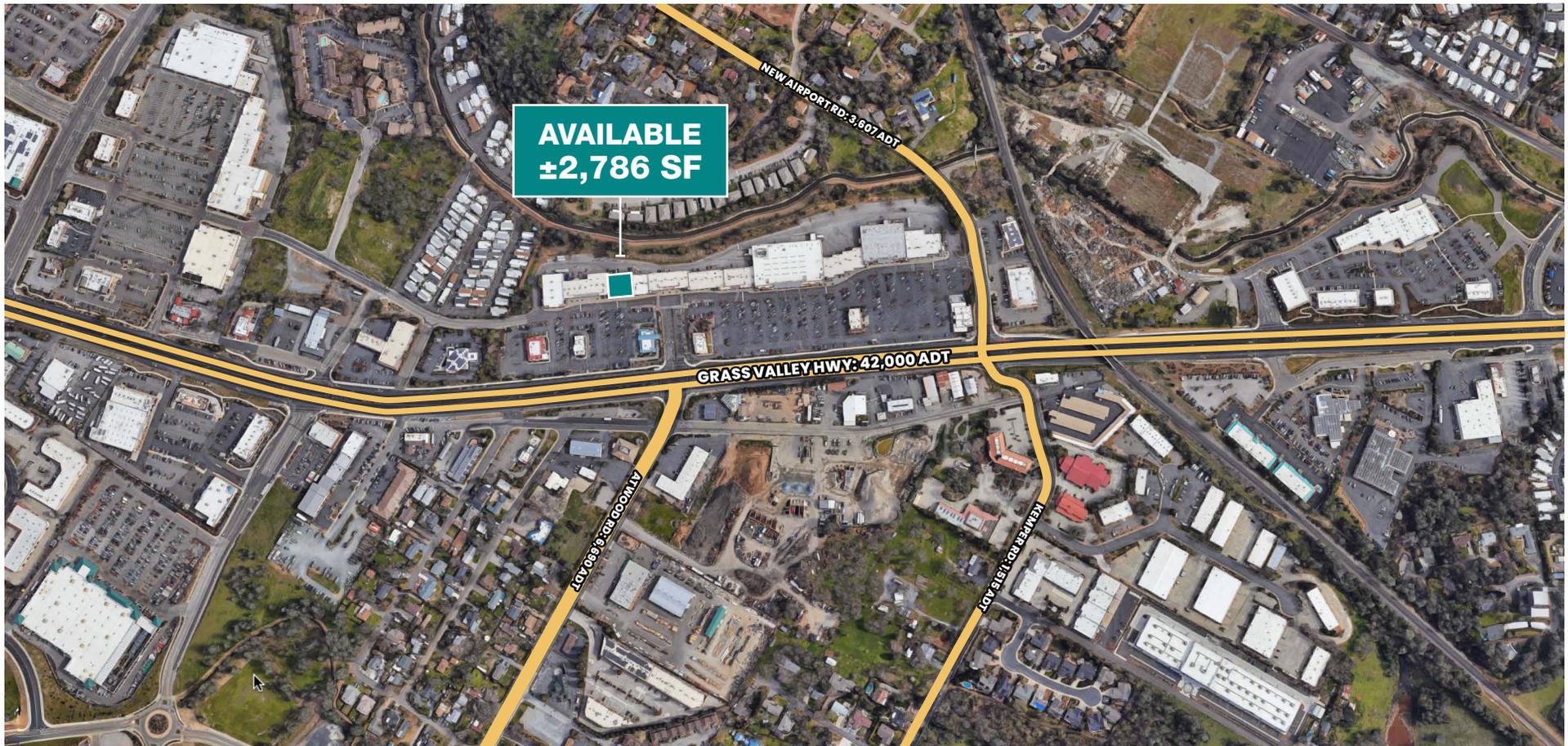
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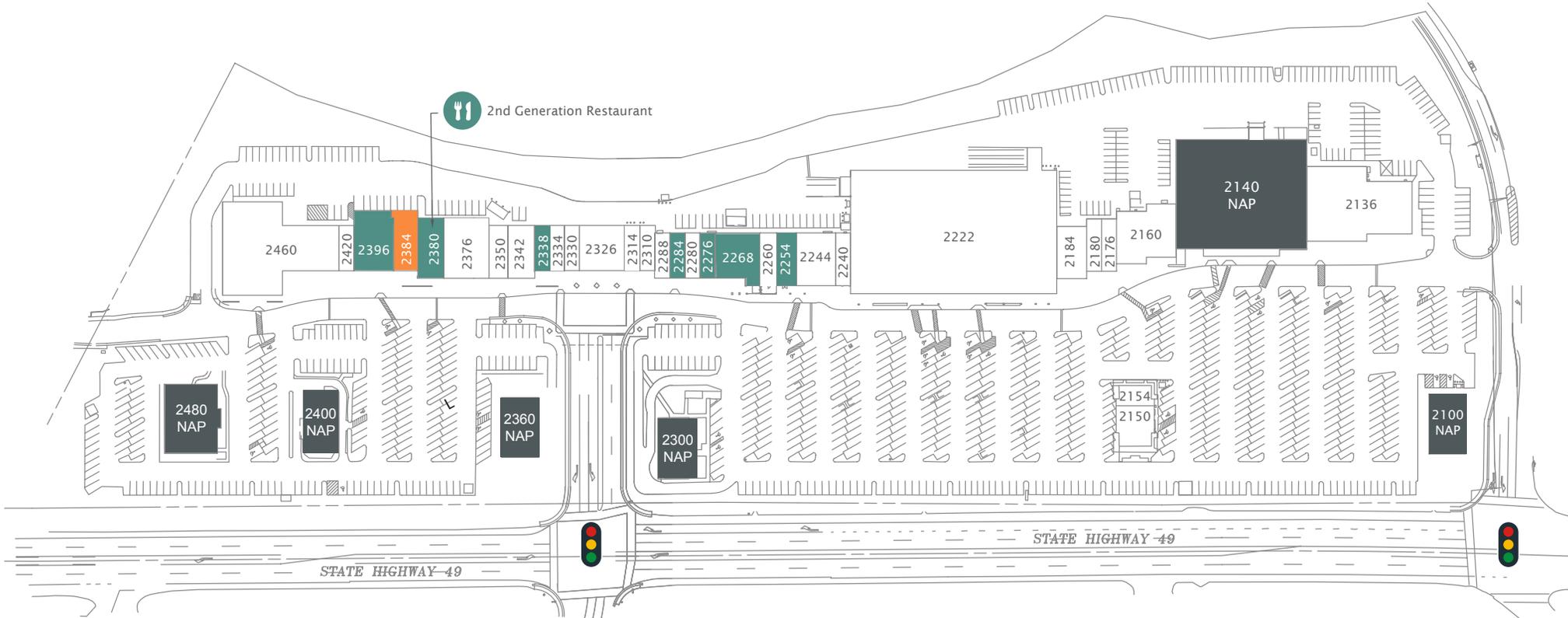


| DEMOGRAPHICS | 1 MILE | 3 MILES | 5 MILES |
|--------------------|-----------|-----------|-----------|
| Population | 5,527 | 27,895 | 41,508 |
| Median HH Income | \$115,023 | \$114,427 | \$128,293 |
| Daytime Population | 14,028 | 40,274 | 51,847 |

| TRAFFIC COUNTS | |
|----------------------|------------|
| Grass Valley Highway | 42,000 ADT |
| Atwood Rd | 6,690 ADT |
| New Airport Rd | 3,607 ADT |

Source: 2025 Esri

SITE PLAN

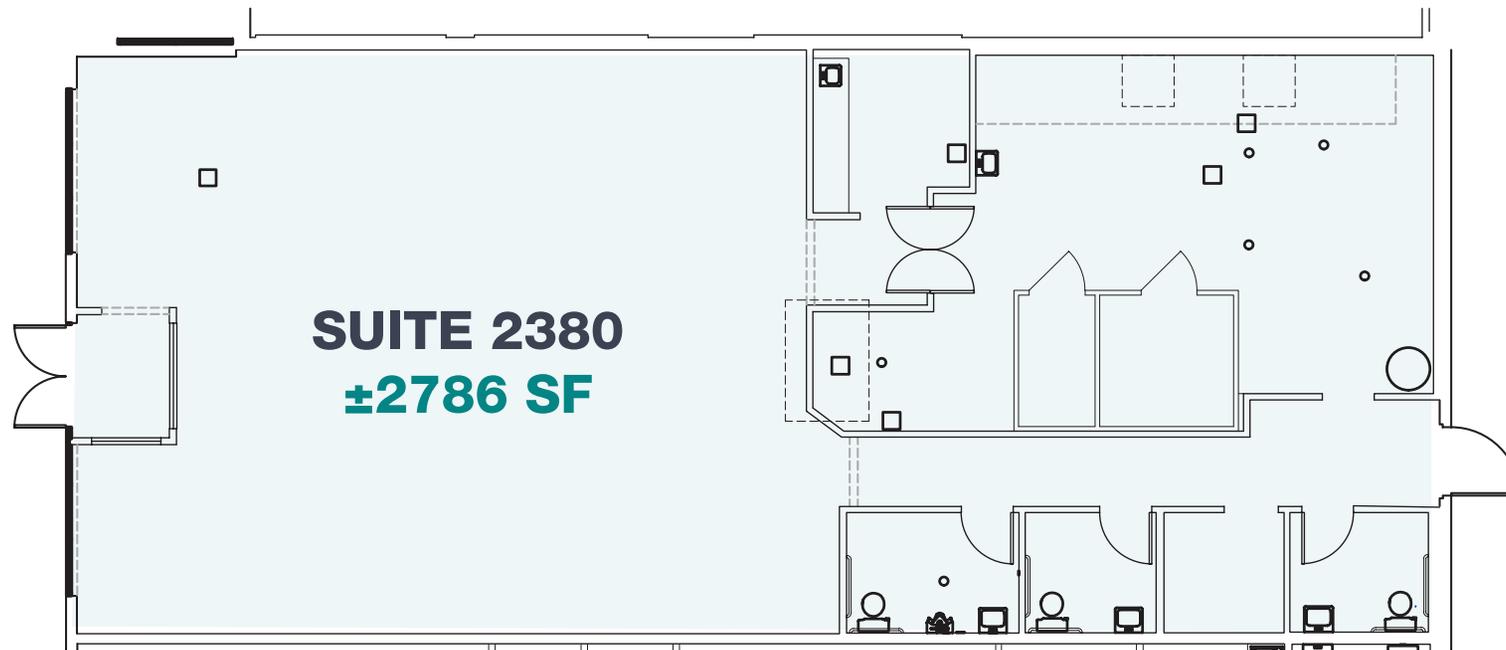


| SUITE # | S.F. |
|--------------------------------------|--------|
| SUITE 2136 DOLLAR TREE | 12,200 |
| SUITE 2140 CVS PHARMACY (NAP) | 25,800 |
| SUITE 2160 SUNRISE NATURAL FOODS | 5,600 |
| SUITE 2176 SOURDOUGH & CO. | 1,400 |
| SUITE 2180 VERIZON | 1,400 |
| SUITE 2184 LESLIE'S POOL SUPPLIES | 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 |

LEGEND:

- In LOI
- Available
- NAP



- 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

SITE AERIAL

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

Applebee's SAFEWAY  TARGET
MOUNTAIN MIKE'S FAMOUS footwear
Wendy's Great Clips ROSS DRESS FOR LESS

Smart & Final. Tires LES SCHWAB Starbucks
GameStop AMERICA'S THE CO. PANDA EXPRESS
PET SMART THE HOME DEPOT Chick-fil &
AT&T

ROCK CREEK PLAZA

petco Bank of America CARPOTE JACK IN THE BOX Panera
BevMo! ULTA BEAUTY Starbucks McDonald's WINGS OUT
MICHAELS sears appliance repair BURGER KING UPS RITE AID

BIG 5
Papa Murphy's
CHASE

AUBURN VILLAGE

DOLLAR TREE Golden1 Credit Union usbank CALIFORNIA SUN
BEL AIR Discovery Shop LESLIE'S Roper's JEWELERS
SUBWAY CVS/pharmacy AAA goodwill DEN'S DEN'S THE GROVE
Caribou KFC SUNRISE NATURAL FOODS AUBURN SMOKE SHOP MAIL N' MORE
SOURDOUGH & CO? metroPCS Lavish Hair & SPA NORTH AUBURN DENTISTRY
Jamba Juice MOD verizon AdvanceAmerica

THE PLAZA

BEST BUY Miracle-Ear Little Caesars
T-Mobile M&M'S THE ORIGINAL
MATTRESS FIRM

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