

4035 Grass Valley Hwy.

Auburn, CA 95602
www.cbre.com/shana.lennon

For Lease ± 1,100 SF



Contact

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Property Information

- **LEASE RATE: \$1.30 PSF / MG**
- **SUITE C: ±1,100 SF**
- There is a flat water fee of \$50 per month
- Located just off Highway 49 near the Dry Creek Road intersection, the project has monument signage on Highway 49. Building signage may also be available. Current tenants include Beach Hut Deli.

Area Overview

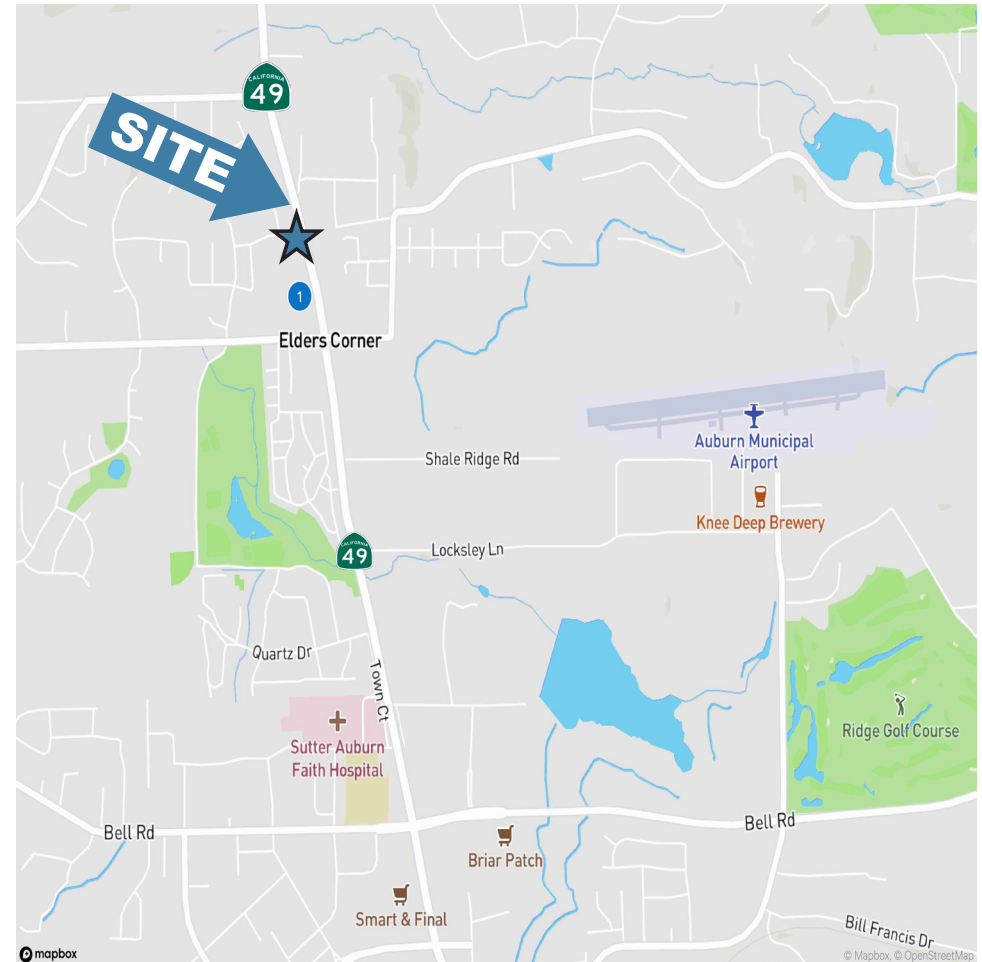
Auburn, established during the “Gold Rush” period, is situated in the foothills of the Sierra Nevada mountains and has the advantage of being above the fog and below the snow. At the crossroads of Interstate 80 and Highway 49, Auburn is the county seat of Placer County, and is an important retail trade center. Nearby are several ski areas, including Squaw Valley, site of the 1960 Winter Olympic Games.

Many hiking trails and lakes are also within a short drive from Auburn. Auburn is also well known for its equestrian and running interests. It is the culmination point of three endurance events: The Tevis Cup Ride, the Western States Endurance Run (both 100 miles in one day events), and the American River 50 mile run.

Visitors are also attracted to many other activities in Auburn, including the Gold Country Fair, Wild West Stampede, Auburn’s Black & White Affaire, Cruise Nights, Home Shows, a growing wine industry, as well as the 4th of July and Festival of Lights parades.

The Auburn Symphony, Auburn Community Concert Association, and the Arts Council of Placer County are important members of the arts community.

Location Map



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