

THE SHOPS AT WILLOW CREEK

NWC Highway 49 & Willow Creek Drive, Auburn, CA 95603

±900 & ±900 SF RETAIL / AVAILABLE / FOR LEASE



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OVERVIEW

For Lease

PREMISES

NWC Highway 49 & Willow Creek Drive

AVAILABLE SPACE: ±900 & ±900 SF

LEASE TYPE

Direct

ASKING RENT

Upon Request

NEIGHBORS

Smart & Final,
PetSmart, Home
Depot, Target, Chick-
Fil-A, Petco, Bel-Air,
Safeway, Ross & Big 5
Sporting Goods

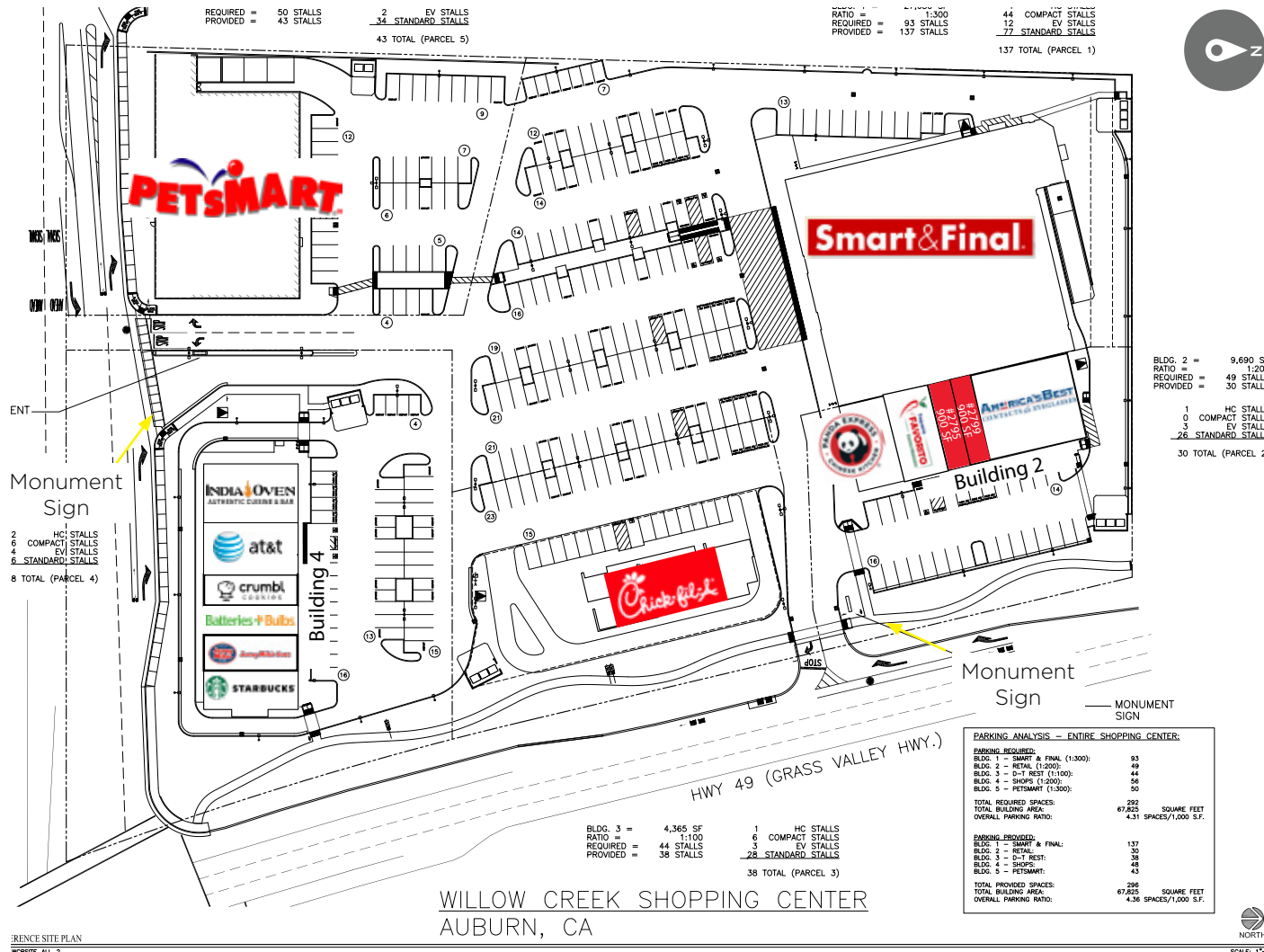
PROPERTY HIGHLIGHTS

- Located off Highway 49, Willowcreek Shopping Center is ideally located along one of Auburn's busiest retail corridors
- Sits at a fully-signalized intersection at Highway 49 and Willow Creek Drive allowing excellent ingress and egress
- Highly visible to Highway 49
- Highway 49 is a major highway which connects the foothill communities from Oakhurst to Grass Valley - a distance of over 160 miles.



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REFERENCE SITE PLAN
WCRSITE_ALL_2

11825	India Oven	2,630 SF
11835,11845	AT&T	2,405 SF
11855	Crumbl Cookies	1,300 SF
11865	Batteries Plus	1,300 SF
11875	Jersey Mike's	1,454 SF
11885	Starbucks	2,021 SF

2803,2807,2811	America's Best Eyewear	4,005 SF
2799	Available	900 SF
2795	Available	900 SF
2785	El Favorito Taqueria	1,935 SF
2775	Panda Express	1,950 SF

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NEIGHBORHOOD MAP

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TRADE AREA MAP

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DEMOGRAPHICS

For Lease



TOTAL POPULATION

1 MILE



3 MILE



5 MILE



DAYTIME POPULATION

1 MILE



3 MILE



5 MILE



MEDIAN AGE

1 MILE

39.7
YEARS OLD

3 MILE

47.1
YEARS OLD

5 MILE

49.4
YEARS OLD



MED. HOUSEHOLD INCOME

1 MILE

\$45,471

3 MILE

\$61,812

5 MILE

\$69,651



TRAFFIC COUNTS



HIGHWAY 49 — — — — — > 37,700 ADT



BELL ROAD — — — — — > 34,700 ADT

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