



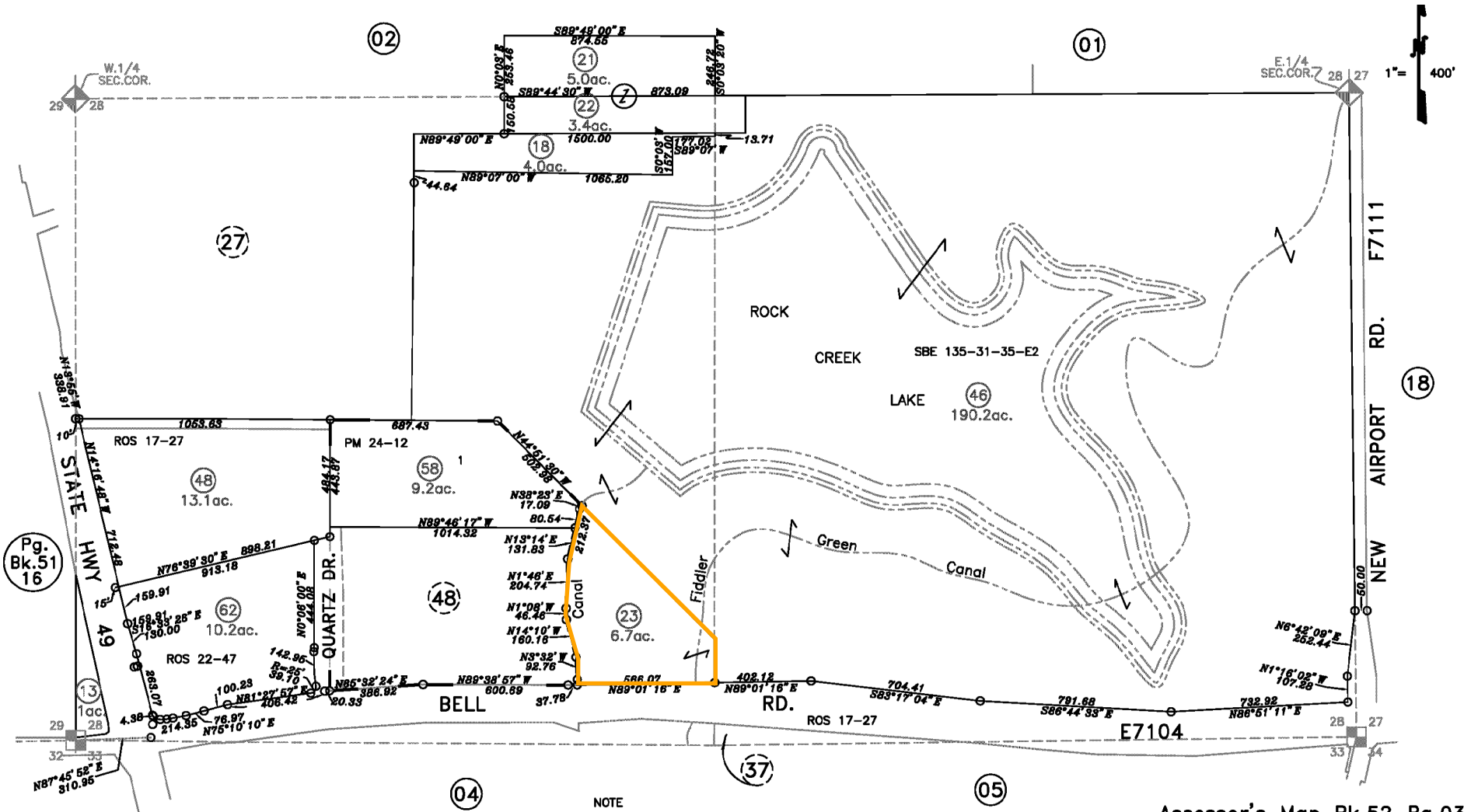
PROPERTY HIGHLIGHTS

- Located directly off historic Highway 49 and Bell Road
- Adjacent to multiple major retailers including a Safeway/Ross anchored shopping center, Target, Harbor Freight, Old Navy, Ulta Beauty, and more.
- Strong traffic counts with 37,589 cars per day on Hwy 49, and 25,362 on Bell Rd
- Located just down the street from The Ridge Golf Course and Event Center, one of Placer County's most prestigious golf courses with an estimated 300 visitors per day.
- Great location for multiple users including a business and medical office park, a commercial retail center, self storage, etc. County is amenable to multiple types of uses with proper approval processing.

OFFERING SUMMARY

Sale Price:	\$2,500,000
Lot Size:	6.7 Acres
Price / Acre:	\$373,134.33
Current Zoning:	OP-Dc-AO

PARCEL MAP



NOTE
All distances on curved lines are chord measurements.

11-14-2000
02-04-2000 CAA
Page Redrawn Per Basemap Information

NOTE
This map was prepared for assessment purposes only, and is not intended to illustrate legal building sites or establish precedence over local ordinances. Official information concerning size or use of any parcel should be obtained from recorded documents and local governing agencies.

Assessor's Map Bk.52 Pg.03
County of Placer, Calif.

NOTE
Assessor's Block Numbers Shown in Ellipses.
Assessor's Parcel Numbers Shown in Circles.

MARKET OVERVIEW

2400 BELL ROAD, AUBURN, CA 95603
3 MILE RADIUS

KEY FACTS

27,340
Population

49
Median Age

2.4
Average Household Size

\$75,534
Median Household Income

EDUCATION

23.98%
High School Graduate

28.25%
Some College

25.77%
Bachelor's Degree Plus

HOUSING STATS

\$425,214
Median Home Value

11,066
Households

32.63%
% Renter Occupied Housing Units

BUSINESS

25,214
Total Employees

COMMUTERS

0.11%
Used Public Transportation

89.34%
Drove Alone to Work

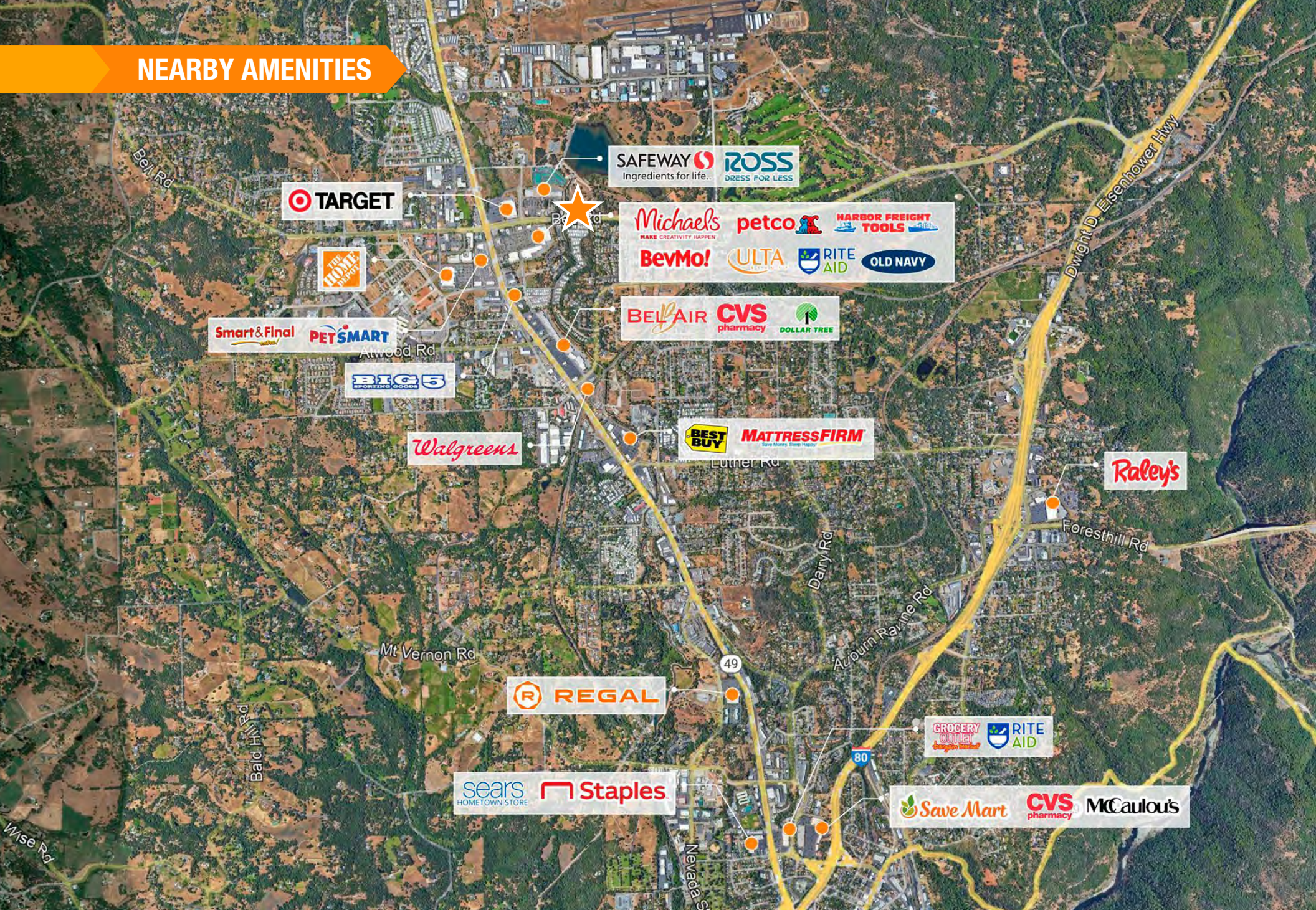
EMPLOYMENT

61.9%
White Collar

38.1%
Blue Collar



NEARBY AMENITIES



TARGET

SAFeway
Ingredients for life.

ROSS
DRESS FOR LESS

Michaels
MAKE CREATIVITY HAPPEN

petco

HARBOR FREIGHT TOOLS

BevMo!

ULTA

RITE AID

OLD NAVY

Smart & Final

PET SMART

BELL AIR

CVS pharmacy

DOLLAR TREE

BIG 5
SPORTING GOODS

Walgreens

BEST BUY

MATTRESS FIRM
Save Money. Sleep Happy.

Raley's

REGAL

sears
HOMETOWN STORE

Staples

GROCERY OUTLET
Slightly Offbeat

RITE AID

Save Mart

CVS pharmacy

McCaulou's

