

For Lease or Sale

Medical Office Building

±1,500 up to ±7,531 SF Available

* ±5,200 SF Development Opportunity

3111 Professional Drive, Auburn, CA

Promotional Lease Rate: \$1.25/SF NNN for Year One
(5-Year Minimum Term Required)

New Price: \$1,250,000



Curt Allen

Associate Vice President
+1 916 563 3019
curt.allen@colliers.com
CA Lic. 01959536

Eric Ortiz

Executive Vice President
+1 916 563 3095
eric.ortiz@colliers.com
CA Lic. 01821549

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Property Highlights

- Single-story, ±7,531 SF clinic building
- Located in the medical hub of Auburn less than 0.5 miles away from Sutter Auburn Faith Hospital
- Neighboring Sutter Imaging and Outpatient Surgery
- Close proximity to amenities and access to Interstate 49 & 80
- Opportunity to develop an additional ±5,200 SF medical building

Development Opportunity



Auburn Demographics

	1 Mile	3 Mile	5 Mile
2022 Total Population	6,815	24,763	41,306
2027 Total Population	6,872	24,832	41,614
2022 Households	2,532	10,128	16,945
Average Household Income	\$93,052	\$112,129	\$121,721
Median Home Value	\$501,485	\$572,839	\$615,233
Median Age	42.2	49.3	50.7

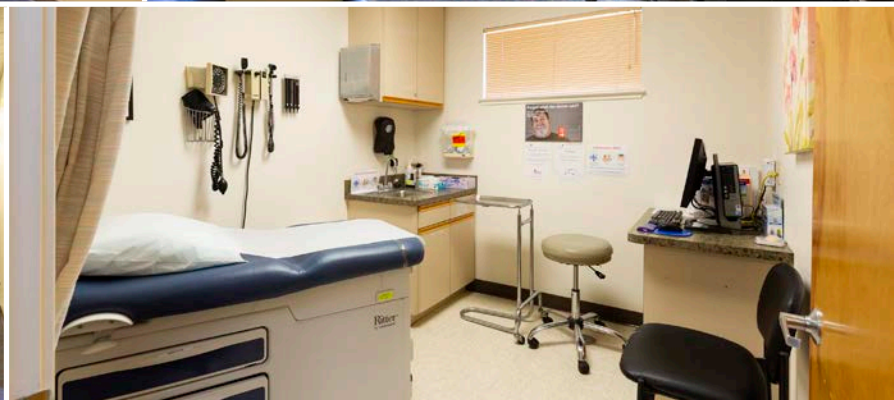
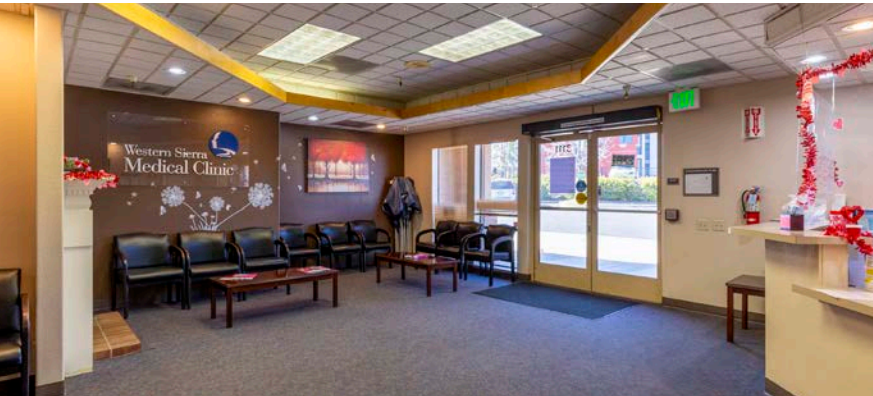
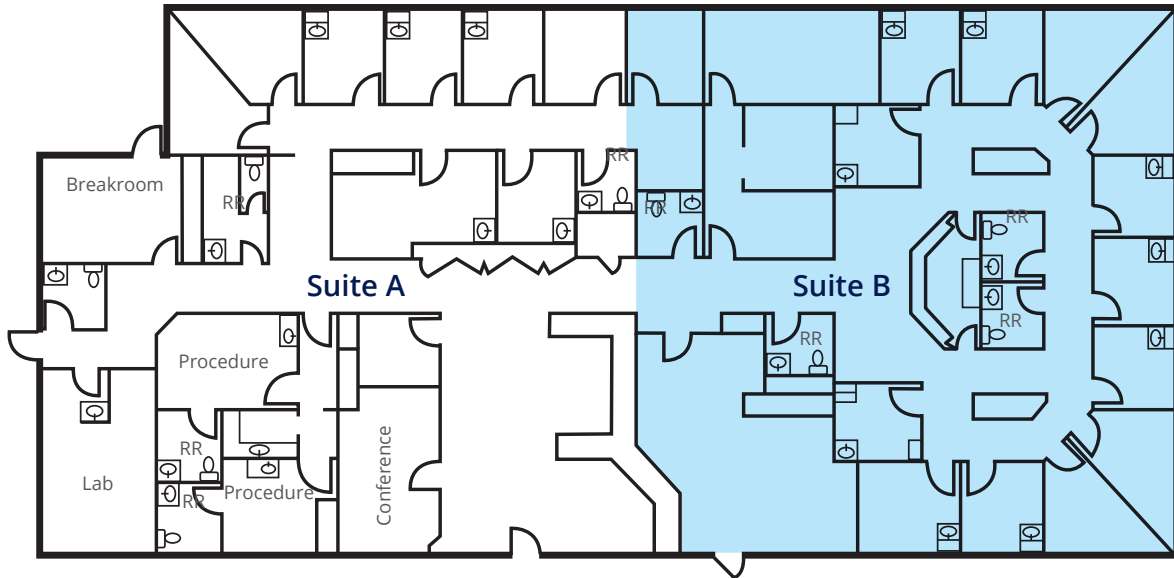
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Entire Building Floor Plan

- ±1,500 SF up to ±7,531 SF available
- Suites A and B are contiguous to ±7,531 SF

** Example of a ±3,600 SF space*



Amenities Map



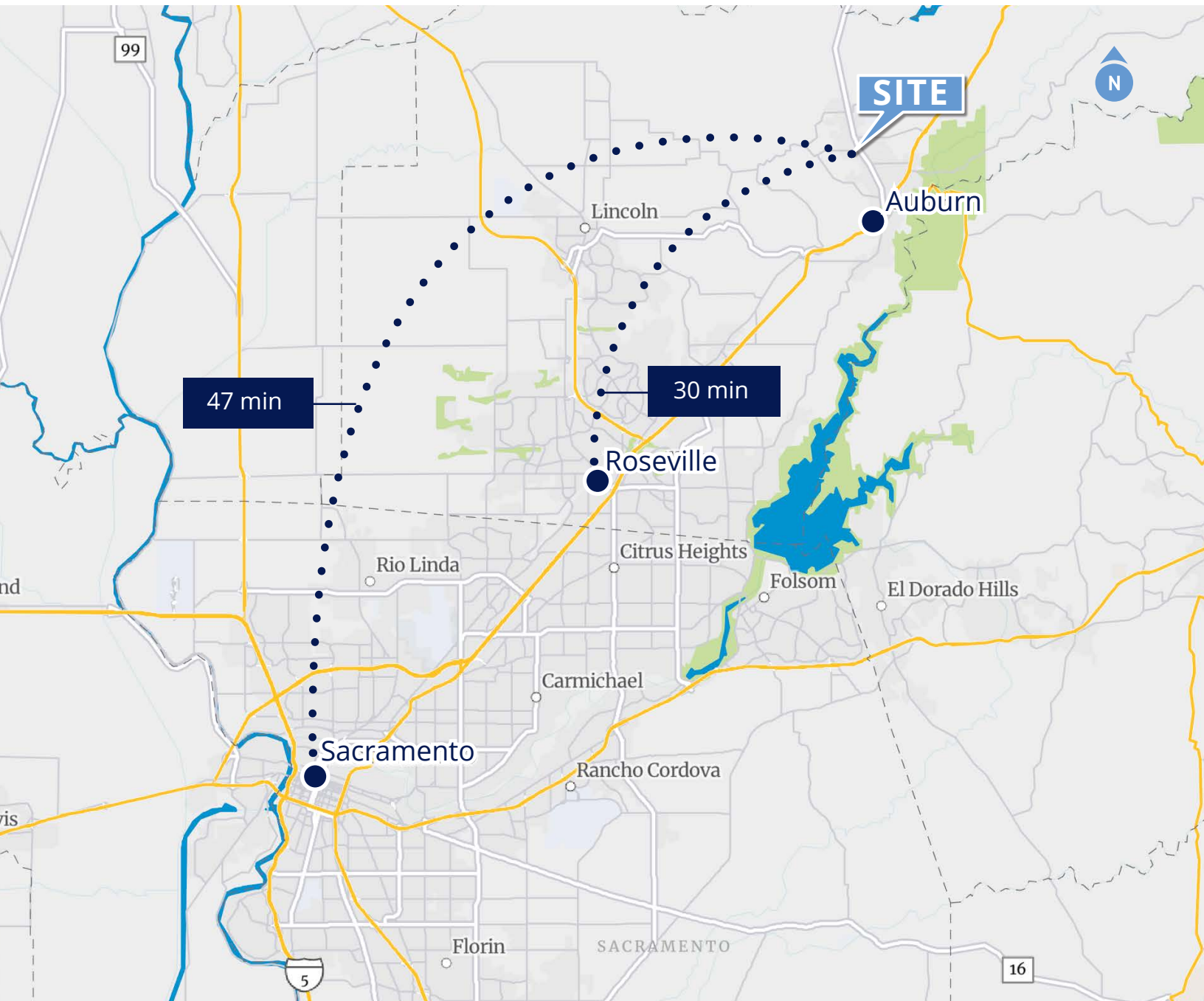
Medical

1. Sutter Auburn Faith Hospital
2. Sutter Urgent Care
3. The Oaks Senior Living
4. UC Davis Medical Offices
5. Sierra Ridge Memory Care
6. Sutter Medical Offices
7. Medical & Dental Offices
8. Sutter Imaging
9. DaVita Dialysis
10. Sutter Physical Therapy
11. V.A. Clinic

Retail

12. Home Depot
13. Starbucks
14. Rite Aid
15. Michaels
16. BevMo!
17. McDonald's
18. Chipotle Mexican Grill
19. Target

Regional Overview



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