

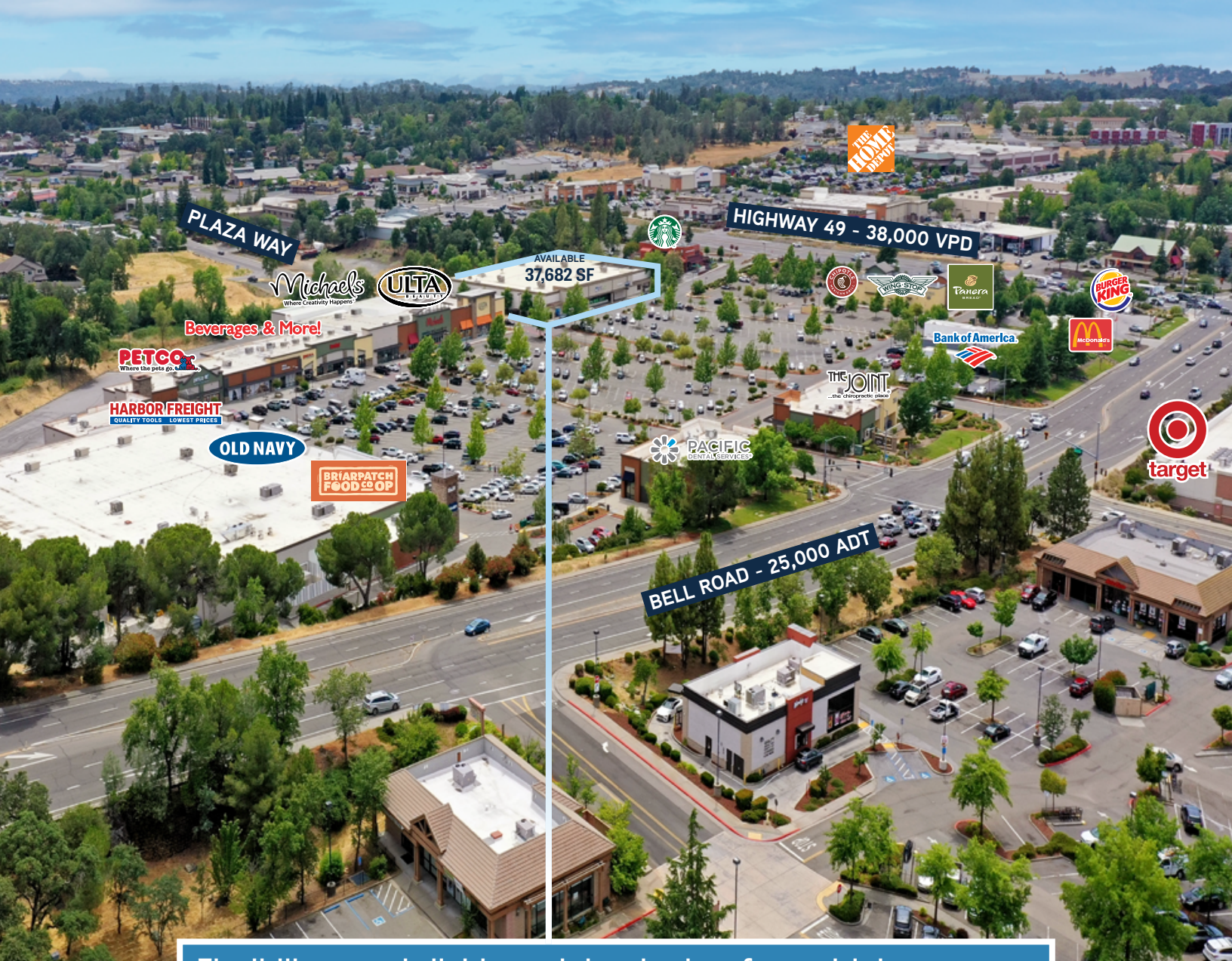
Rock Creek Plaza

AUBURN , CALIFORNIA

±37,682 SF Anchor Box Available for Lease



2805 BELL RD, AUBURN, CA 95603 | SACRAMENTO MSA



Flexibility to subdivide or right-size box for multiple concepts



Overview

Rock Creek Plaza is the dominant grocery-anchored shopping center in North Auburn, CA. Anchored by BriarPatch Food Co-op, Michaels, Old Navy, Ulta, Harbor Freight, Petco, BevMo! and others, the center is strategically located at the hard corner of Hwy 49 (38,000 ADT) and Bell Road (25,000 ADT). The Hwy 49 and Bell Road corridor includes Target, The Home Depot, Ross, Safeway, and multiple medical offices, making Rock Creek Plaza the regional hub.

The property is located within a highly desirable and affluent trade area, with household incomes exceeding \$105,000 in a 5-mile radius.

Five different ingress/egress points provide convenient access from Highway 49 and Bell Road, as well as Plaza Way and Willow Creek Drive to the south. Plaza Way serves as a unique connecting throughway linking Rock Creek Plaza with the residential enclave to the east.

The available box offers approximately 37,682 SF of prime anchor space, directly adjacent to high-performing national tenants. This box represents one of the largest and most visible re-tenanting opportunities in the Sacramento MSA. The box also offers flexibility to subdivide or right-size the box for multiple concepts.

37,682 sf
Net Rentable Area

- » ±37,682 SF of prime anchor space, directly adjacent to high-performing national tenants
- » One of the largest and most visible re-tenanting opportunities in the Sacramento MSA.
- » Highly desirable and affluent trade area

\$105,391
Average Household Income
(5-mile radius)

DEMOGRAPHIC SNAPSHOT

		2-MILE RADIUS	5-MILE RADIUS	10-MILE RADIUS
POPULATION (2023)		16,032	40,476	82,635
HOUSEHOLDS (2023)		6,091	16,293	32,379
GROWTH (2028)		0.3%	0.4%	0.4%
AVERAGE HH INCOME		\$98,192	\$105,391	\$116,826
DAYTIME EMPLOYEES		14,680	24,797	31,806



Exceptional Positioning at a Critical Intersection

Rock Creek Plaza is strategically positioned in the Auburn trade area offering marketdominant frontage along the critical intersection of Highway 49, the primary North /South artery in Auburn, and Bell Road, the primary East / West thoroughfare yielding access to I-80 which connects Auburn to Sacramento to the SW and Reno, NV to the NE. The superior access and hard corner location has resulted in highly productive inplace tenancy and strong leasing demand.



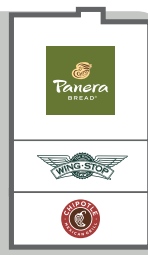
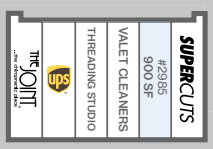
Five different ingress/egress points

Provides convenient access from **Highway 49** and **Bell Road**, as well as **Plaza Way** and **Willow Creek Drive** to the south. Plaza Way is a unique connecting thoroughway linking Rock Creek Plaza with the residential enclave to the east.



BELL ROAD

STATE HIGHWAY 49



#2515
1,360 SF
MAGIC NAIL
AUBURN'S VERY OWN
#2545
1,520 SF

AVAILABLE
37,682 SF



Bath & Body Works
#2775-A
1,422 SF

Beverages & More!

PIZZA EXPRESS



FOR MORE INFORMATION PLEASE CONTACT

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