

OWNER/USER OPPORTUNITY IN THE HEART OF AUBURN

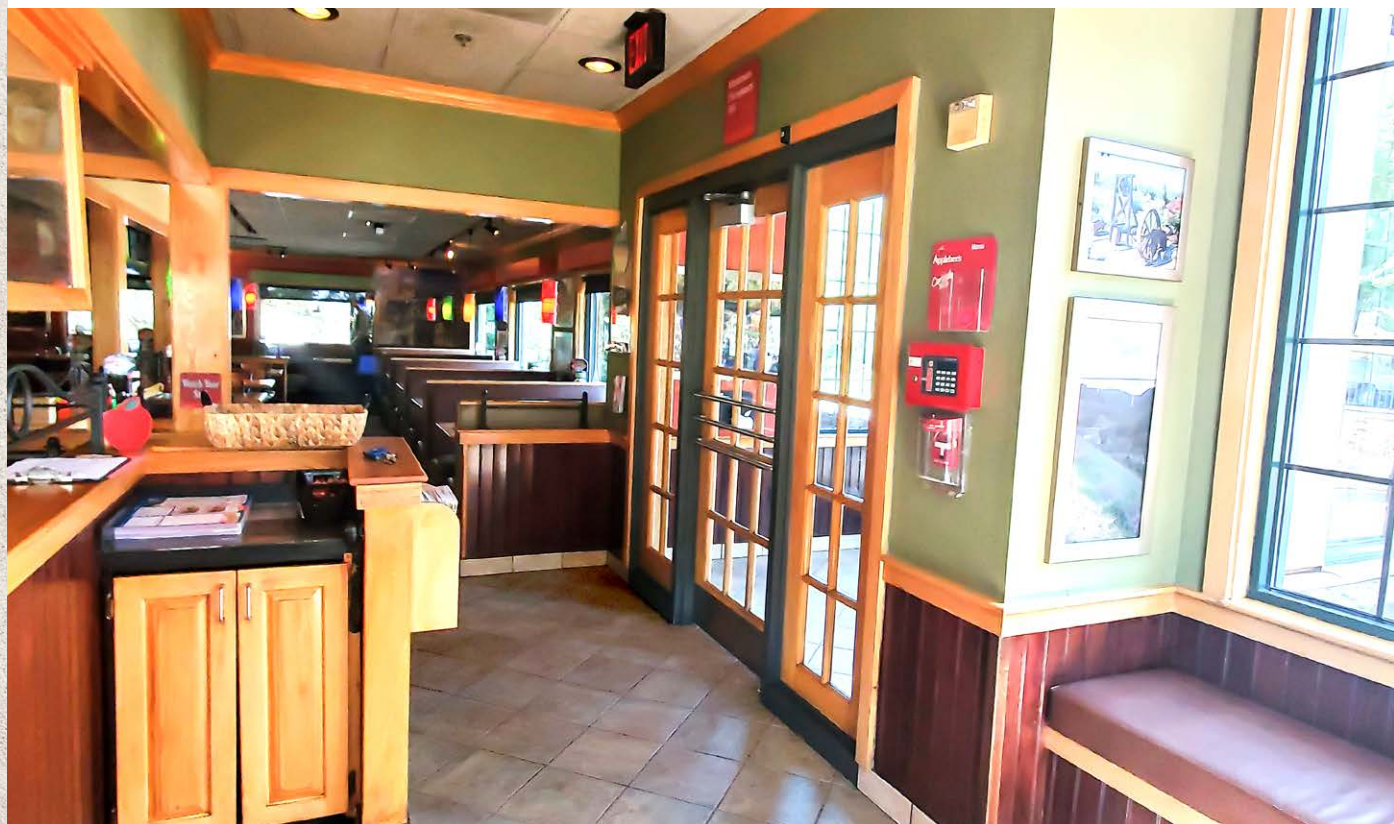
2500 BELL ROAD

AUBURN, CALIFORNIA

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NEWMARK



EXECUTIVE SUMMARY

Newmark is proud to present an outstanding opportunity to own or lease a second-generation restaurant space located at 2500 Bell Road, Auburn, CA. This ±5,024 square foot, full-service restaurant features a spacious layout with seating for up to 120 guests, plus an inviting outdoor patio perfect for alfresco dining. The property is fully equipped with essential kitchen infrastructure, including a 10-foot hood, a walk-in refrigerator and freezer, and a separate beer cooler, allowing for a seamless transition and minimal setup time for a new operator.

This property is a PAD in a thriving Safeway and Ross-anchored center, with high-traffic co-tenants including Wendy's, AutoZone, and CACFit enhancing its visibility and customer draw. Situated in a prime location with excellent exposure from Bell Road, the property benefits from over 21,000 vehicles per day, ensuring a steady flow of potential customers.

Whether you're looking to expand your current operations or launch a new venture, this restaurant space offers a turnkey solution in a bustling part of Auburn. Available for sale or lease, this is a fantastic opportunity to establish your presence in a vibrant location with strong retail synergy.

OFFERING TERMS

Pricing: Best offer

Investment Type: Owner/User or Investor

OFFERING HIGHLIGHTS

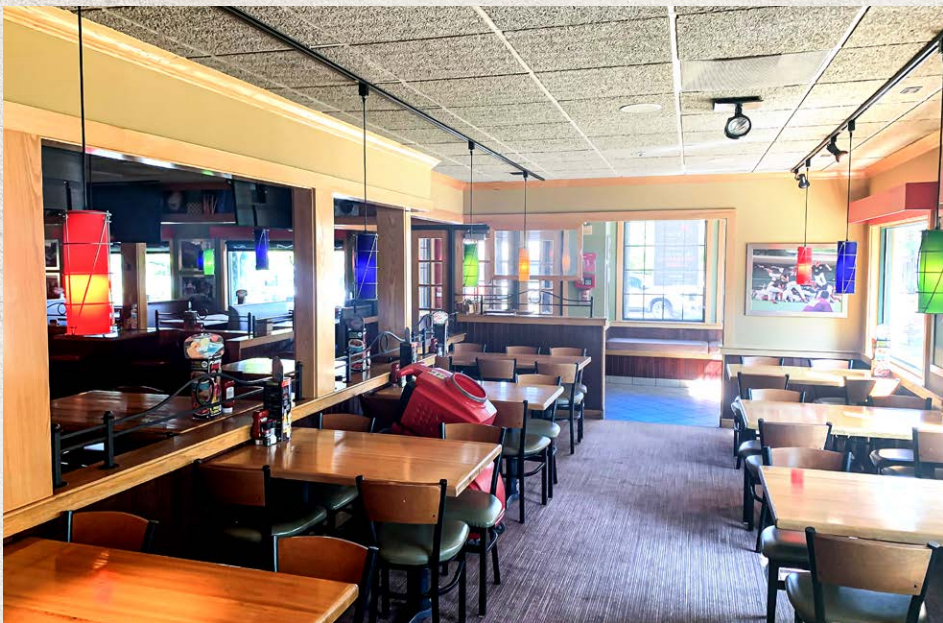
- 2500 Bell Road, Auburn, California
- ±5,024 SF building - Full service restaurant space
- Second-generation restaurant for sale or lease
- Accommodates up to 120 guests with additional patio
- Kitchen features:
 - 10' hood installed
 - Walk-in refrigerator & freezer
 - Separate beer cooler
 - Full-bar set-up



PROPERTY PHOTOS



PROPERTY PHOTOS



AMENITIES MAP



Sutter Health
Sutter Auburn Faith Hospital

CROSSROADS SHOPPING CENTER

- FAMOUS footwear
- Flaming Burrito MEXICAN GRILL
- SAFeway
- ROSS DRESS FOR LESS
- AutoZone
- Mountain Mike's PIZZA
- AC

2500 Bell Rd
AUBURN, CALIFORNIA

TARGET

Freed Plastic Surgery

Cafe Delicias
Authentic Mexican Food

ROCK CREEK PLAZA

- OLD NAVY
- ULTA BEAUTY
- Panera BREAD
- McDonald's
- PIZZA CRUSTS
- BRIARPATCH FOOD COOP
- BEMO! by gopuff
- HARBOR FREIGHT
- CHIPOTLE
- petco
- THE UPS STORE
- Michaels

GREATER PLACER
Serving You For A Better You

GameStop
Smart & Final

Sutter Health

AUBURN
World Martial Arts Academy

Chick-fil-A

THE HOME DEPOT

AMERICA'S TIRE

PETSMART

AT&T
Starbucks
INDIA OVEN
BatteriesPlus+

CHASE

AUBURN VILLAGE

- SUBWAY
- KFC
- El Tapatio
- Sunrise Natural Foods
- BEL AIR
- Domino's
- verizon
- Carl's Jr.
- MOD PIZZA
- Roper's JEWELERS
- LESLIE'S
- jamba
- Sourdough & Co



PROPERTY INFORMATION

Address:	2500 Bell Road, Auburn, California		
APN:	052-480-008		
Improvements:	Equipped Kitchen / Full Bar / Out Door Dining		
Site:	.56 Acre Pad At The Crossroads Shopping Center		
Built:	2002		
Zoning:	CPD (Commercial Planned Development) County of Placer		
House Holds:	• 1 Mile: 2,483	• 3 Mile: 10,903	• 5 Mile: 16,932
Average HH Income:	• 1 Mile: \$91,568	• 3 Mile: \$101,740	• 5 Mile: \$108,585
Median Home Value:	• 1 Mile: \$431,325	• 3 Mile: \$568,947	• 5 Mile: \$642,213

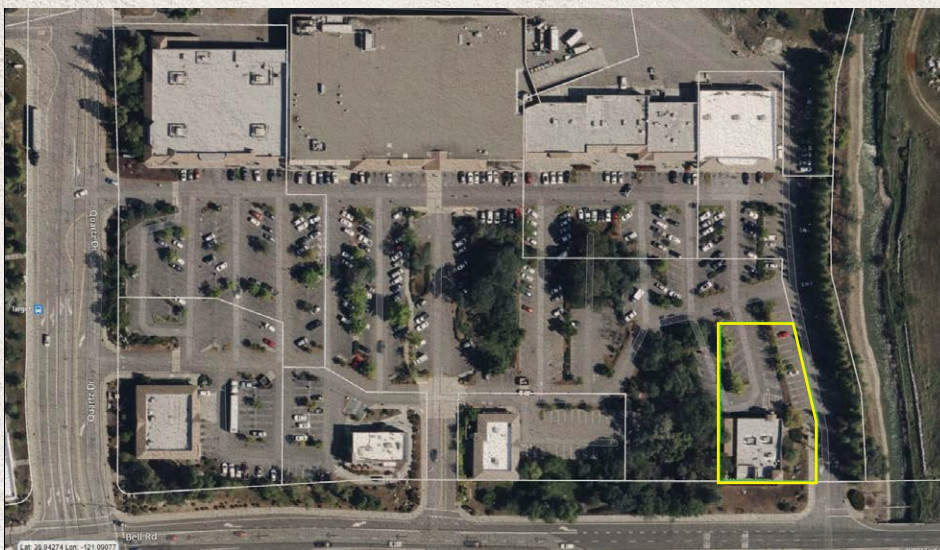
Auburn, California, located in Placer County, offers a strategic advantage for businesses looking to thrive in a growing and vibrant community.

Known for its rich Gold Rush history, Auburn combines small-town charm with modern amenities, making it an attractive destination for both residents and visitors.

The city sits at the crossroads of I-80 and Highway 49, providing excellent connectivity and easy access to major markets like Sacramento and the Bay Area, as well as the scenic Sierra Nevada foothills, enhancing its appeal to both locals and tourists.

Placer County boasts a strong local economy, high quality of life, and a business-friendly environment characterized by a robust mix of retail, dining, and recreational activities. With a rapidly growing population, excellent schools, and a commitment to supporting local businesses, Auburn and Placer County present a prime location for entrepreneurs looking to tap into a dynamic and supportive market.

PARCEL MAP



LOCATION MAP



AUBURN OVERVIEW

Auburn, California, is a thriving community with a diverse business environment. The city is known for its historic downtown, which features a mix of boutiques, restaurants, and professional services. Key industries include healthcare, retail, hospitality, and manufacturing. Auburn's strategic location along the I-80 corridor makes it an attractive spot for logistics and distribution businesses.

The commercial real estate market in Auburn is robust, with opportunities in office spaces, retail buildings, and industrial properties. The city's historic downtown area is particularly appealing for retail and hospitality businesses, while areas close to Highway 49 and I-80 are prime locations for industrial and office developments.

Auburn offers a mix of single-family homes, townhouses, and apartments. The housing market is relatively stable, with moderate appreciation rates. New developments and suburban neighborhoods provide modern housing options, while the historic districts offer charming older homes.

Auburn is well-known for its quality of life, with numerous amenities that cater to residents and visitors. These include:

Parks and Recreation: Auburn State Recreation Area, Hidden Falls Regional Park

Cultural Attractions: Old Town Auburn, Placer County Museum

Healthcare: Sutter Auburn Faith Hospital

Education: Sierra College, local public and private schools.

Auburn's market outlook is positive, with steady growth in both residential and commercial sectors, supported by a strong local economy and appealing amenities.



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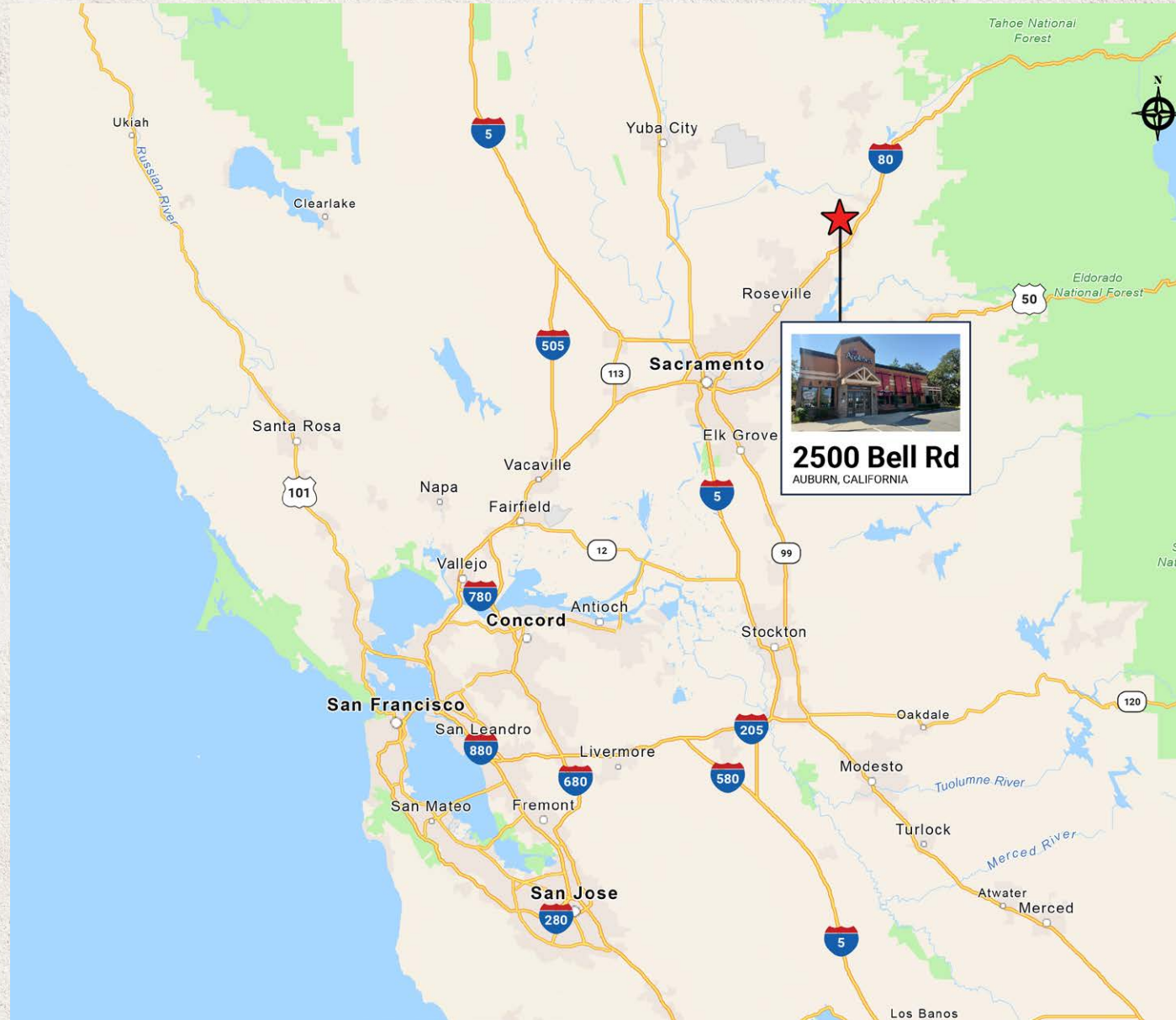
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