

# OWNER-USER OPPORTUNITY | RETAIL & OFFICE PROPERTY

**4026-4044 GRASS VALLEY HWY  
AUBURN, CA 95602**

**TWO RETAIL/OFFICE BUILDINGS WITH YARD AREA  
LOCATED ON HWY 49 OFF OF DRY CREEK RD**

**PRICE REDUCED | \$900,000.00**



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## Property Highlights

- Owner-User Potential
- Auto Sales Potential
- Second Generation Restaurant Space
- Prime Highway 49 Location

# FOR SALE | OWNER-USER OPPORTUNITY

## EXECUTIVE SUMMARY

**ADDRESS:** 4026, 4028, 4030, 4040, 4042 & 4044  
Grass Valley Hwy  
Auburn, CA 95602

**SALE PRICE:** \$900,000 (\$247.12/SF)

**TOAL BLDG. SQ. FT. :** ±3,642 SF

**PARCEL:** ±42,773 SF (0.98 ACRES)

**APN:** 076-061-034

**ZONING:** C2-DC: General Commercial -  
Combining Design Scenic Corridor

**TENANCY:** Multi-Tenant - All Month to Month

**PARKING:** 14 Parking Spaces, with Extra Parking /  
Yard Space Behind the Buildings

**FRONTAGE:** 102' on Hwy 49 with 1 Curb Cut

**YEAR BUILT:** 1947

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# FOR SALE | OWNER-USER OPPORTUNITY

## RENT ROLL

TENANT	ADDRESS	APPROX. SQ.FT.	LEASE TERM	RENT/ SQ. FT.	RENT/ MONTH
<b>FRONT BUILDING:</b>					
Vacant	4026	895	-	-	-
Crown Auto	4028	400	Month to Month	\$1.50	\$600.00
Alta Motor Sports	4030	385	Month to Month	\$1.56	\$600.00
<b>BACK BUILDING:</b>					
RnB BBQ and Sausage	4040	1,875	Month to Month	\$0.80	\$1,500.00
<b>YARD SPACE 1:</b>					
Vacant	4044	5,000	-	-	-
<b>YARD SPACE 2:</b>					
5A's House Cleaning	4042	5,000	Month to Month	\$0.15	\$750.00



<b>TOTAL GROSS INCOME:</b>	<b>\$3,450.00</b>
<b>ADJUSTED GROSS MONTHLY INCOME:</b>	<b>\$3,450.00</b>
<b>ADJUSTED GROSS ANNUAL INCOME:</b>	<b>\$41,400.00</b>
Less Estimated Annual Operating Expenses: <i>Taxes, Insurance, Electric, NID</i>	<i>(\$ 14,178.00)</i>
<b>EFFECTIVE NET INCOME:</b>	<b>\$27,222.00</b>

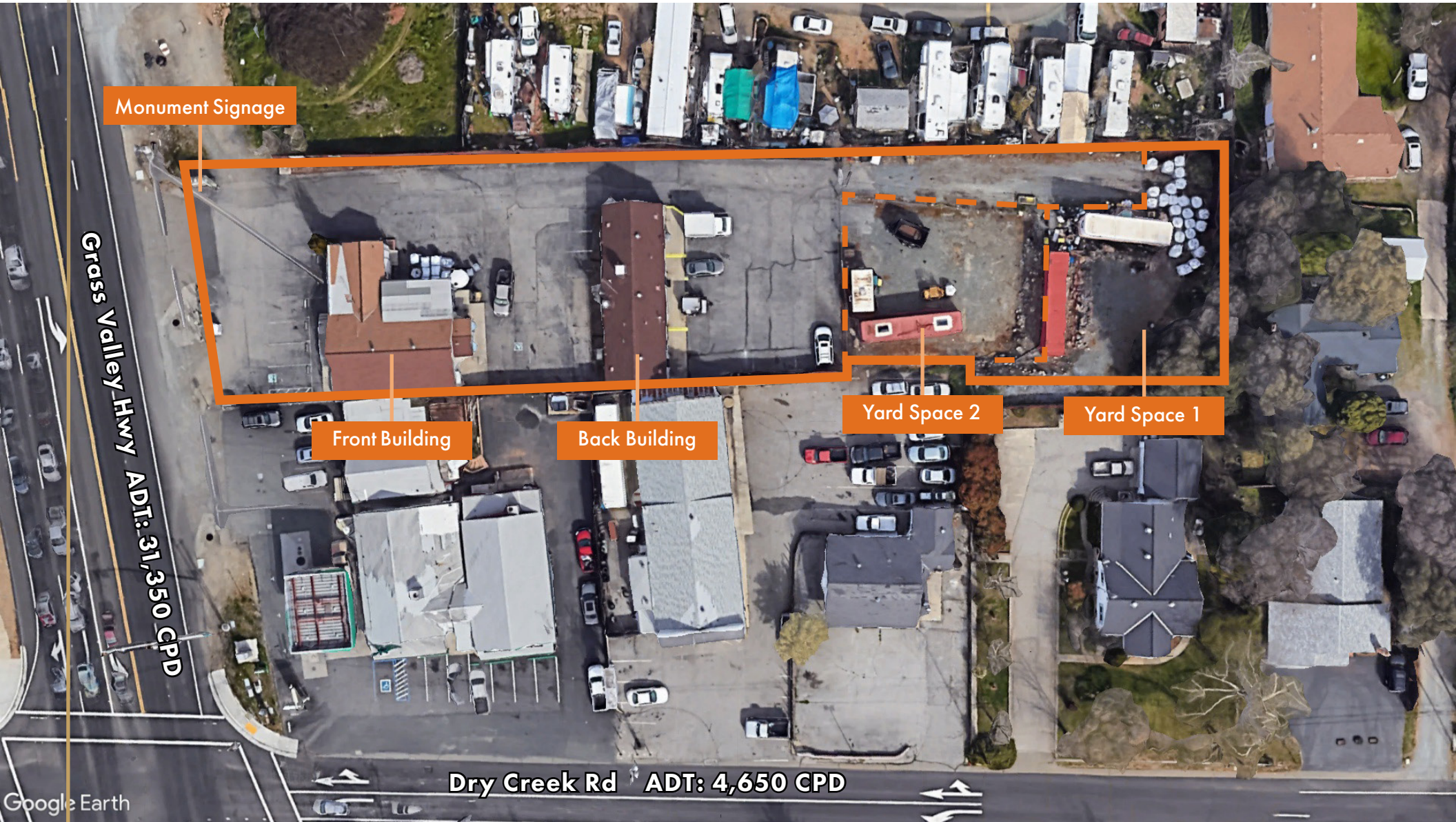
# FOR SALE | OWNER-USER OPPORTUNITY

## PHOTOS



# FOR SALE | OWNER-USER OPPORTUNITY

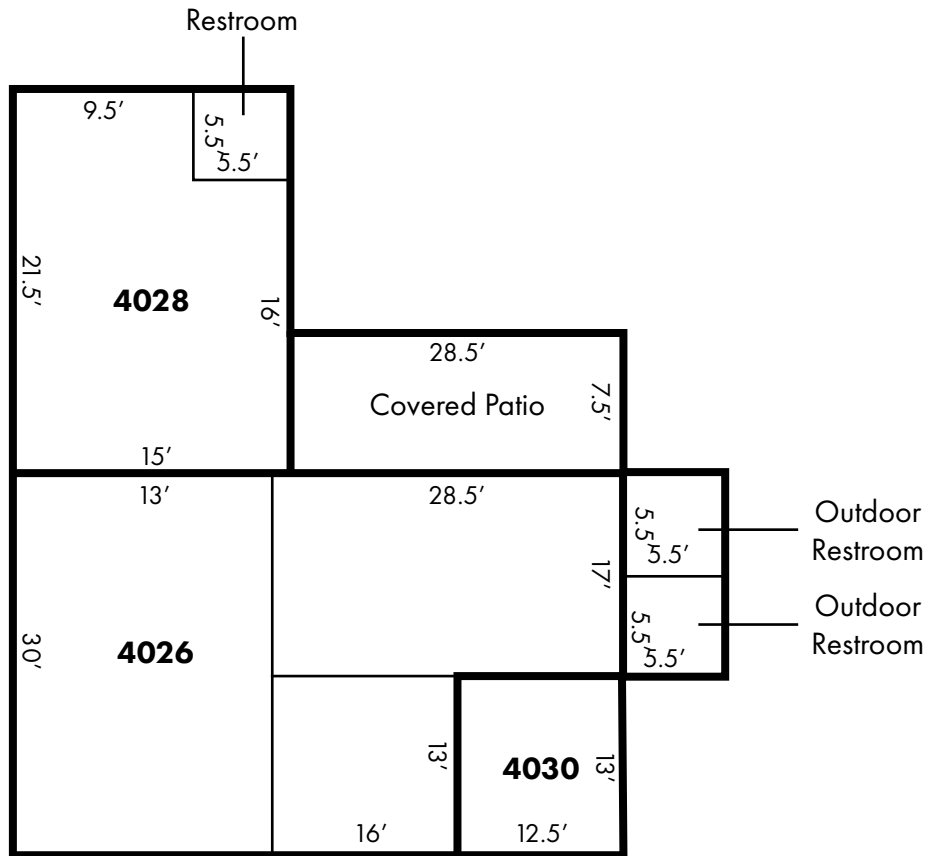
## PROPERTY AERIAL



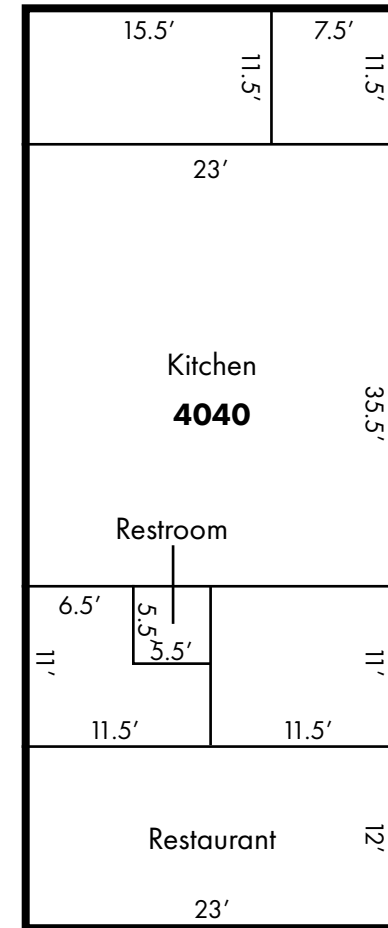
# FOR SALE | OWNER-USER OPPORTUNITY

## FLOOR PLANS

\*Not to Scale



### Front Building



### Back Building

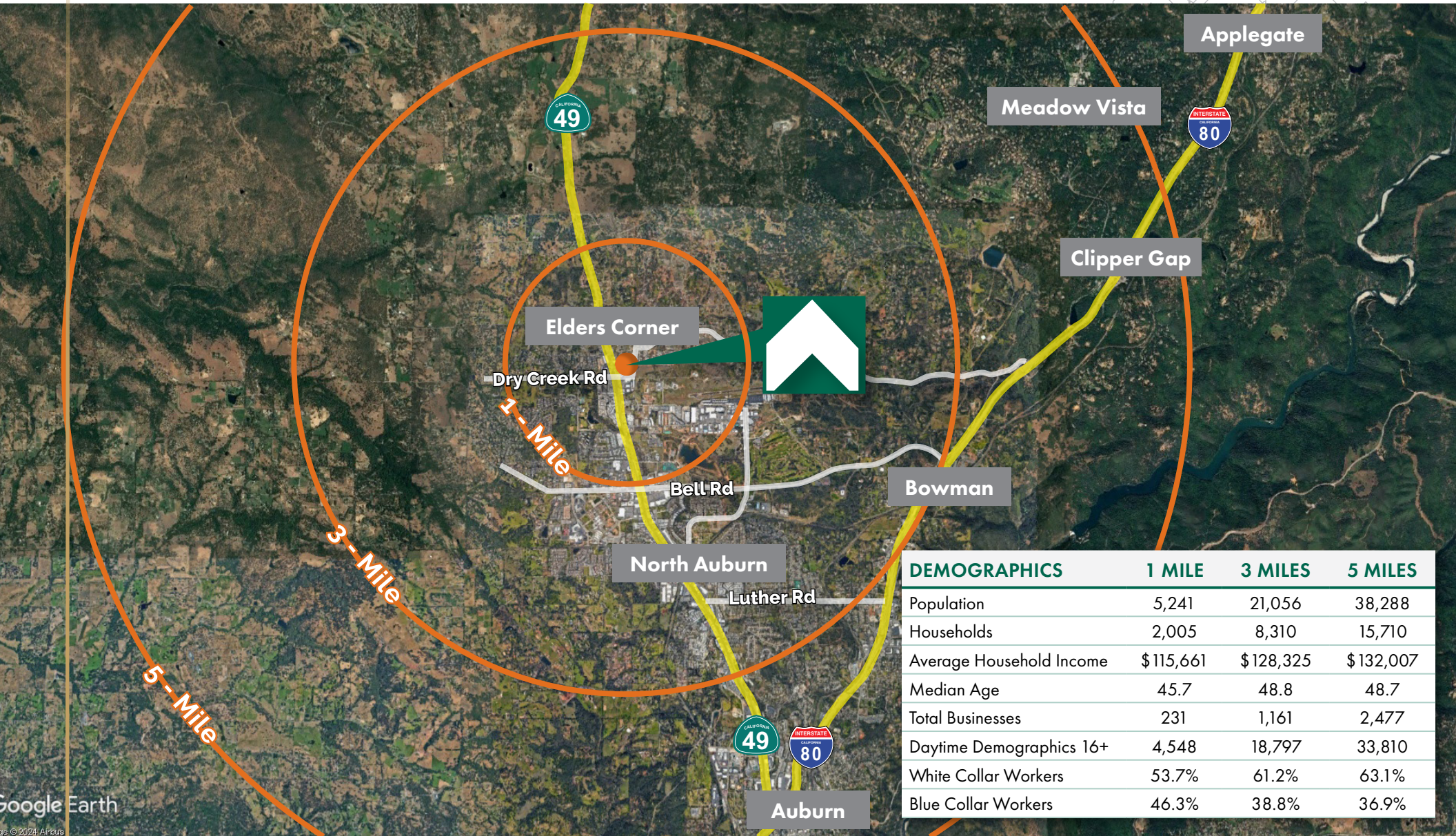
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## RETAILER AERIAL



# FOR SALE | OWNER-USER OPPORTUNITY

## LOCATION AERIAL



DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Population	5,241	21,056	38,288
Households	2,005	8,310	15,710
Average Household Income	\$115,661	\$128,325	\$132,007
Median Age	45.7	48.8	48.7
Total Businesses	231	1,161	2,477
Daytime Demographics 16+	4,548	18,797	33,810
White Collar Workers	53.7%	61.2%	63.1%
Blue Collar Workers	46.3%	38.8%	36.9%



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## ABOUT TRI COMMERCIAL DRE #00532032

As a full-service brokerage firm, TRI Commercial provides complete tenant/landlord representation in leasing, as well as property acquisition and disposition services. We have a strong presence in San Francisco, Oakland, Walnut Creek, Sacramento, Rocklin and Roseville with direct access to every major office market in Northern California.

Through our affiliation with CORFAC International, we also provide clients with national and international coverage. No matter what your requirements, you'll find a TRI agent who possesses the knowledge, expertise and commitment to fulfill all of your commercial real estate needs.

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