

AUBURN TOWN CENTER

342 - 370 Elm Avenue, Auburn, CA 95603

±900 - ±5,450 SF RETAIL / AVAILABLE / FOR LEASE



Blair J. Wheatley / Sr. Director / blair.wheatley@cushwake.com / +1 916 329 1547 / CA Lic. #01499974
Chris Vang / Sr. Brokerage Coordinator / chris.vang@cushwake.com / +1 916 617 4274 / CA Lic. #02078988
Shilo Rochelle / Sr. Associate / shilo.rochelle@cushwake.com / +1 916 769 8005 / CA Lic. #02092283



©2025 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.

CUSHMANWAKEFIELD.COM

AUBURN TOWN CENTER

342 - 370 Elm Avenue, Auburn, CA 95603

OVERVIEW

±900 - ±5,450 SF RETAIL / AVAILABLE / FOR LEASE

PREMISES

NWC Interstate 80 & Elm Ave.

AVAILABLE SPACE: ±900 - ±5,450 SF

LEASE TYPE

Direct

ASKING RENT

Upon Request

NEIGHBORS

SaveMart, CVS
Pharmacy, McCaulou's,
Starbucks, Wells Fargo
and more

PROPERTY HIGHLIGHTS

- Excellent accessibility to/from Interstate 80 & Highway 49
- Very busy shopping center
- Great Interstate 80 exposure
- Popular stop by Interstate 80 travelers
- Diverse tenant mix
- Convenient signalized intersection
- Ample parking

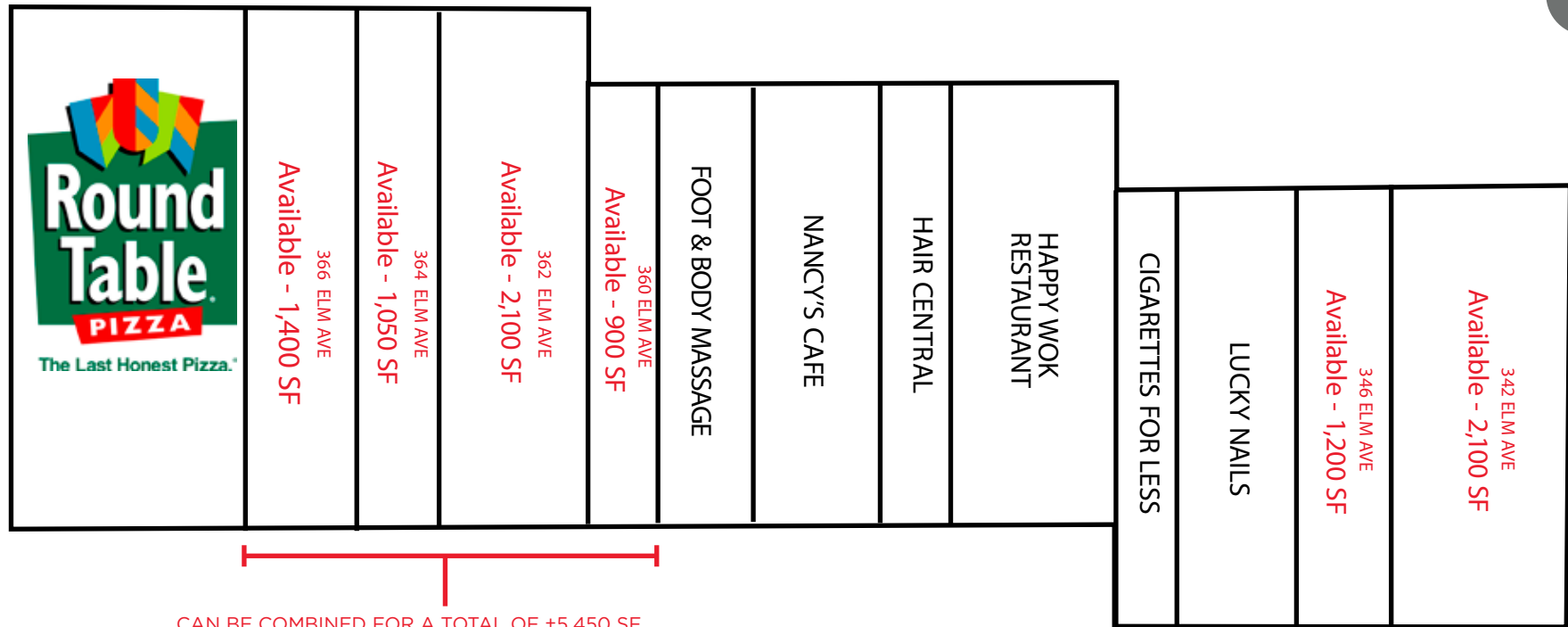


AUBURN TOWN CENTER

342 - 370 Elm Avenue, Auburn, CA 95603

SITE PLAN

±900 - ±5,450 SF RETAIL / AVAILABLE / FOR LEASE



AUBURN TOWN CENTER

342 - 370 Elm Avenue, Auburn, CA 95603

NEIGHBORHOOD MAP

±900 - ±5,450 SF RETAIL / AVAILABLE / FOR LEASE



AUBURN TOWN CENTER

342 - 370 Elm Avenue, Auburn, CA 95603

TRADE AREA MAP

±900 - ±5,450 SF RETAIL / AVAILABLE / FOR LEASE



AUBURN TOWN CENTER

342 - 370 Elm Avenue, Auburn, CA 95603

DEMOGRAPHICS

±900 - ±5,450 SF RETAIL / AVAILABLE / FOR LEASE



TOTAL POPULATION

1 MILE



3 MILE



5 MILE



DAYTIME POPULATION

1 MILE



3 MILE



5 MILE



MEDIAN AGE

1 MILE

46.1
YEARS OLD

3 MILE

48.7
YEARS OLD

5 MILE

49.6
YEARS OLD



MED. HOUSEHOLD INCOME

1 MILE

\$63,549

3 MILE

\$84,508

5 MILE

\$88,079



TRAFFIC COUNTS



INTERSTATE 80 — — — — — > 64,000 ADT



CA-49 — — — — — > 36,100 ADT

AUBURN TOWN CENTER

342 - 370 Elm Avenue, Auburn, CA 95603

±900 - ±5,450 SF RETAIL / AVAILABLE / FOR LEASE

Blair J. Wheatley / Sr. Director / blair.wheatley@cushwake.com / +1 916 329 1547 / CA Lic. #01499974

Chris Vang / Sr. Brokerage Coordinator / chris.vang@cushwake.com / +1 916 617 4274 / CA Lic. #02078988

Shilo Rochelle / Sr. Associate / shilo.rochelle@cushwake.com / +1 916 769 8005 / CA Lic. #02092283

CUSHMANWAKEFIELD.COM



©2025 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.