

# 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](mailto:blair.wheatley@cushwake.com) / +1 916 329 1547 / CA Lic. #01499974

**Chris Vang** / Sr. Brokerage Coordinator / [chris.vang@cushwake.com](mailto:chris.vang@cushwake.com) / +1 916 617 4274 / CA Lic. #02078988

**Shilo Rochelle** / Sr. Associate / [shilo.rochelle@cushwake.com](mailto: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](http://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

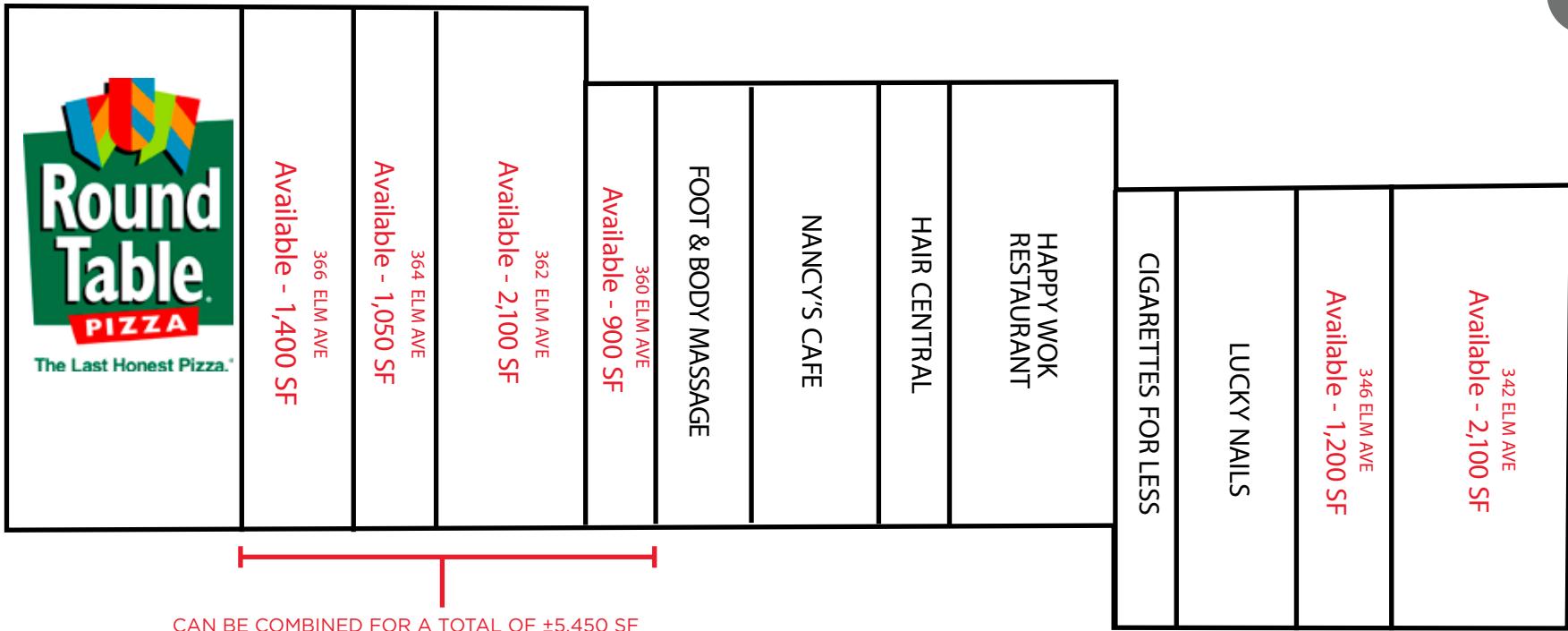


# AUBURN TOWN CENTER

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



7,399

3 MILE



25,187

5 MILE



41,489



### DAYTIME POPULATION

1 MILE



11,230

3 MILE

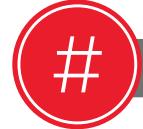


31,709

5 MILE



53,327



### 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](mailto:blair.wheatley@cushwake.com) / +1 916 329 1547 / CA Lic. #01499974

Chris Vang / Sr. Brokerage Coordinator / [chris.vang@cushwake.com](mailto:chris.vang@cushwake.com) / +1 916 617 4274 / CA Lic. #02078988

Shilo Rochelle / Sr. Associate / [shilo.rochelle@cushwake.com](mailto:shilo.rochelle@cushwake.com) / +1 916 769 8005 / CA Lic. #02092283

[CUSHMANWAKEFIELD.COM](http://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.

