

1111 High Street

Auburn, CA

For Sale: \$900,000

± 2,749 SF Building

**Available for Lease - Second Floor:
± 1,359 SF**



Contact:

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Office Building

1111 High Street, Auburn, CA

For Sale or Lease

Property Highlights

Welcome to 1111 High Street, a prime commercial property located in the vibrant city of Auburn, CA. This exceptional property boasts a highly sought-after location, offering unparalleled visibility and accessibility for businesses.

Inside, you will find a well-maintained and versatile space, perfect for a wide range of industries and ventures. The interior features spacious and open floor plans, allowing for easy customization to suit your specific needs. Large windows flood the space with natural light, creating a bright and welcoming atmosphere for both employees and customers.

The amenities at 1111 High Street are designed to enhance your business operations and provide convenience to both employees and customers. The property offers ample on-site parking, ensuring hassle-free access for visitors. High-speed internet connectivity is available, allowing for seamless communication and efficient workflow. Additionally, the property is equipped

with modern heating and cooling systems, ensuring a comfortable environment year-round.

Surrounding the property are a plethora of amenities that further enhance its appeal. The bustling neighborhood is home to a diverse array of shops, restaurants, and services, offering convenience and foot traffic for your business. Nearby parks and green spaces provide opportunities for relaxation and outdoor activities during breaks or after work.

The building is located in close proximity to Central Square, the heart of Downtown Auburn. There is also a large parking lot providing ample parking for the building.

2023 Estimated Demographics - 3-Miles



27,990

Daytime Population



1,803

Businesses



\$120,680

Avg. HH Income



23,651

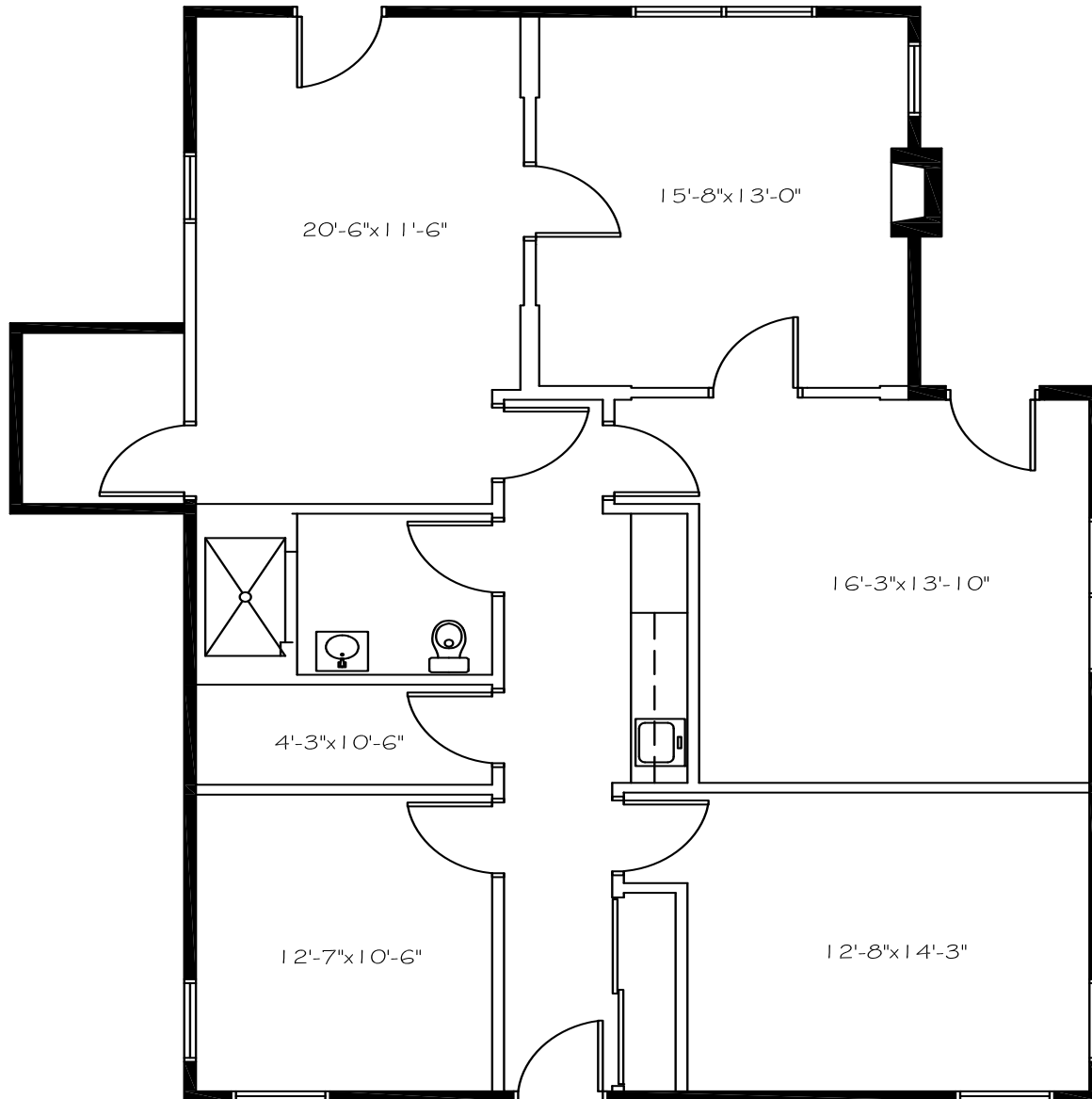
Population



65.0%

Owner-Occupied Units

One Story Floor Plan - LEASED

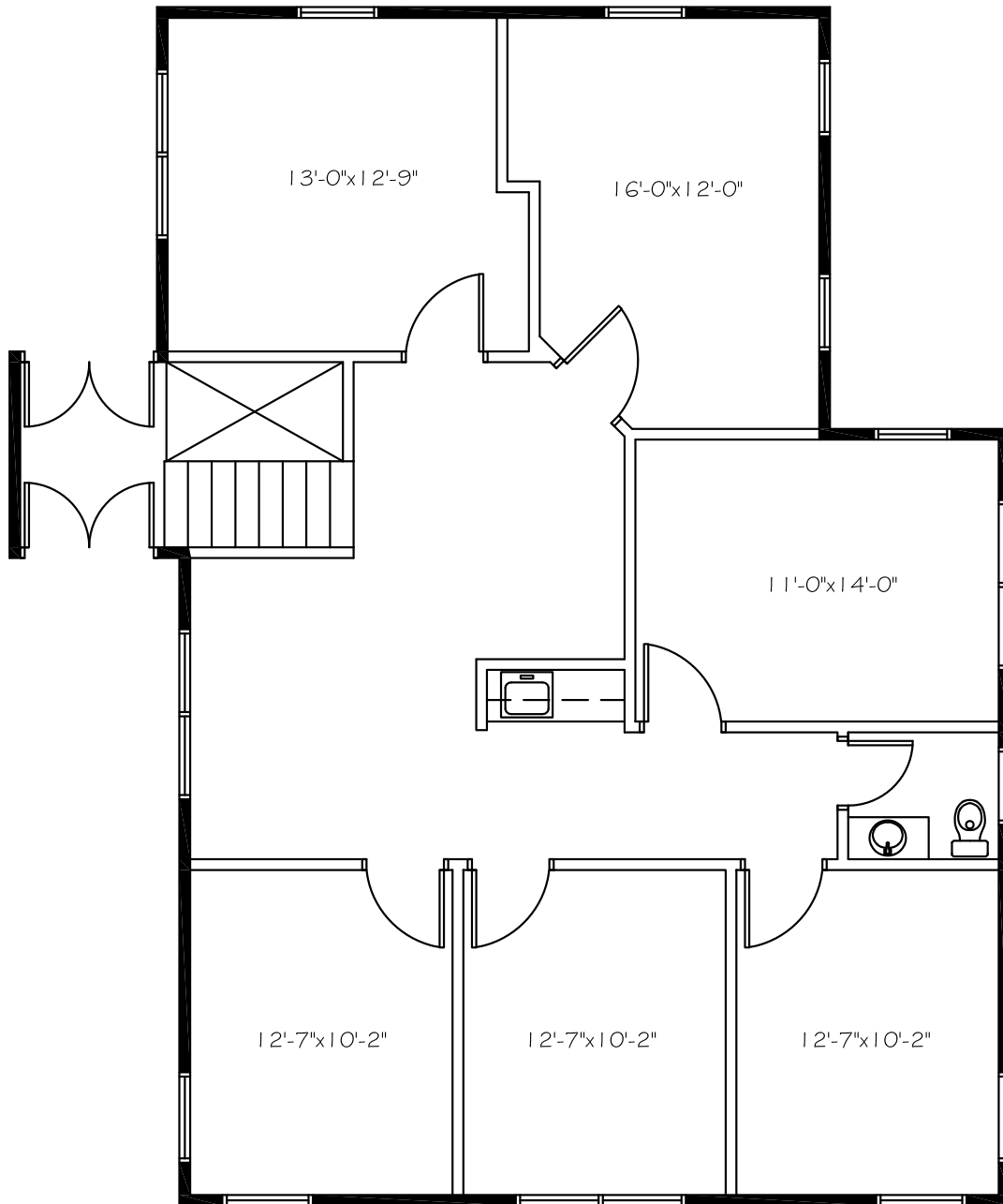


FIRST FLOOR

SCALE: 1/8" = 1'-0"

1390 USF

AVAILABLE Second Story Floor Plan - ± 1,359 SF - \$1.50 PSF, MG



SECOND FLOOR

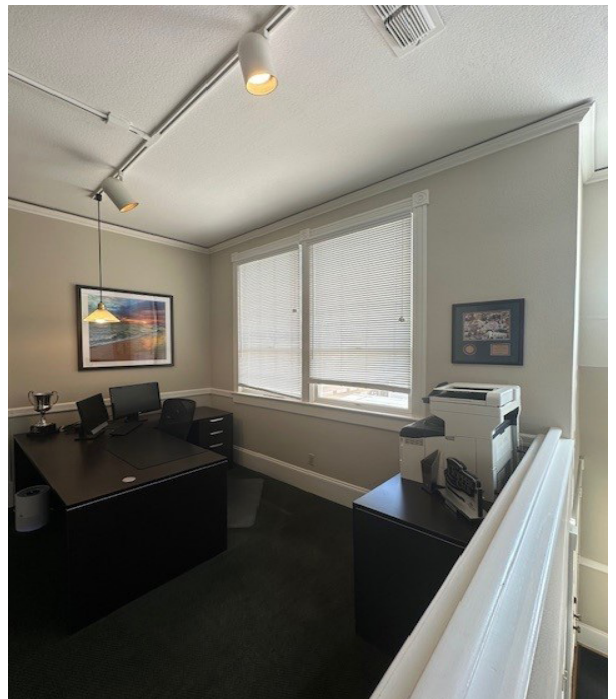
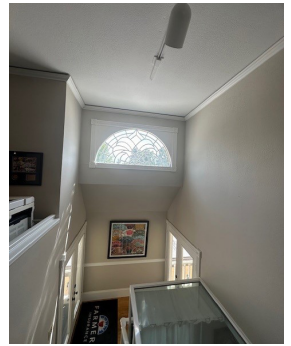
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1359 USF

Interior Photos



Interior Photos



Office Building
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Exterior Photos



Office Building

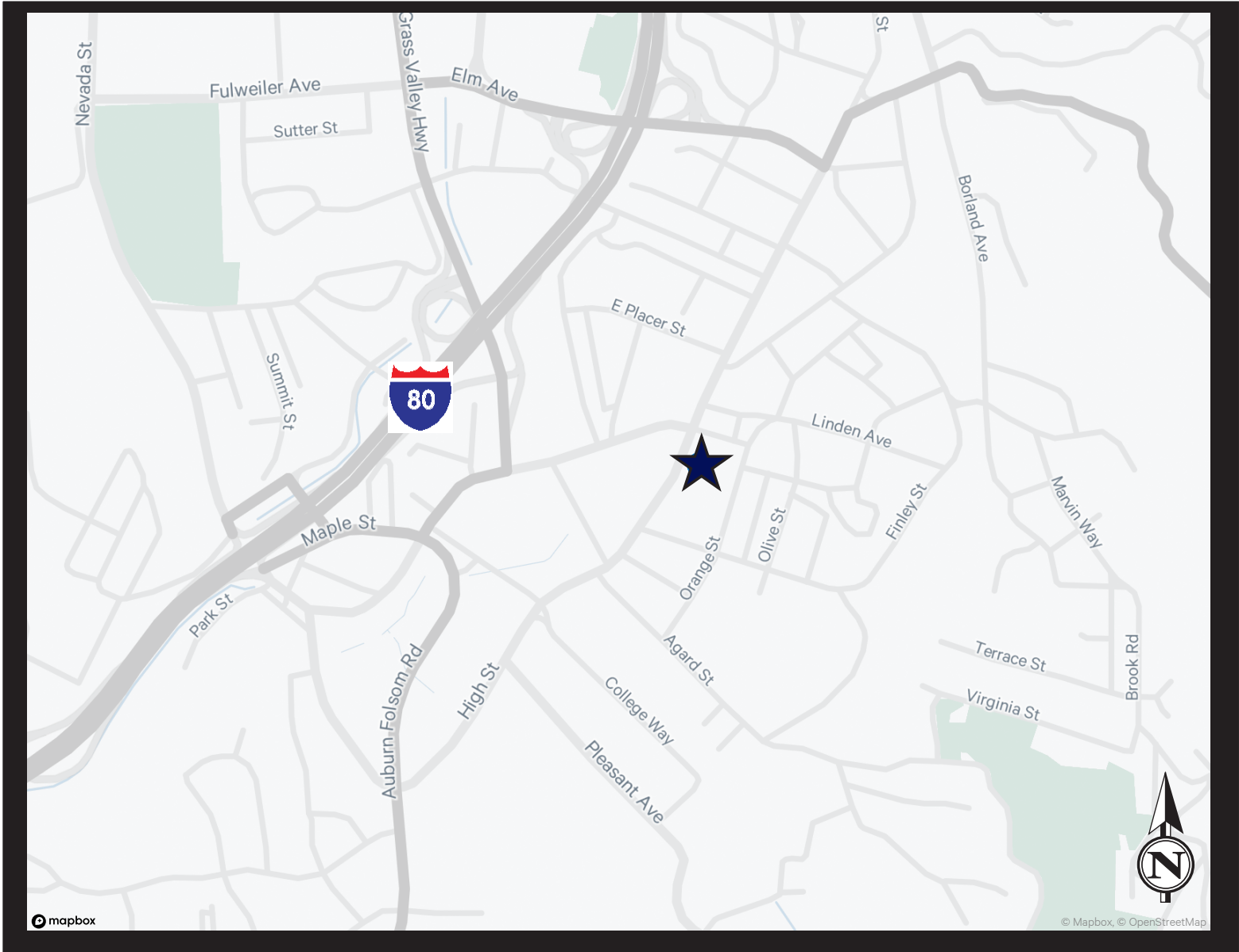
1111 High Street, Auburn, CA

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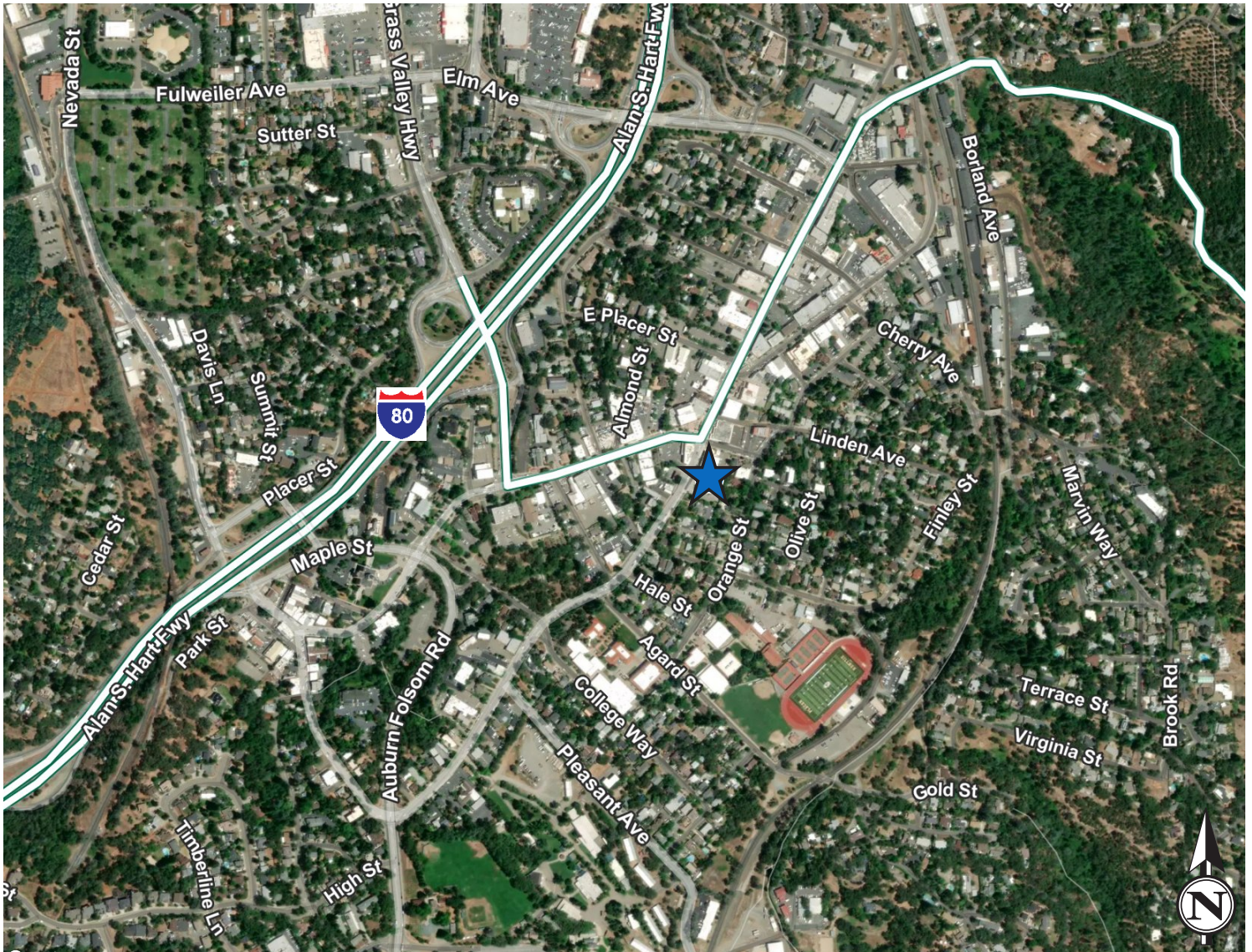
Exterior Photos



Locator Map



Aerial



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