



**2556 GRASS VALLEY HWY. AUBURN, CA**

ASKING PRICE: \$4,250,000



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## EXECUTIVE SUMMARY

**\$4,250,000**

ASKING PRICE

**7.11%**

CAP RATE

**±20,750 SF**TOTAL RENTABLE  
BUILDING AREA**±1.4 AC**

LOT SIZE

**9**

# OF TENANTS

**94%**

OCCUPIED



# INVESTMENT HIGHLIGHTS

2556 GRASS VALLEY HWY

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## EXCELLENT HIGHWAY VISIBILITY

Located directly off Highway 49, the site is ideally positioned for large traffic volume daily, maximizing potential visibility. This location is also convenient for drivers to exit and access quickly.



## LONG TERM TENANTS

Long-term tenants contribute to the property's financial stability, backed by a strong history of consistent occupancy. BIG 5 has been a tenant for 29 years, Papa Murphys for 19 years, and California Tan for 17 years.



## VARIED TENANT PORTFOLIO

A varied tenant portfolio provides investors with enhanced security by spreading risk across multiple business sectors.



## RECENT IMPROVEMENTS

In 2021, an elevator was installed to ensure ADA accessibility to the second-floor suites, and the balcony was renovated to comply with ADA standards. That same year, the landscaping was refreshed, and new exterior LED lighting was added. The building received a fresh coat of paint in 2022.

# PROPERTY OVERVIEW

2556 GRASS VALLEY HWY

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## BUILDING DETAILS

Building Size: 20,750 SF

Site Size: 1.4 AC (60,983 SF)

Submarket: Auburn/Loomis

Year Built/Renovated: 1988/2022

APN: 052-071-005

Zoning: CPD (Commercial Planned Development)

Parking: 3.78/1,000 SF

Stories: Two (2)

Tenancy: Multiple

Loading Doors: One (1) DH / One (1) GL

Sprinklers: Yes

## SERVICE PROVIDERS

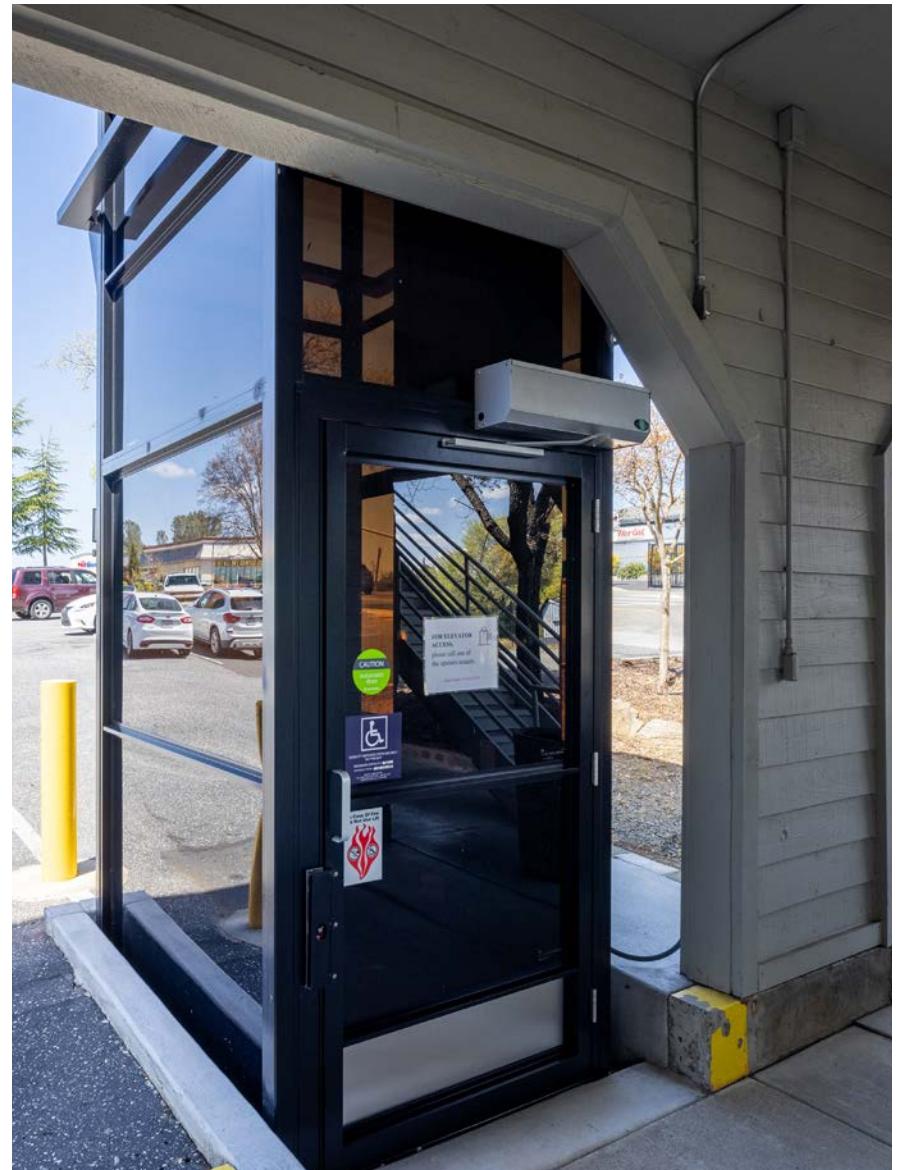
Electricity: Pacific Gas & Electric (PG&E)

Garbage: Recology

Gas: Pacific Gas & Electric (PG&E)

Sewer: City of Auburn

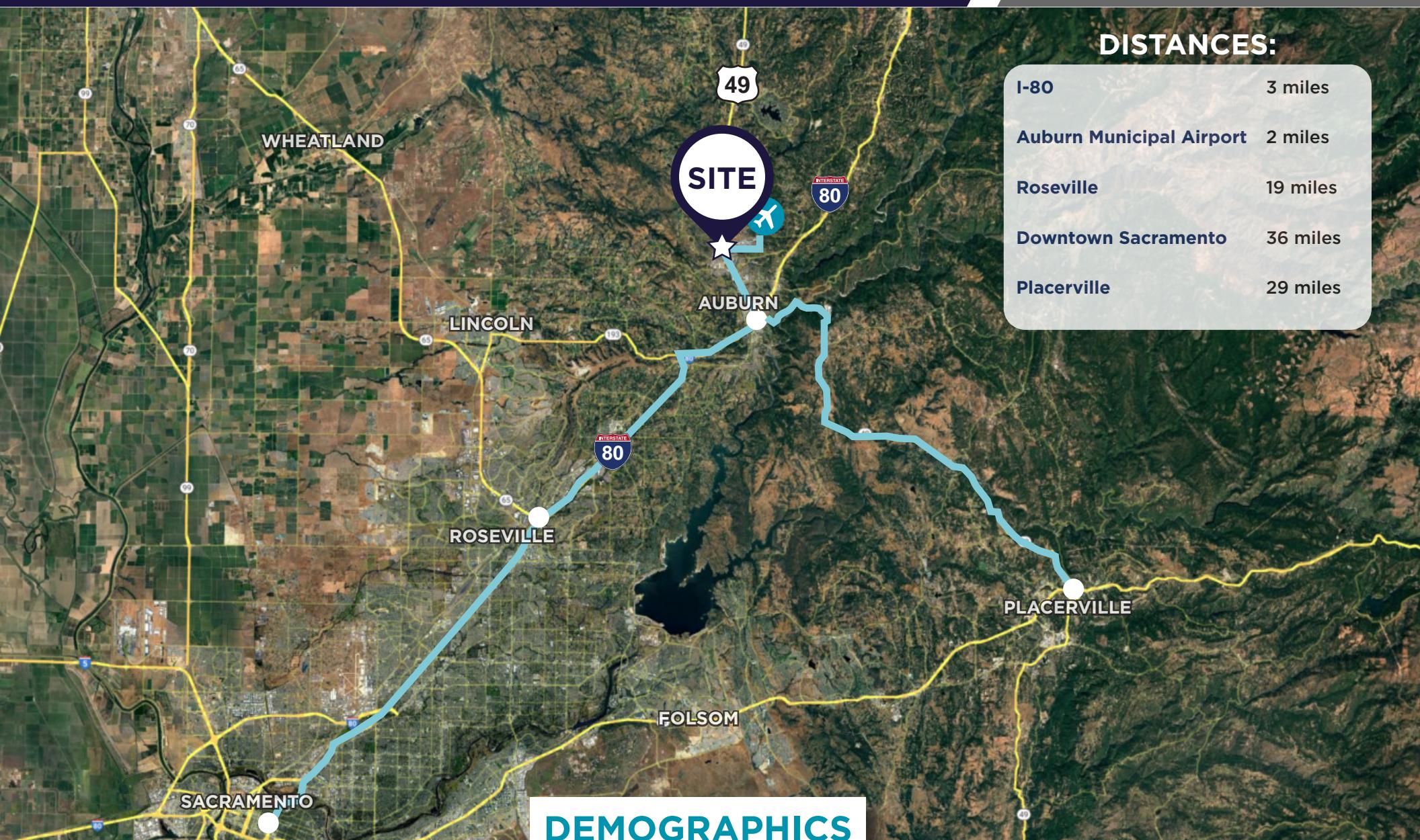
Water: PCWA



# LOCATION MAP

2556 GRASS VALLEY HWY

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**1 Mile:** 7,045 ppl  
**3 Miles:** 27,291 ppl



**1 Mile:** 2,744 HH  
**3 Miles:** 11,222 HH



**1 Mile:** \$76,195  
**3 Miles:** \$76,708

# AREA AMENITIES



## RENT ROLL

Suite	Tenant	SF	% of Property	Start	End	Options	Monthly Rent	Monthly Rent PSF	Monthly CAM	Tax/Ins	Monthly Total	Annual
2556	Big 5	13,113	63.20%	May-94	Mar-30	2 (5 Year) remaining	\$21,295	\$1.62	\$3,576	\$3,345	\$28,217	\$338,599
2560	Susan Bowman, Pet Grooming	575	2.77%	Feb-23	Jan-28		\$550	\$0.96			\$550	\$6,600
2564	California Tan	1,600	7.71%	Jun-06	MTM		\$1,950	\$1.22			\$1,950	\$23,400
2566	Papa Murphy's Pizza	1,600	7.71%	Dec-04	Jan-30	2 (5 Year) remaining @ FMV	\$4,104	\$2.57	\$808	\$408	\$5,321	\$63,847
2570	Common Space	131	0.63%				\$0				\$0	\$0
2570 A	Tim Maxwell	351	1.69%	Sep-22	MTM		\$400	\$1.14			\$400	\$4,800
2570 B	VACANT	200	0.96%				\$0				\$0	\$0
2570 C	Pamela Frontera	100	0.48%	Feb-23	Jan-24		\$150	\$1.50			\$150	\$1,800
2572 D	Mollie Howell-In-tero	206	0.99%	Apr-22	MTM		\$300	\$1.46			\$300	\$3,600
2570 E	VACANT	100	0.48%				\$0				\$0	\$0
2574	State Farm	1,294	6.24%	Feb-22	Jan-27	2 (3 Year) remaining @ FMV	\$1,448	\$1.12			\$1,448	\$17,377
2578	VACANT	946	4.56%				\$0				\$0	\$0
2578 A	Margy Grebe, Therapist	534	2.57%	Mar-22	MTM		\$550	\$1.03	\$125		\$675	\$8,104

	Leased Space	19,373	93.36%				\$30,748	\$1.40	\$4,509	\$3,754	\$39,011	\$468,127	
	Vacant Space	1,377	6.64%				\$0	\$0	\$0	\$0	\$0	\$0	
	Common Area	131					\$0	\$0	\$0	\$0	\$0	\$0	
<b>Totals &amp; Averages:</b>		<b>20,750 SF</b>	<b>100.0%</b>					<b>\$30,748</b>	<b>\$1.40</b>	<b>\$4,509</b>	<b>\$3,754</b>	<b>\$39,011</b>	<b>\$468,127</b>

# ESTIMATED EXPENSES / PROFORMA

ESTIMATED EXPENSES		
	Property Taxes (based on Purchase Price)	\$51,526
	Property Insurance	\$12,000
UTILITIES	Electric - Common Area	\$3,500
	Electric - Building Electric	\$7,800
	Water	\$4,600
	Sewer (In Property Tax Bill)	\$-
	Trash	\$9,000
CLEANING/ JANITORIAL	Janitorial - Contract	\$6,000
	Janitorial - Supplies	\$1,000
	Janitorial - Carpets & Windows	\$500
	Day Porter - Exterior Maint.	\$15,000
FIRE/ LIFE/SAFETY/ SECURITY/ INTERNET/ PHONE/ ELEVATOR	Fire Sprinkler Inspections	\$700
	Security	\$6,100
	Elevator-Contract	\$1,000
	Elevator-Permits/Inspections	\$1,000
	Backflow	\$300
	SWPPS	\$500
	Internet/Phone	\$2,000
	Pest Control	\$1,200
LANDSCAPING	Landscaping - General	\$5,500
	Trees, Merit, Annuals, etc	\$1,000
HVAC	Quarterly service	\$1,000
	Repairs & Maint.	\$2,000
REPAIRS & MAINTENANCE	Repairs and Maint. - General	\$12,000
	Repairs and Maint. - Roof	\$1,500
	Repairs and Maint. - Parking lot	\$500
	Management Fees	\$18,768
	<b>Total Expenses</b>	<b>\$165,951</b>

SUITE	TENANT	SF	MONTHLY RENT	ANNUAL ACTUAL	ANNUAL PROFORMA
2556	Big 5	13,113	\$21,295	\$338,599	\$338,599
2560	Susan Bowman	575	\$550	\$6,600	\$6,600
2564	California Tan	1,600	\$1,950	\$23,400	\$35,000
2566	Papa Murphy's Pizza	1,600	\$4,104	\$63,847	\$63,847
2570	Common Space	131	\$0	\$0	\$0
2570 A	Tim Maxwell	351	\$400	\$4,800	\$6,300
2570 B	VACANT	200	\$0	\$0	\$3,600
2570 C	Pamela Frontera	100	\$150	\$1,800	\$2,400
2572 D	Mollie Howell-Intero	206	\$300	\$3,600	\$4,950
2570 E	VACANT	100	\$0	\$0	\$1,800
2574	State Farm	1,294	\$1,448	\$17,857	\$23,250
2578	VACANT	946	\$0	\$0	\$17,000
2578 A	Margy Grebe	534	\$550	\$8,104	\$9,600
		<b>TOTALS:</b>	<b>20,750 SF</b>	<b>\$30,748</b>	<b>\$468,127</b>
					<b>\$512,947</b>

	AS IS	FULLY LEASED (PROFORMA)
<b>TOTAL BASE INCOME</b>	<b>\$468,127</b>	<b>\$512,947</b>
<b>LESS VACANCY FACTOR (5%)</b>	<b>- \$0</b>	<b>- \$25,647</b>
<b>ADJUSTED GROSS INCOME</b>	<b>\$468,127</b>	<b>\$487,299</b>
<b>LESS TOTAL EXPENSES</b>	<b>- \$165,951</b>	<b>- \$167,744</b>
<b>NET OPERATING INCOME (NOI)</b>	<b>\$302,177</b>	<b>\$319,556</b>
<b>CAP RATE</b>	<b>7.11%</b>	<b>7.52%</b>

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