



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

ASKING PRICE: \$4,250,000





03  
**EXECUTIVE  
SUMMARY**

04  
**INVESTMENT  
HIGHLIGHTS**

05  
**PROPERTY  
OVERVIEW**

06  
**LOCATION  
MAP**

07  
**AREA  
AMENITIES**

08  
**RENT  
ROLL**

## 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







## 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.

## 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

6



## DISTANCES:

I-80	3 miles
Auburn Municipal Airport	2 miles
Roseville	19 miles
Downtown Sacramento	36 miles
Placerville	29 miles

## DEMOGRAPHICS



**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

2556 GRASS VALLEY HWY

8



## CROSSROADS SHOPPING CENTER



Great Clips

ROSS  
DRESS FOR LESS

Applebee's  
GRILL + BAR



TARGET

Bell Road

Bell Road

Grass Valley Highway

49



Smart & Final

GameStop



PANDA EXPRESS  
CHINESE KITCHEN



Batteries  
Plus

crumbl  
cookies



PETSMART

DISCOUNT  
TIRE  
AMERICA'S  
TIRE

GNC  
LIVE WELL

RITE  
AID

EL FORASTERO  
MEXICAN FOOD

2556

## ROCK CREEK PLAZA



HARBOR FREIGHT  
QUALITY TOOLS LOWEST PRICES

BevMo!



SUPERCUTS



Michaels



## RENT ROLL

8

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>



## OFFERING MEMORANDUM DISCLAIMER

This Offering Memorandum (“Memorandum”) is being delivered to you for the sole purpose of evaluating the possible investment in 2556 Grass Valley Highway Auburn, CA (the “Project”), and is not to be used for any other purpose. This Memorandum was prepared by Cushman & Wakefield based primarily on information supplied by the Managing Members. It contains select information about the Project and the real estate market but does not contain all the information necessary to evaluate the Project.

The financial projections contained herein are for general reference only. They are based on assumptions relating to the overall economy and local competition, among other factors. Accordingly, actual results may vary materially from such projections. Various documents have been summarized herein to facilitate your review; these summaries are not intended to be a comprehensive statement of the terms or a legal analysis of such documents.

While the information contained in this Memorandum is believed to be reliable, neither Cushman & Wakefield nor Managing Member guarantees its accuracy or completeness.

Because of the foregoing and since the investment in the Project is being offered on an “As Is, Where Is” basis, a prospective investor or other party authorized by the prospective investor to use such material solely to facilitate the prospective purchaser’s investigation, must make its independent investigations, projections and conclusions regarding the investment in the Project without reliance on this Memorandum or any other Confidential Information.

Neither Cushman & Wakefield nor Managing Member guarantees the accuracy or completeness of the information contained in this Memorandum provided by Cushman & Wakefield and Managing Member. Managing Member expressly reserves the right, at its sole discretion, to reject any offer to invest in the Project or to terminate any negotiations with any party at any time with or without written notice.

Managing Member shall have no legal commitment or obligations to any prospective investor unless and until a written sale agreement has been fully executed, delivered and approved by Managing Member and any conditions to Managing Member’s obligations thereunder have been satisfied or waived.

Managing Member has retained Cushman & Wakefield as its exclusive broker and will be responsible for any commission due to Cushman & Wakefield in connection with a transaction relating to the Project pursuant to a separate agreement. Cushman & Wakefield is not authorized to make any representation or agreement on behalf of Managing Member.

Each prospective investor will be responsible for any claims for commissions by any other broker in connection with an investment in the Project if such claims arise from acts of such prospective investor or its broker. This Memorandum is the property of Managing Member and all parties approved by Managing Member and may be used only by parties approved by Managing Member. No portion of this Memorandum may be copied or otherwise reproduced.





## LISTING BROKERS

### BRYCE MACDONALD

Executive Director  
916-288-4806  
[bryce.macdonald@cushwake.com](mailto:bryce.macdonald@cushwake.com)  
CA LIC# 01422174

### MATT COLOGNA

Executive Director  
916-288-4805  
[matt.cologna@cushwake.com](mailto:matt.cologna@cushwake.com)  
CA LIC# 01210309

©2025 Cushman & Wakefield. All rights reserved. The material in this presentation has been prepared solely for information purposes, and is strictly confidential. Any disclosure, use, copying or circulation of this presentation (or the information contained within it) is strictly prohibited, unless you have obtained Cushman & Wakefield's prior written consent. The views expressed in this presentation are the views of the author and do not necessarily reflect the views of Cushman & Wakefield. Neither this presentation nor any part of it shall form the basis of, or be relied upon in connection with any offer, or act as an inducement to enter into any contract or commitment whatsoever. NO REPRESENTATION OR WARRANTY IS GIVEN, EXPRESS OR IMPLIED, AS TO THE ACCURACY OF THE INFORMATION CONTAINED WITHIN THIS PRESENTATION, AND CUSHMAN & WAKEFIELD IS UNDER NO OBLIGATION TO SUBSEQUENTLY CORRECT IT IN THE EVENT OF ERRORS.