

**AVAILABLE FOR LEASE**

**NWC HIGHWAY 49 & WILLOW CREEK DRIVE  
AUBURN, CA**

**TEA USE ALLOWED**



# WILLOW CREEK SHOPPING CENTER

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*COVID-19 Site Specific Plan for Tours*

# ABOUT

## PROPERTY PROFILE

- Location:** NWC Highway 49 & Willow Creek Drive  
Auburn, Placer County, CA
- Space Available:** ±900 & ±1,935 (former restaurant space)
- Trade Area Neighbors:** Smart & Final, PetSmart, Home Depot, Target, Chick-Fil-A, Petco, Bel-Air, Safeway, Ross & Big 5 Sporting Goods



## PROPERTY HIGHLIGHTS

Located off Highway 49, Willowcreek Shopping Center is ideally located along one of Auburn's busiest retail corridors. The center will benefit from a fully-signalized intersection at Highway 49 and Willow Creek Drive allowing excellent ingress and egress. Center is highly visible to Highway 49 and is seen by more than 62,000 commuters a day!

Highway 49 is a major highway which connects the foothill communities from Oakhurst to Grass Valley - a distance of over 160 miles.



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# DEMOGRAPHICS



## TOTAL POPULATION

1 MILE  
6,163

2 MILE  
27,438

3 MILE  
43,496



## DAYTIME POPULATION

1 MILE  
10,592

2 MILE  
32,607

3 MILE  
48,089



## MEDIAN AGE

1 MILE  
39.7  
YEARS OLD

2 MILE  
47.1  
YEARS OLD

3 MILE  
49.4  
YEARS OLD



## AVG HOUSEHOLD INCOME

1 MILE  
\$45,471

2 MILE  
\$61,812

3 MILE  
\$69,651



## TRAFFIC COUNTS

HIGHWAY 49 → 37,700 ADT

BELL ROAD → 34,700 ADT

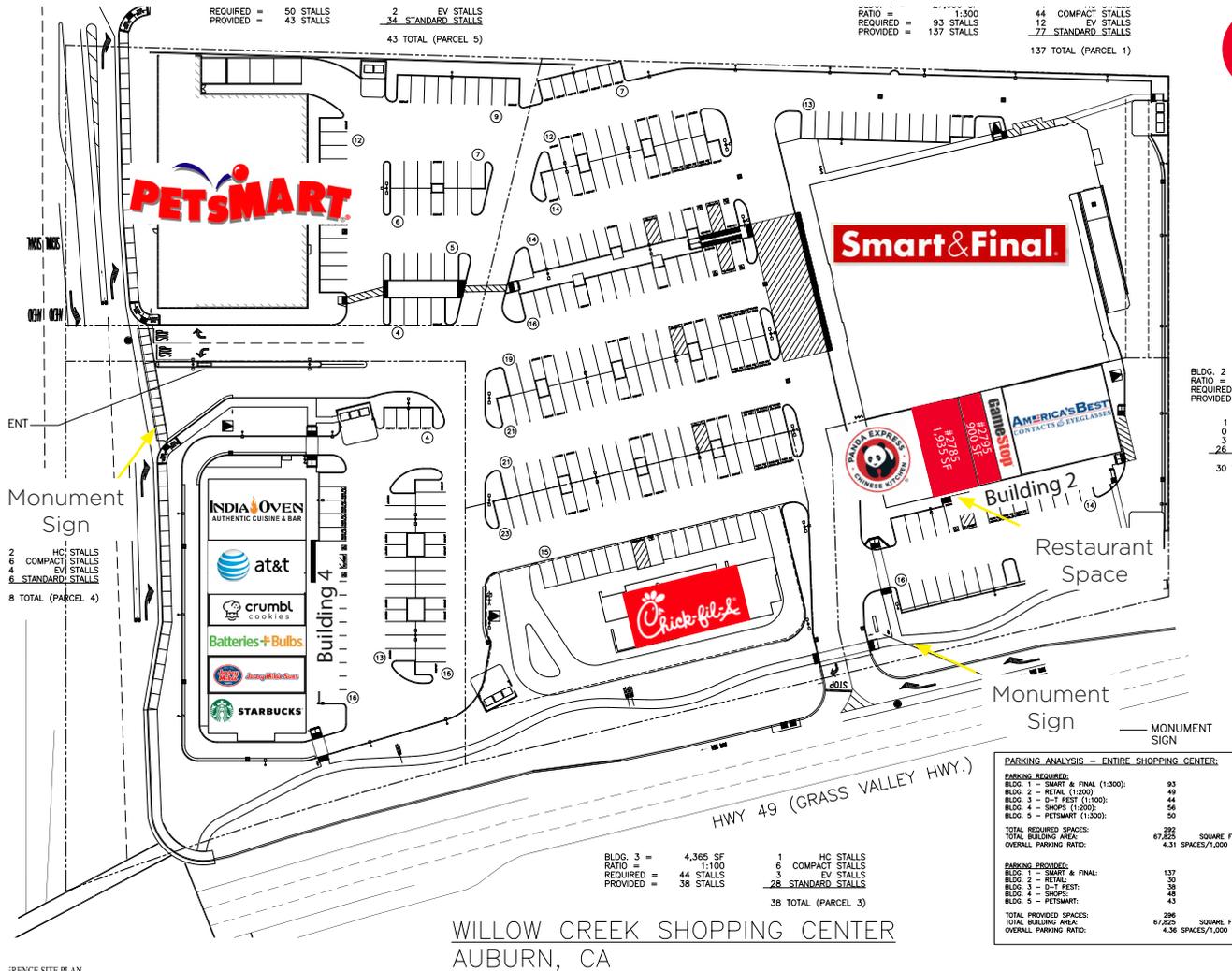
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# SITE PLAN



## Building 4

11825	India Oven	2,630 SF
11835,11845	AT&T	2,405 SF
11855	Crumbl Cookies	1,300 SF
11865	Batteries Plus	1,300 SF
11875	Jersey Mike's	1,454 SF
11885	Starbucks	2,021 SF

## Building 2

2803,2807, 2811	America's Best Eyewear	4,005 SF
2799	GameStop	900 SF
2795	Available	900 SF
2785	Available	1,935 SF
2775	Panda Express	1,950 SF

**PARKING ANALYSIS - ENTIRE SHOPPING CENTER:**

<b>PARKING REQUIRED:</b>	
BLDG. 1 - SMART & FINAL (1:300):	93
BLDG. 2 - RETAIL (1:200):	49
BLDG. 3 - D-F REST (1:100):	44
BLDG. 4 - SHOPS (1:300):	56
BLDG. 5 - PETSMAKT (1:300):	50
<b>TOTAL REQUIRED SPACES:</b>	<b>292</b>
<b>TOTAL BUILDING AREA:</b>	<b>67,825</b> SQUARE FEET
<b>OVERALL PARKING RATIO:</b>	<b>4.31 SPACES/1,000 S.F.</b>
<b>PARKING PROVIDED:</b>	
BLDG. 1 - SMART & FINAL:	137
BLDG. 2 - RETAIL:	30
BLDG. 3 - D-F REST:	38
BLDG. 4 - SHOPS:	48
BLDG. 5 - PETSMAKT:	43
<b>TOTAL PROVIDED SPACES:</b>	<b>296</b>
<b>TOTAL BUILDING AREA:</b>	<b>67,825</b> SQUARE FEET
<b>OVERALL PARKING RATIO:</b>	<b>4.36 SPACES/1,000 S.F.</b>



SCALE: 1"=30'

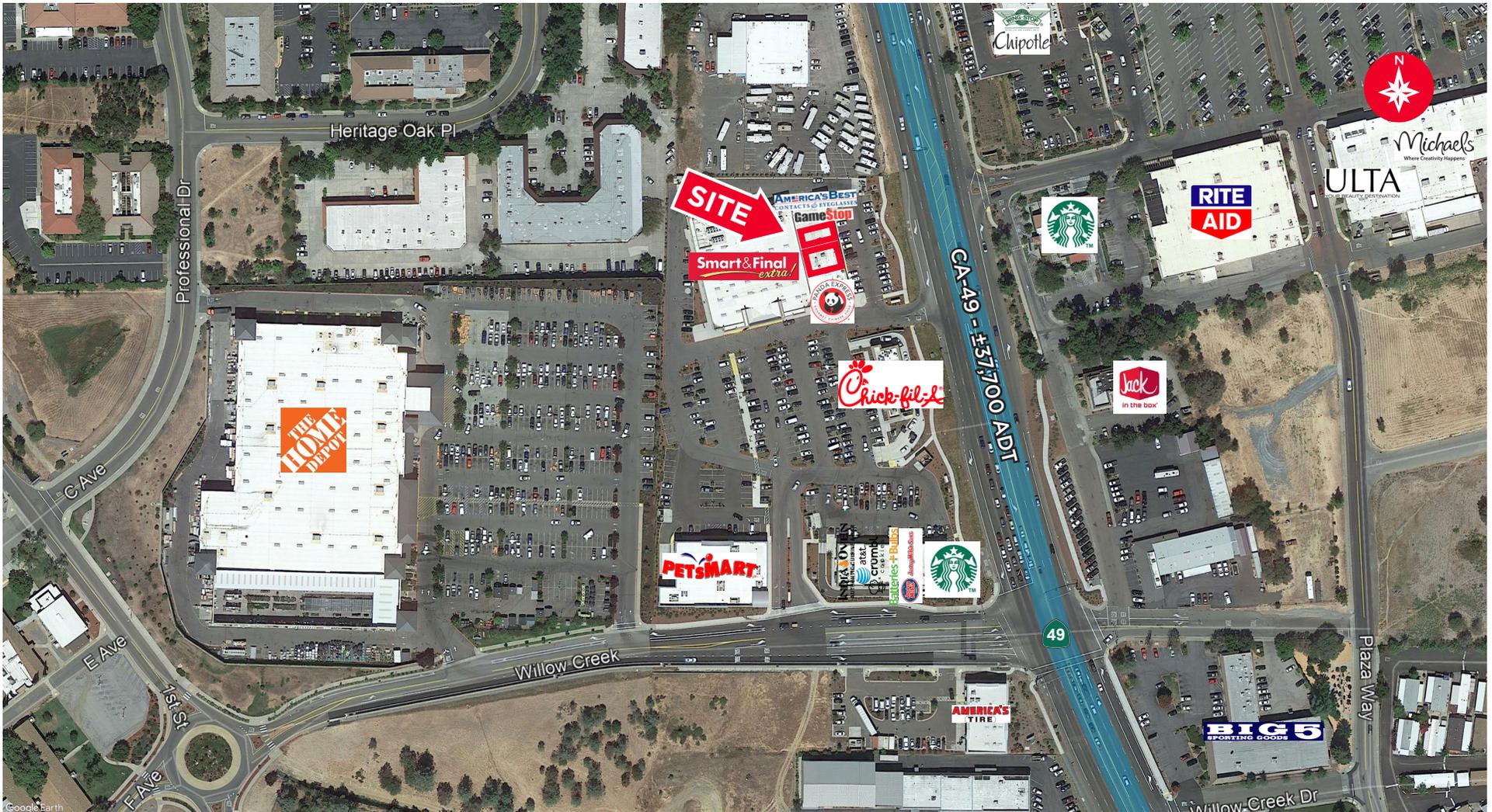
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# AERIAL - CLOSE UP



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# AERIAL - FAR



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