



AUBURN TOWN CENTER

NW Corner of I-80 & Elm Avenue

342 - 370 Elm Street, Auburn, CA 95603

900 - 6,650 Square Feet Available!



JOIN THE FOLLOWING RETAILERS IN THE CENTER AND ADJACENT CENTERS!



Happy Wok



FOR MORE INFORMATION:

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www.raystoneinc.com

CA DRE # 00357904



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Property Information

AUBURN TOWN CENTER highlights include:

- Located at two signalized intersections
- Easy ingress and egress with ample parking!
- Strategic Freeway Access where I-80 and Highway 49 meet.
- Strong daily regional and national co-tenancy.
- Regional pit stop between Sacramento and Lake Tahoe
- Prominent I-80 pylon signage to pull in traffic
- Back of space faces the freeway for back space signage opportunity!
- Regional trade area exceeds 160,000 people



ABOUT THE PROPERTY

Auburn functions as the retail hub for the Sierra foothills, serving a regional trade area of 160,000+ residents across Placer County and surrounding communities. Auburn Town Center is a busy neighborhood shopping center anchored by Save Mart, CVS, Wells Fargo, Starbucks, and First Northern Bank and is located right at I-80. Not only does Auburn Town Center draw consumers from Auburn, Meadow Vista, Newcastle, Penryn, Foresthill and surrounding rural neighborhoods, but also captures Sacramento commuters, and year-round recreation visitors traveling to the Sierra/Reno area for recreation or business needs year round. Auburn Town Center is a natural stop for daily retail needs and service-oriented tenants. This marketing flyer is for Bldg 6 located at 342—370 Elm Street which has up to 6,650 contiguous space available.

Demographics *	1- Mile	3 Mile	5 Mile
Population	7,629	24,613	41,073
Households	3,795	10,961	17,626
Median HH Income	\$66,254	\$100,236	\$100,838

**pulled from Esri (2026)*

FOR MORE INFORMATION:

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The information contained herein in this brochure was obtained from sources deemed reliable; however, Ray Stone Incorporated makes no guaranties, warranties or representations to the completeness or accuracy thereof.

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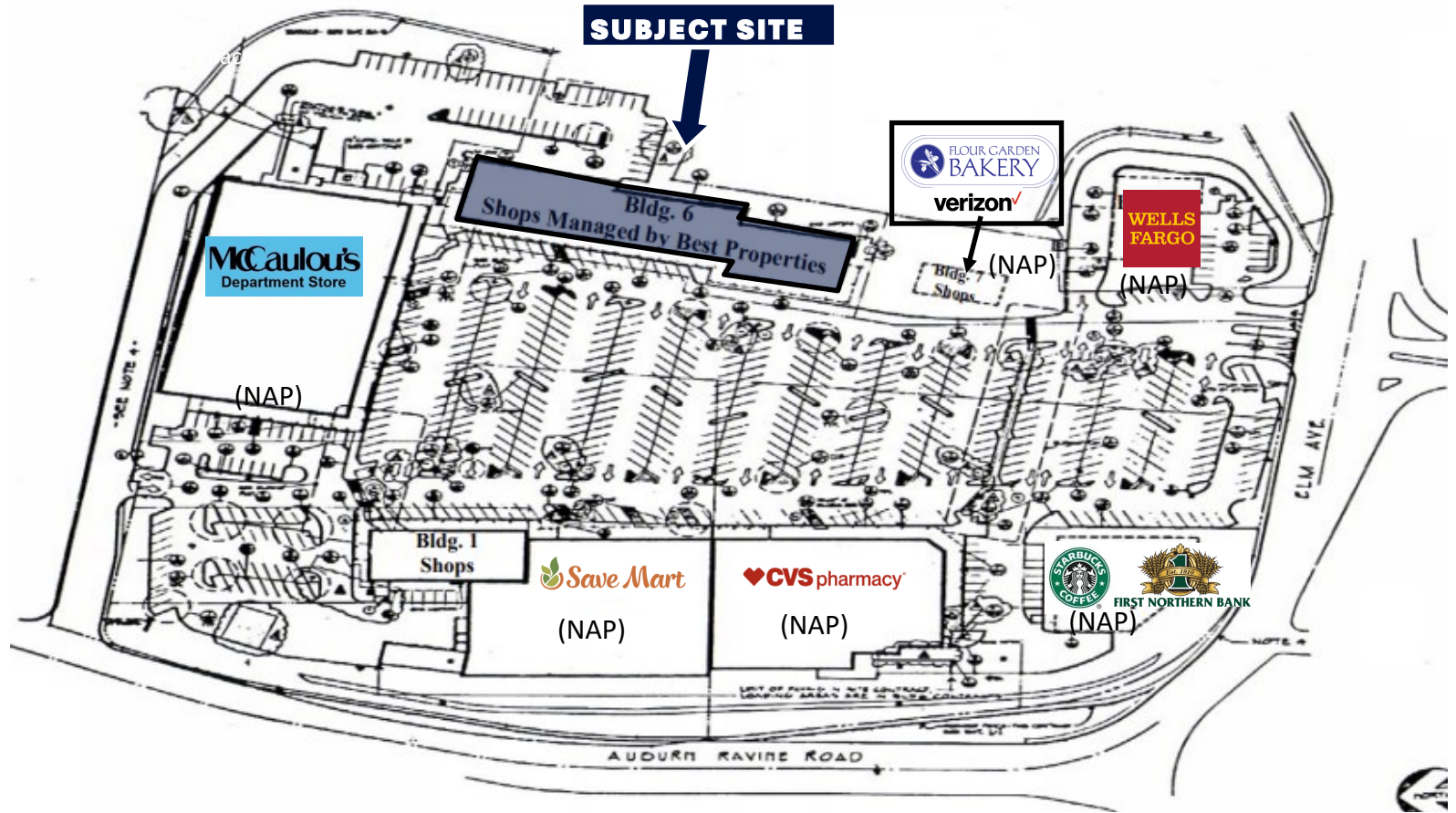
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Available Space





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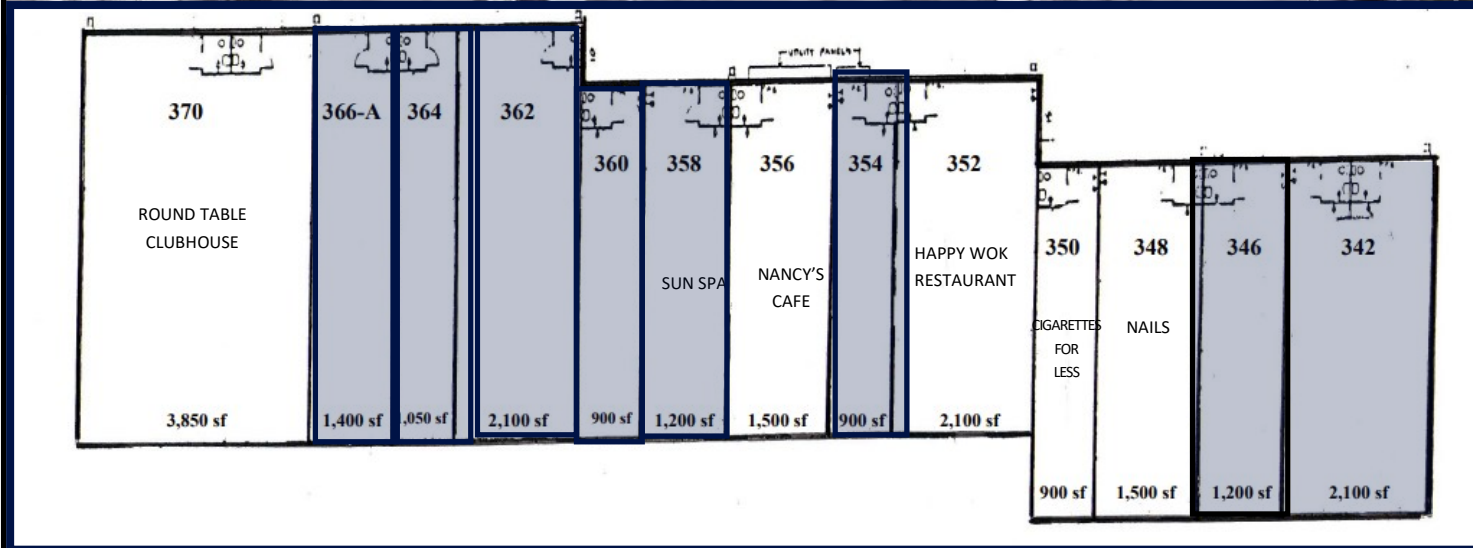
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Space Available



CURRENT TENANTS	SQ FT	
342 ELM	AVAILABLE (former Optometry)	2,100
346 ELM	AVAILABLE	1,200
348 ELM	Lucky Nails	1,500
350 ELM	Cigarettes For Less	900
352 ELM	Happy Wok Restaurant	2,100
354 ELM	AVAILABLE	900
356 ELM	Nancy's Café	1,500
358 ELM	Sun Spa—can be made available	1,200
360 ELM	AVAILABLE	900
362 ELM	AVAILABLE	2,100
364 ELM	AVAILABLE	1,050
366 ELM	AVAILABLE	1,400
370 ELM	Round Table Clubhouse	3,850



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Map of Intersection/Traffic Counts



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Location



Sutter Health

HOME DEPOT
PETS NART
CHICK-FIL-A
JERSEY MIKES
SMART & FINAL
STARBUCKS

BEL AIR
CVS
DOLLAR TREE
VERIZON
LESLIE'S POOL
JAMBA JUICE
MOD PIZZA
SUBWAY
CARL'S JR

TARGET
SAFEWAY
ROSS
PETCO
ULTA
CHIPOTLE
HARBOR FRIEGHT

MICHAELS
BEVMO
AUTO ZONE
FAMOUS FOOTWEAR
WENDYS
MOUTAIN MIKES
STARBUCKS

BEST BUY
MATTRESS FIRM
TMOBILE
SWEETEA BOBA
SOLA SALONS
LILTTLE CESARS
ANYTIME FITNESS

North Auburn

REGAL CINEMA

DUTCH BROS
STAPLES
DUNN EDWARDS
FED EX KINKOS
BURGER & CREAM

EV CAIN SCHOOL
(K-8)



AUBURN TOWN CENTER

Save Mart CVS pharmacy

STARBUCKS COFFEE FIRST NORTHERN BANK WELLS FARGO

FLOUR GARDEN BAKERY verizon ROUND TABLE PIZZA ROYALTY

Auburn

Placer High School

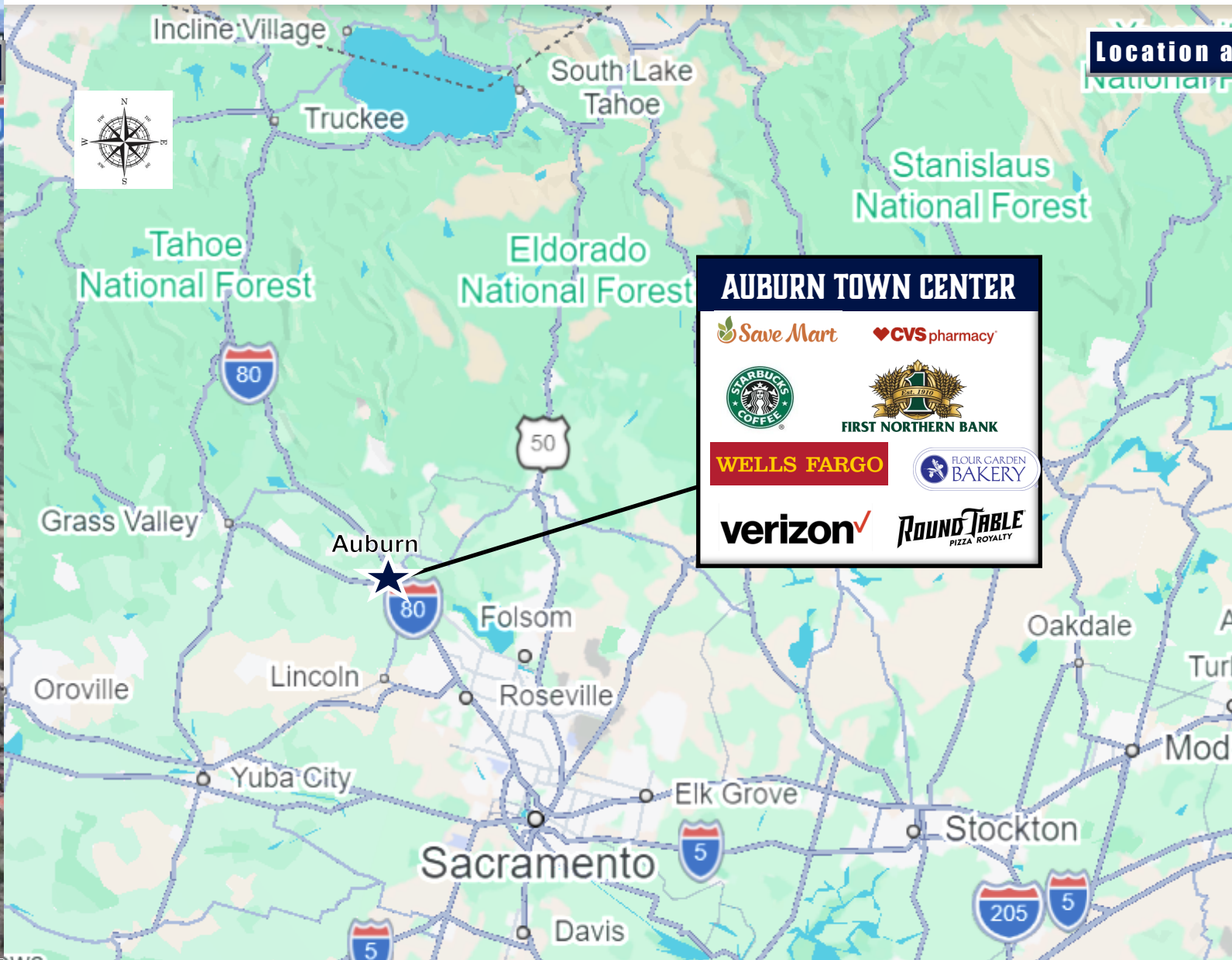
Confluence High School



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Location and Future Developments

AUBURN AREA DEVELOPMENTS SLATED FOR CONSTRUCTION (*please verify with the City of Auburn for any updates*)...

- MILL CREEK RESIDENTIAL PROJECT**
322 single family homes.
- OLD AIRPORT MIXED USE**
12.6 acres, 108,000sf light industrial park, medical offices, wellness center, retail space, mini storage with RV/boat storage, 3 story mixed use building and a 28 room boutique hotel.
- MARRIOTT MEADOWS PARK EXPANSION**
24 acre park expansion, splash pad, playground, dog park, bocce courts, trail.
- CANYON CREEK and BRIAR MEADOWS**
23 land 36 luxury home s

City of Auburn
Economic
Development
business
resources....



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