

OFFERING MEMORANDUM

8780 AUBURN FOLSOM ROAD

GRANITE BAY, CA 95746

CONFIDENTIALITY AGREEMENT

PRESENTED BY


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CONFIDENTIALITY & DISCLAIMER

Your receipt of this Memorandum constitutes your acknowledgement that (i) it is a confidential Memorandum solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the Property, (ii) you will hold it in the strictest confidence, (iii) you will not disclose it or its contents to any third party without the prior written authorization of the Owner, and (iv) you will not use any part of this Memorandum in any manner detrimental to the Owner.

The information contained in this Marketing Brochure has been obtained from sources believed to be reliable. However, we make no guarantee, warranty or representation whatsoever about the accuracy or completeness of any information provided. As the Buyer of an investment property, it is the Buyer's responsibility to independently confirm the accuracy and completeness of all material information before completing any purchase.

All property showings are by appointment only. Do not walk on property, talk or contact any tenants or management without written permission of Seller or Seller's agents.

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THE OFFERING

EXECUTIVE SUMMARY

FOR SALE — OWNER-USER / INVESTMENT OPPORTUNITY

<p>\$1,895,000</p> <p>ASKING PRICE</p>	<p>\$302.09</p> <p>PRICE PER SF</p>	<p>6,273 SF</p> <p>BUILDING SIZE</p>
<p>11</p> <p>UNITS / SUITES</p>	<p>1996 / 2011</p> <p>BUILT / RENOVATED</p>	<p>Office</p> <p>PROPERTY TYPE</p>

PROPERTY OVERVIEW

Placer Commercial Group is pleased to present a rare opportunity to acquire an owner-user / investment property in the heart of Granite Bay, CA. Located at 8780 Auburn Folsom Road, between Eureka Road and Douglas Boulevard, this freestanding, single-story, multi-tenant office building enjoys an excellent position just minutes from Roseville and Folsom.

This well-maintained professional office property offers strong visibility along a high-traffic corridor in one of Placer County's most desirable submarkets — ideal for an owner-user seeking premium space.

8780 AUBURN FOLSOM ROAD

PROPERTY HIGHLIGHTS

- Building Size: ±6,273 SF
- Parcel Size: ±0.63 Acres (±27,433 SF)
- 29 Parking Spaces (4.48/1,000 SF)
- Large Breakroom/Kitchen with Adjacent Patio
- Large Conference Room
- All Furniture Included in Sale
- Power: 400 AMPS 208Y/120V — PG&E
- Internet: MetroE Fiber EAC 1 GB — Fidium

EXTERIOR

PROFESSIONAL OFFICE BUILDING



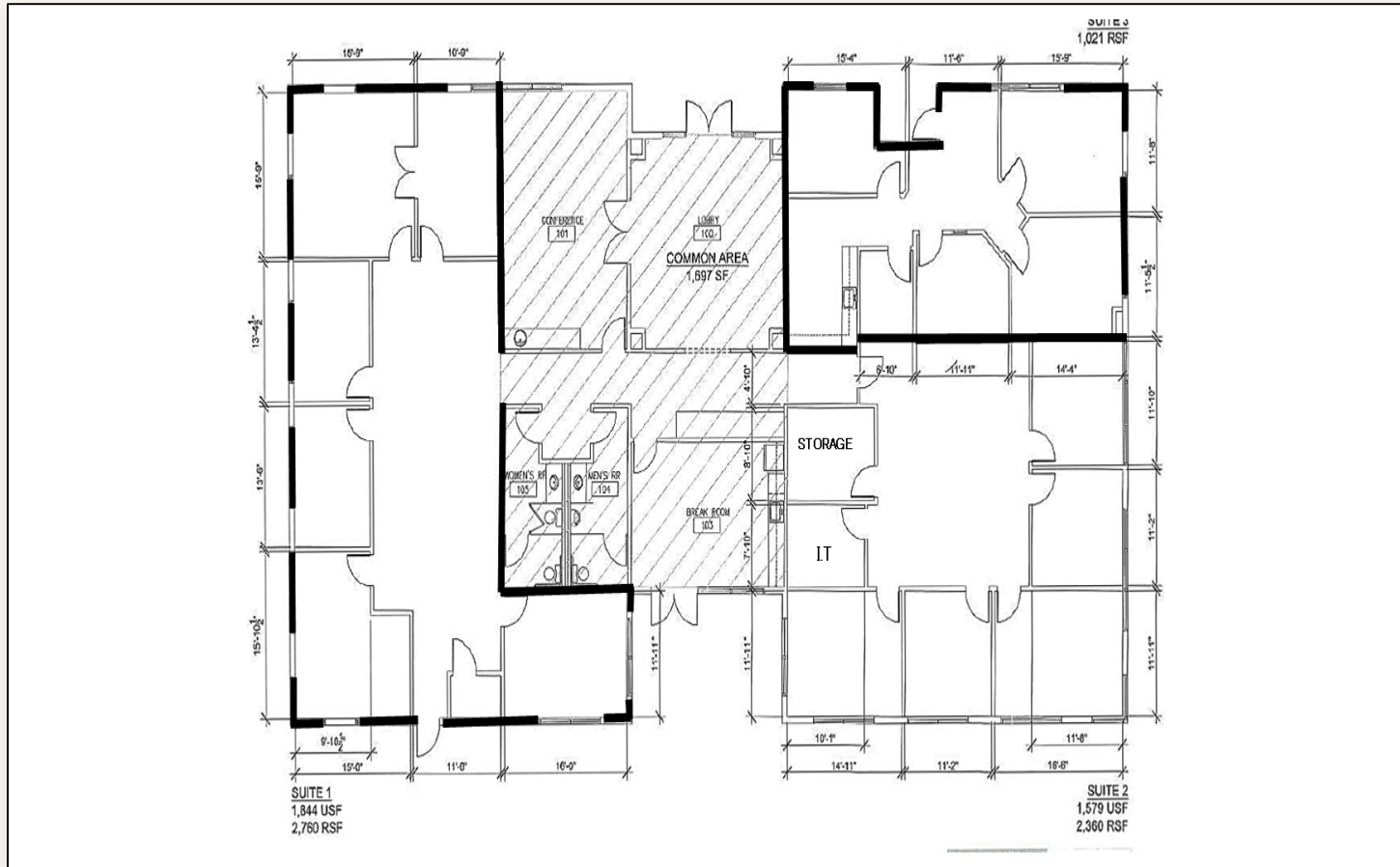
INTERIOR & EXTERIOR

PROFESSIONAL OFFICE SPACES



Contact listing agent for complete property tour and additional photography.

FLOOR PLAN



TOTAL: ±6,273 SF

11 SUITES

SINGLE STORY

29 PARKING SPACES

Floor plan is approximate and for illustration purposes only. Buyer to verify all measurements independently.

LOCATION

Granite Bay is a desirable community known for its upscale residences, beautifully manicured landscapes, and peaceful suburban feel. Nestled on the north shore of Folsom Lake, the area is characterized by rolling hills, mature trees, and expansive green spaces.

The region offers close proximity to Folsom Lake State Recreation Area with boating, fishing, hiking, and cycling. The community is known for excellent schools in the Eureka Union and Roseville Joint Union High School Districts.

Upscale shopping centers, boutique shops, and fine dining options serve the area.

WALK SCORE

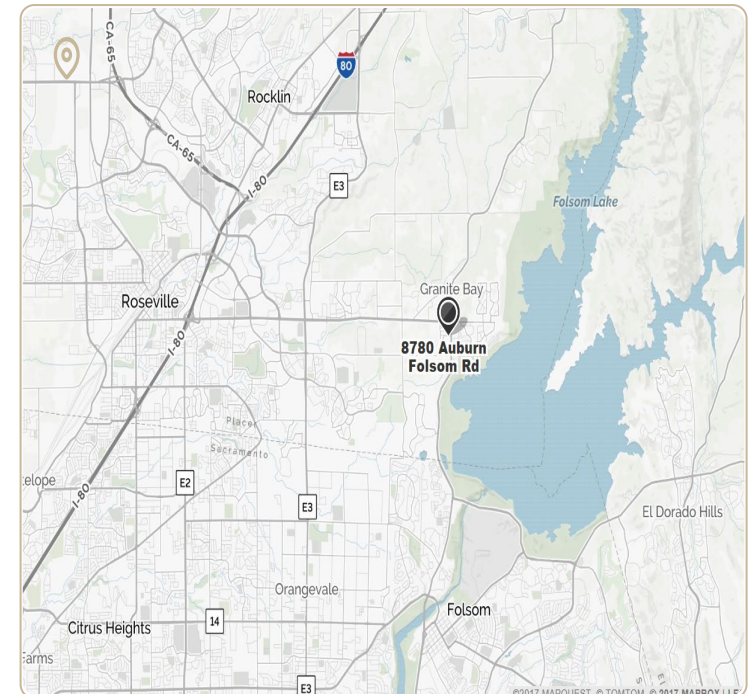
59 / 100

Somewhat Walkable

BIKE SCORE

49 / 100

Somewhat Bikeable



 Placer County, CA

 95746 Zip Code

 Auburn Folsom Rd Corridor

POINTS OF INTEREST

Within 5–10 Minutes of 8780 Auburn Folsom Road

DINING

- Dominick's Italian
- Farmhaus
- Sette Pasta House
- Casa del Lago
- Best Dim Sum
- Susie's Country Oaks Cafe

COFFEE & SHOPS

- World Traveler Coffee
- Dutch Bros
- Starbucks
- Beach Hut Deli
- Raley's
- Granite Bay Ace Hardware

HEALTH & WELLNESS

- CVS Pharmacy
- Marina Milstein Orthodontics
- Granite Bay Dentistry
- Monarch Cosmetic MD
- New Life Spa

FITNESS

- Planet Fitness
- Club Pilates
- StayFIT
- Soliza Pilates
- The Tips Golf Lounge

EDUCATION

- Cavitt Junior High
- Granite Bay Public Library
- Three Acres Preschool

RECREATION

- Folsom Lake
- Cavitt Field
- Folsom State Recreation Area

MARKET OVERVIEW

SACRAMENTO-ROSEVILLE-FOLSOM, CA
METROPOLITAN STATISTICAL AREA

2,379,368
POPULATION

858,756
HOUSEHOLDS

37.7
MEDIAN AGE

\$81,264

MEDIAN HOUSEHOLD INCOME

vs. \$75,149 U.S. Median

REGIONAL PROFILE

Nestled at the confluence of the American and Sacramento Rivers, the Sacramento-Roseville-Folsom MSA is a vibrant metropolitan region known for its rich history, dynamic economy, and beautiful scenery. As California's capital, it offers a unique blend of urban sophistication and outdoor adventure.

Home to diverse communities, cultural attractions, and a thriving Farm-to-Fork culinary scene, this area appeals to residents and visitors alike. The mild climate and proximity to the Sierra Nevada mountains enhance its appeal for year-round activities.

State Capital

Government & economic hub of California

Farm-to-Fork

America's Farm-to-Fork Capital

Sierra Nevada

Year-round outdoor recreation

Source: U.S. Census Bureau, American Community Survey

EMPLOYMENT & ECONOMY

SACRAMENTO-ROSEVILLE-FOLSOM METROPOLITAN STATISTICAL AREA

\$177.32B

ANNUAL GDP

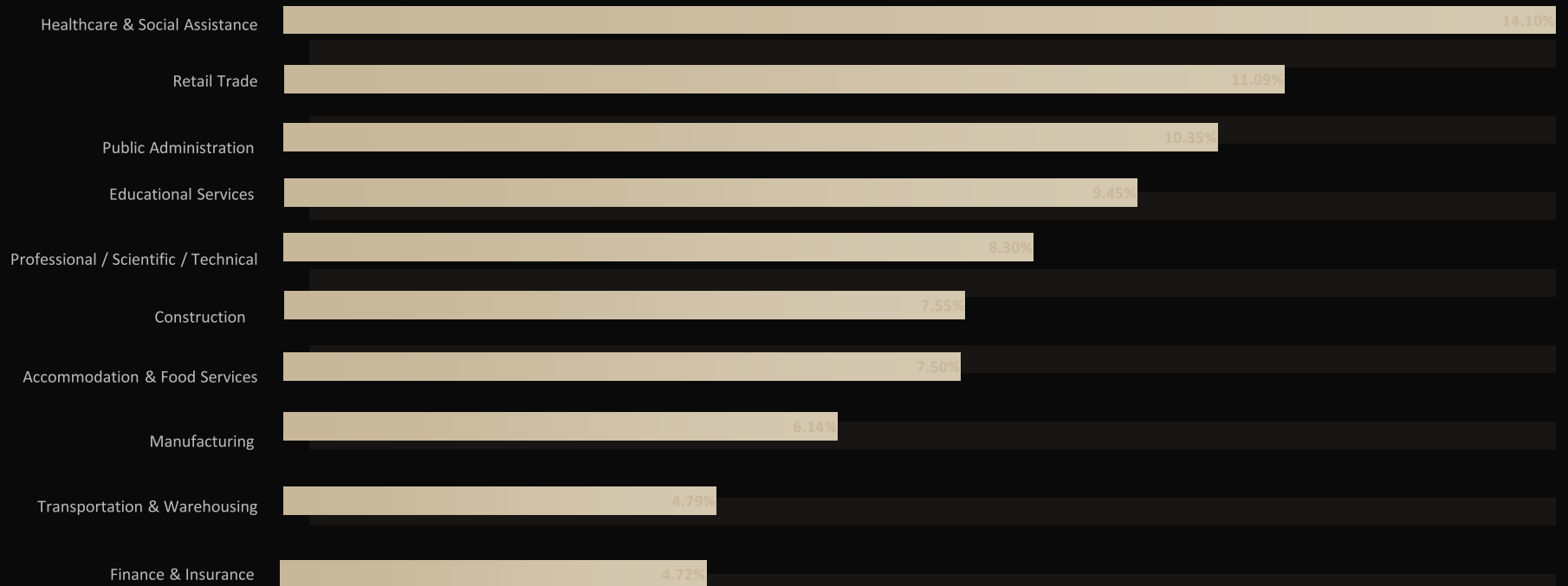
6%

UNEMPLOYMENT RATE

32nd

LARGEST ECONOMY IN U.S.

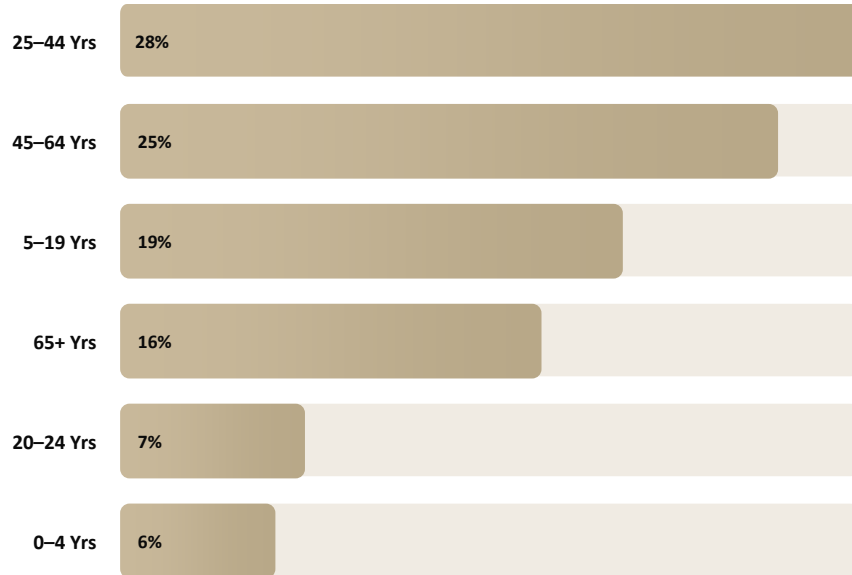
EMPLOYMENT BY SECTOR



DEMOGRAPHICS

POPULATION BY AGE

Sacramento–Roseville–Folsom MSA



60%

WORKING AGE (20–64)

★ QUALITY OF LIFE

Sacramento-Roseville-Folsom consistently ranks high in quality of life. Residents enjoy a well-rounded lifestyle with access to recreational activities, thriving arts and culture, and exceptional educational facilities. The region's strong economy, diverse communities, and focus on sustainability contribute to an overall high standard of living.

🏛️ KEY ENTERTAINMENT VENUES

Sacramento Memorial Auditorium

The Crest Theatre

Tower Bridge Dinner

Folsom Lake College Theatre

2.38M
POPULATION

37.7
MEDIAN AGE

859K
HOUSEHOLDS

DISCLOSURES

This Marketing Brochure is not a substitute for your thorough due diligence investigation of this investment opportunity. Any projections, opinions, assumptions or estimates used in this Marketing Brochure are for example only and do not represent the current or future performance of this property. The value of an investment property to you depends on factors that should be evaluated by you and your tax, financial and legal advisors.

Buyer and Buyer's tax, financial, legal, and construction advisors should conduct a careful, independent investigation of any investment property to determine suitability for your needs. Like all real estate investments, this investment carries significant risks. Returns are not guaranteed; the tenant and any guarantors may fail to pay the lease rent or property taxes, or may fail to comply with other material terms of the lease.

Cash flow may be interrupted in part or in whole due to market, economic, environmental or other conditions. Buyer is responsible for conducting his/her own investigation of all matters affecting the intrinsic value of the property.

All property showings are by appointment only.


PLACER COMMERCIAL GROUP

For more information or to schedule a private showing, please contact:

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