

**3200**  
**PROFESSIONAL**  
**DRIVE**  
AUBURN | CA

## ±0.67 Acres For Ground Lease

Located at the busy intersection of Bell Road and Professional Drive.

- Just one block west of Auburn's busiest intersection (Highway 49 and Bell Road).
- Highly visible ±0.67-acre property offering excellent exposure for any business.
- Versatile OPDC zoning permits a broad range of uses, including healthcare, medical, office, and commercial applications.

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# EXECUTIVE SUMMARY

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## PROPERTY OVERVIEW

3200 Professional Drive in Auburn, CA is a  $\pm 0.67$ -acre property located at the signalized intersection of Professional Drive and Bell Road, providing significant visibility and accessibility. Positioned just a block west of Auburn's busiest intersection at Highway 49 and Bell Road, the property enjoys high traffic flow and excellent exposure. The strategic location ensures that any business situated here will benefit from the constant visibility and easy access that comes with being near such a busy thoroughfare.

The property's OPDC zoning allows for a diverse range of uses, including healthcare, medical, office, and commercial applications. This zoning flexibility makes it suitable for a wide variety of business ventures, from medical clinics and professional offices to retail stores and other commercial enterprises. The versatility of this property provides an excellent opportunity for development in a growing and vibrant area, meeting the needs of various business types.

## PROPERTY HIGHLIGHTS

- Highly visible corner location.
- Situated near Auburn's busiest intersection.
- Flexible OPDC zoning for multiple uses.
- Available for ground lease.
- Pricing is \$0.17 per square foot.



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# PROPERTY PHOTOS

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# RETAIL AREA

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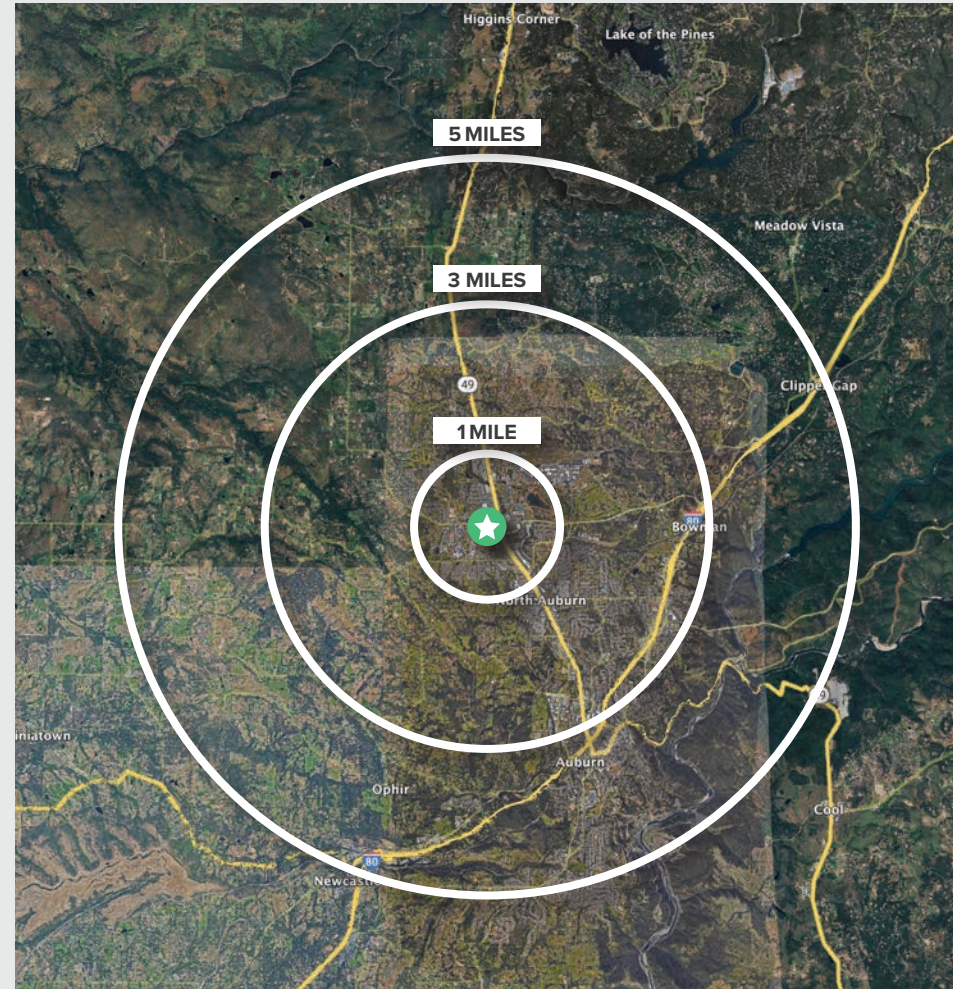
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# REGIONAL DEMOGRAPHICS



DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
<b>POPULATION</b>			
2024 Estimated Population	7,349	24,922	40,920
2029 Projected Population	7,781	26,400	43,238
2020 Census Population	7,132	24,920	40,951
2010 Census Population	6,997	24,139	39,668
2024 Median Age	44.1	47.1	47.4
<b>HOUSEHOLDS</b>			
2024 Estimated Households	2,919	10,368	17,110
2029 Projected Households	3,105	11,028	18,129
2020 Census Households	2,708	10,121	16,791
2010 Census Households	2,712	9,632	15,986
<b>INCOME</b>			
2024 Estimated Average Household Income	\$105,840	\$118,717	\$126,217
2024 Estimated Median Household Income	\$81,267	\$90,977	\$95,536
2024 Estimated Per Capita Income	\$42,545	\$49,696	\$53,009
<b>BUSINESS</b>			
2024 Estimated Total Businesses	554	1,646	2,613
2024 Estimated Total Employees	5,467	14,478	19,233



Source: Applied Geographic Solutions 05/2024, TIGER Geography - RS1

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# ABOUT CAPITAL RIVERS



## CHOOSE EXCELLENCE OVER ORDINARY

Our team of brokerage, property management, and development professionals work together with you to deliver creative solutions that meet your goals and reduce risk.

### Creating a great experience is what we are all about.

Here at Capital Rivers we are dedicated to our core values helping make our real estate transactions and your brokerage experience more successful. We'll approach your project with loyalty, forward thinking, hard work, and passion. These are the values that drive everything we, as commercial real estate professionals do.

### When you contact Capital Rivers, expect a response.

As commercial brokers and agents we believe in building strong partnerships with each other and our clients through creativity, collaboration, and gratitude. Our combined experience lets us build long lasting relationships with our team as well as everyone who comes through our front door. That leads to proven results and high client satisfaction. Experience our exceptional service including commercial tenant representation, landlord representation, and development.

Learn more at [capitalrivers.com](http://capitalrivers.com)



### PROPERTY MANAGEMENT

We understand that every property is unique requiring a comprehensive strategy to optimize performance.

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### DEVELOPMENT

With a wealth of unique ideas and industry experience, we're well equipped to bring your projects to life.

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