



FOR SALE

# 1495 Grass Valley Highway

AUBURN, CA



SUBJECT PROPERTY

Sale Price \$2,908,000 (\$18/SF) | ±3.71 AC

**ZONING** Commercial C-2

**PRIME FRONTAGE** ±700 FT

**MULTIPLE** uses allowed including self storage, rental yard, car sales

±38,000 Average daily traffic

**TENANT** willing to stay with a Lease on southern portion of the property

**MONUMENT SIGN**

**NEVER** Marketed before

**UTILITIES** Sewer & gas on site

**CLEAN TANK** Removal Report

**MAJOR** retailers in Auburn including AM PM Home Depot, Les Schwab, Bel Air Supermarket, AAMCO, Best Buy, Auburn Ford, Auburn Chrysler Dodge, Auburn Honda, Taco Bell

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**Kidder Mathews**

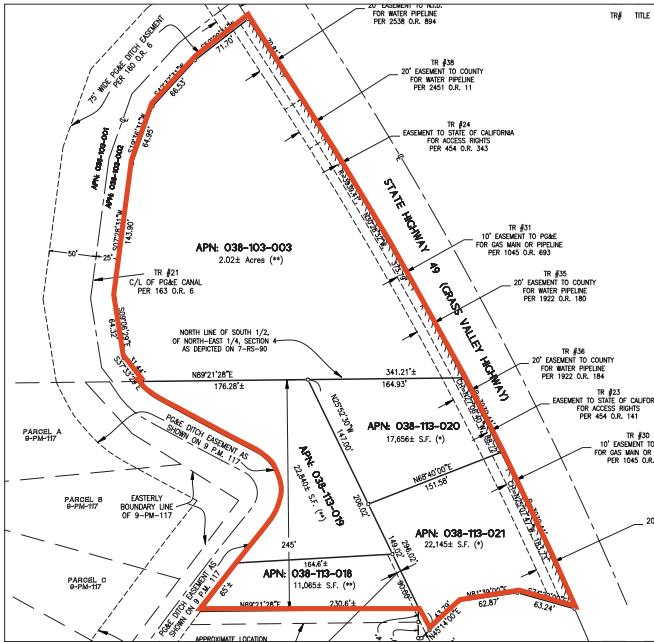


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## Parcel Map



## DEMOGRAPHICS

	3 miles	5 miles	10 miles
2023 Total Population	28,459	41,991	87,980
2023-2028 Annual Est Growth	0.05%	0.17%	0.43%
2023 Total Daytime Population	41,790	52,657	89,423
2023 Households	12,001	17,409	35,208
2023 Median HH Income	\$76,982	\$86,407	\$97,895
2023 Median Home Value	\$617,395	\$675,372	\$714,180
2023 Median Age	48.3	51.1	51.6
2023 Average Household Income	\$107,063	\$123,617	\$123,617



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**km** Kidder  
Mathews