



DANIEL MUELLER

Executive Director
916 704 9341
1555 River Park Dr. Ste. 109
Sacramento, CA 95815
dmueller@muellercommercial.com
Cal DRE#01829919

GIOVANNI GIAMMONA

Director
916 662 4159
1555 River Park Dr.
Sacramento, CA 95815
ggiammona@muellercommercial.com
Cal DRE#02384184

CENTURY 21
Select Real Estate, Inc



AVAILABLE FOR LEASE

4086 Grass Valley Hwy,
Auburn, CA 95602

\$2,000 Modified Gross

AVAILABLE

Retail space available for Lease



THE PROPERTY

 **4086 Grass Valley Hwy, Auburn, CA 95602**

REGION AVAILABILITY ZONING OPPORTUNITY PRICING



APN: 076-061-037-000



**-/+ SF
Retail Space**



**(C2-Dc-AO) -
General Commercial,
Combining Design
Scenic Corridor,
Combining Aircraft
Overflight**



Retail Space



\$2,000 MG



Prime location along the busy Grass Valley Highway corridor in Auburn, offering strong visibility, convenient access, and suitability for retail, office, or service uses within a thriving commercial area.



High-traffic location along Grass Valley Highway, supported by a well-established mix of retail and service businesses that demonstrate proven market demand and ongoing commercial activity.



Ongoing commercial investment and redevelopment along this corridor indicate strong future reinvestment potential for 4086 Grass Valley Hwy, including repositioning for evolving retail/service demand or multi-tenant configurations.



4086 Grass Valley Highway offers convenient access to Interstate 80 in Auburn, providing strong regional connectivity, efficient ingress/egress, and operational advantages for retail and service users.



CENTURY 21
Select Real Estate, Inc.

FOR LEASE



4086
Grass Valley Hwy
AUBURN
CA 95602

Sinclair Full Site
Dry Creek
76 Full Site



Wendy's



Crossroads Shopping Center



THE BUILDING

The retail space located at 4086 Grass Valley Highway offers a highly visible and versatile commercial layout well positioned to serve a range of retail and service-oriented users. Located along one of Auburn's primary commercial corridors, the property benefits from strong daily traffic counts and immediate proximity to established national and regional retailers. The surrounding area features a dense concentration of shopping centers, restaurants, and service businesses, creating consistent consumer activity and reinforcing the corridor's role as a dominant retail hub in the greater Auburn market.



THE AREA

The Grass Valley Highway corridor in Auburn is a dominant retail hub supporting a diverse mix of national retailers, grocery anchors, restaurants, medical services, and local businesses. Positioned along this primary commercial corridor, 4086 Grass Valley Highway benefits from high daily traffic counts, excellent visibility, and strong co-tenancy synergy, making it well suited for retail, general commercial, and service-oriented uses. The corridor's established shopping centers, affluent consumer base, and concentration of national and regional brands underscore sustained demand and long-term market support for a wide range of commercial users.

The Grass Valley Highway corridor in Auburn continues to benefit from commercial stability and surrounding residential growth, strengthening the local customer base and sustaining consistent demand for goods and services. Ongoing housing development, retailer expansion, and reinvestment in established shopping centers reinforce the corridor's position as one of Auburn's primary retail hubs, creating opportunities for businesses to secure highly visible, well-located commercial space with long-term upside potential. Direct connectivity to Interstate 80 and key regional routes provides convenient access for customers, employees, and deliveries, enhancing operational efficiency and supporting strong traffic flow and accessibility for retail and service users.



4086
Grass Valley Hwy
AUBURN
CA 95602

MILLENIUM
SMOKE SHOP

AVAILABLE



FLOOR PLAN

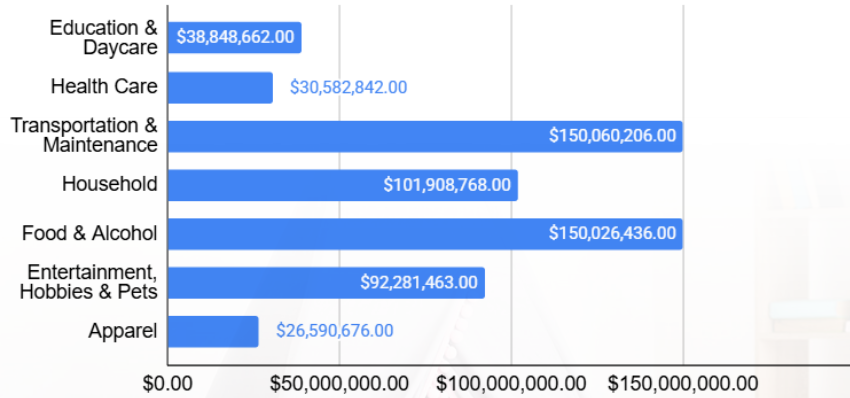


DISCLOSURE: All images are used for illustrative purposes only and are intended to convey the concept and vision for the asset. They are for guidance only. Site plans are intended to give a general indication of the layout only. All images and dimensions are not intended to form part of any contract or warranty.

DEMOGRAPHICS

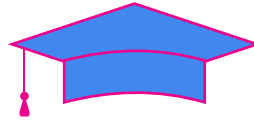
CONSUMER SPENDING

5 mile Households



EDUCATION

% Breakdown - 2024



- 37% Some College, No Degree
- 19% Bachelor's Degree
- 21% High School Graduate
- 11% Advanced Degree
- 8% Some High School, No Diploma
- 4% Associate Degree

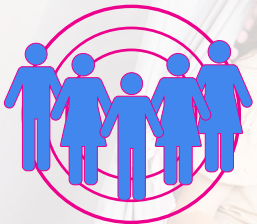
HOUSE HOLD INCOME



5 mile 2024 Households

< \$25K	2,138
\$25K - 50K	2,622
\$50K - 75K	2,417
\$75K - 100K	2,178
\$100K - 125K	1,618
\$125K - 150K	1,340
\$150K - 200K	1,622
\$200K+	1,863

RESIDENT POPULATION



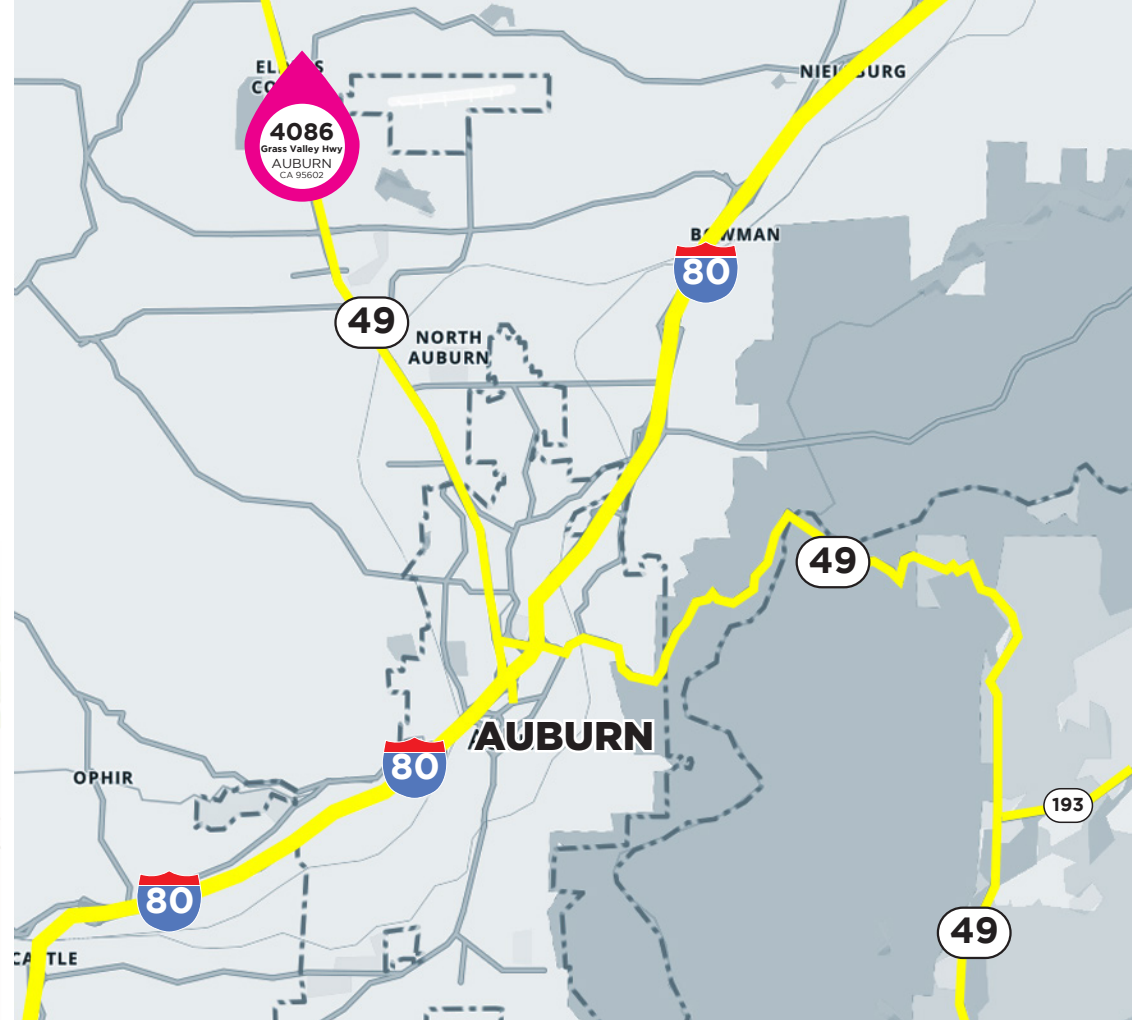
5 mile Population 2024

2024 38,832

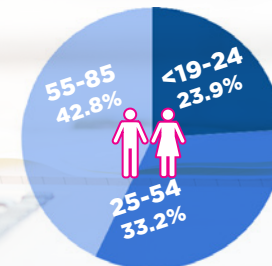
TRAFFIC COUNT



-/+ 31,898



2023 POPULATION BY AGE



TOTAL HOUSE HOLDS - 2024



2 mile	4,572
5 mile	15,797
10 mile	31,687





DANIEL MUELLER

Executive Director

916 704 9341

1555 River Park Dr. Ste. 109

Sacramento, CA 95815

dmueller@muellercommercial.com

Cal DRE#01829919

GIOVANNI GIAMMONA

Director

916 662 4159

1555 River Park Dr.

Sacramento, CA 95815

ggiammona@muellercommercial.com

Cal DRE#02384184

CENTURY 21

Select Real Estate, Inc



LEASE

CENTURY 21
Select Real Estate, Inc



2025 This information has been secured from sources believed to be reliable. Any projections, opinions, assumptions or estimates used are for example only and do not constitute any warranty or representation as to the accuracy of the information. All information should be verified through an independent investigation by the recipient, prior to execution of legal documents or purchase, to determine the suitability of the property for their needs. Logos and/or pictures are displayed for visual purpose only and are the property of their respective owners. CalDRE# 01011224

