

DRY CREEK CENTER

±1,141 SF
AVAILABLE

FOR LEASE

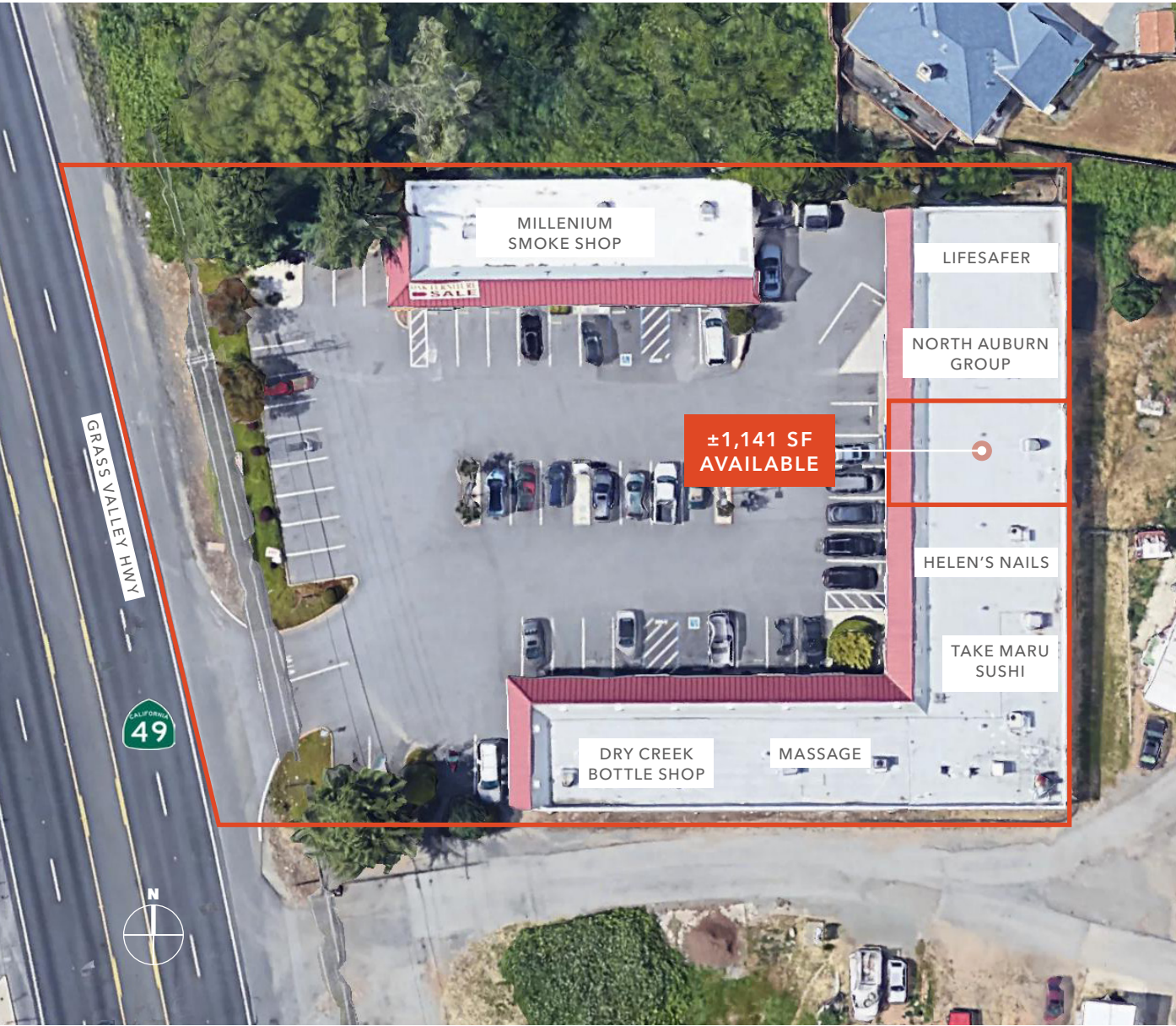
±1,141 SF Space Available

4076-4086 GRASS VALLEY HWY | AUBURN, CA

*\$1.00/SF, NNN**
\$1.35/SF, NNN

LEASE RATE;
FOR THE 1ST 12 MONTHS ON A NEW LEASE

*Lease term must be for a minimum 3 years, and subject to credit approval



Retail Space Available

±1,141 SF available
(Former chiropractic office)

Suite F: ±1,141 SF with Reception,
4 private offices, and a restroom

Landlord contribution will be considered
with approved credit and terms

ADT (2025)

±31,898 Southbound cars per day
±31,809 Northbound cars per day

Building & Monument signage

10 minutes to Downtown Auburn / I-80

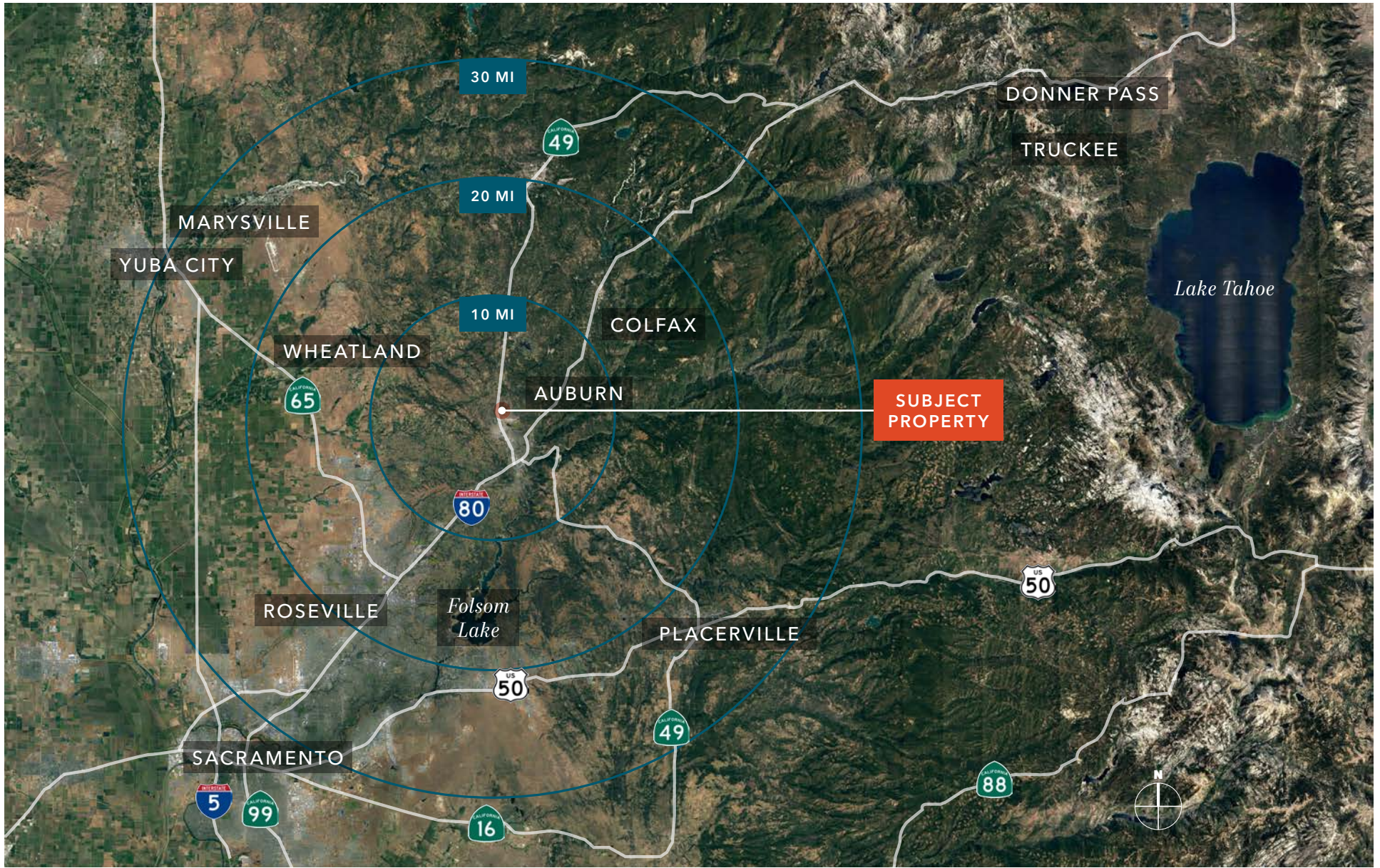
20 minutes to Grass Valley



Location Highlights

The Subject Property is a retail strip center located just off the lighted intersection of Highway 49 and Dry Creek Road in Auburn, CA. Neighboring tenants to the center include Dutch Bros, Beach Hut Deli, Arco, 76, Taco Tree, and Tractor Supply to name a few.

The center is the final retail destination heading north on highway 49 with excellent access and visibility.





Exclusively listed by

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