



SUBJECT
PROPERTY

E PLACER ST

HIGH ST

LINCOLN WY

*RARE OPPORTUNITY TO OWN IN
HISTORIC DOWNTOWN AUBURN*

908 LINCOLN WAY, AUBURN, CA



Exclusively Listed by

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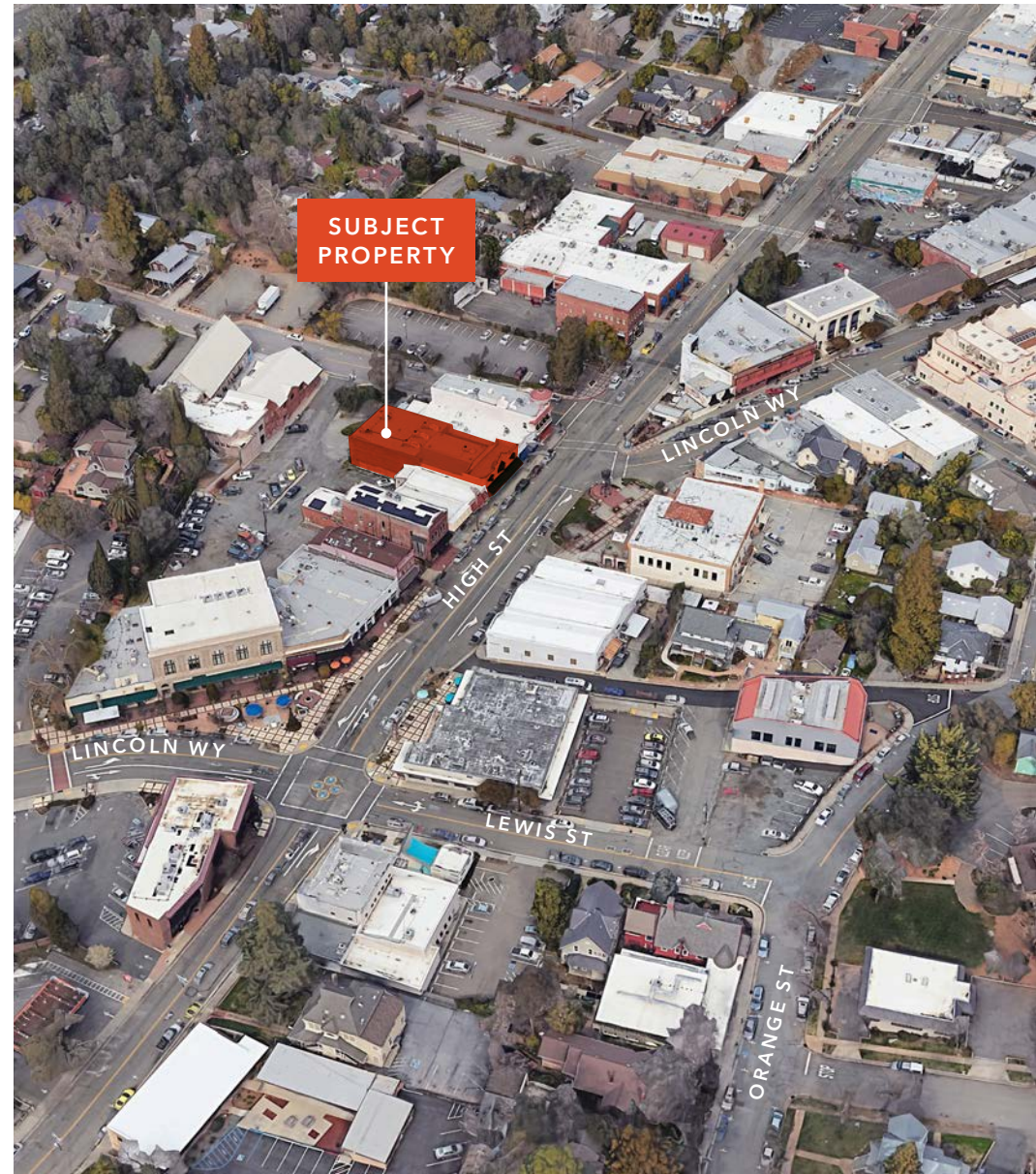
PROPERTY OVERVIEW

908 Lincoln Way is a multi-tenant retail/office building located in the heart of the Downtown Auburn Commercial District. Built in 1914 of poured-in-place concrete, the building is comprised of three storefronts, a large open office space with a mezzanine, and a full basement for ample storage. The tenants that occupy the three storefront spaces are on month to month tenancies. The approximate rentable square footage of the building is 11,685 sq. ft.

In addition to the on street parking, there is a city owned parking lot directly behind the building that includes six designated parking spaces for the building. Also, at the rear of the building is a steel ramp that accesses the office space. The basement is accessed directly from the parking lot.

PROPERTY PRICE	\$1,495,000
SIZE	±11,685 SF Building
CONSTRUCTION	Poured-in-place concrete
YEAR BUILT	1914
LAND ACRES	±0.25

\$1.495M **±11,685 SF**
ASKING PRICE BUILDING SF



PARCEL MAP

APN: 002-145-006-000
Lot Area: 11,048 SF (0.25 ACRES)



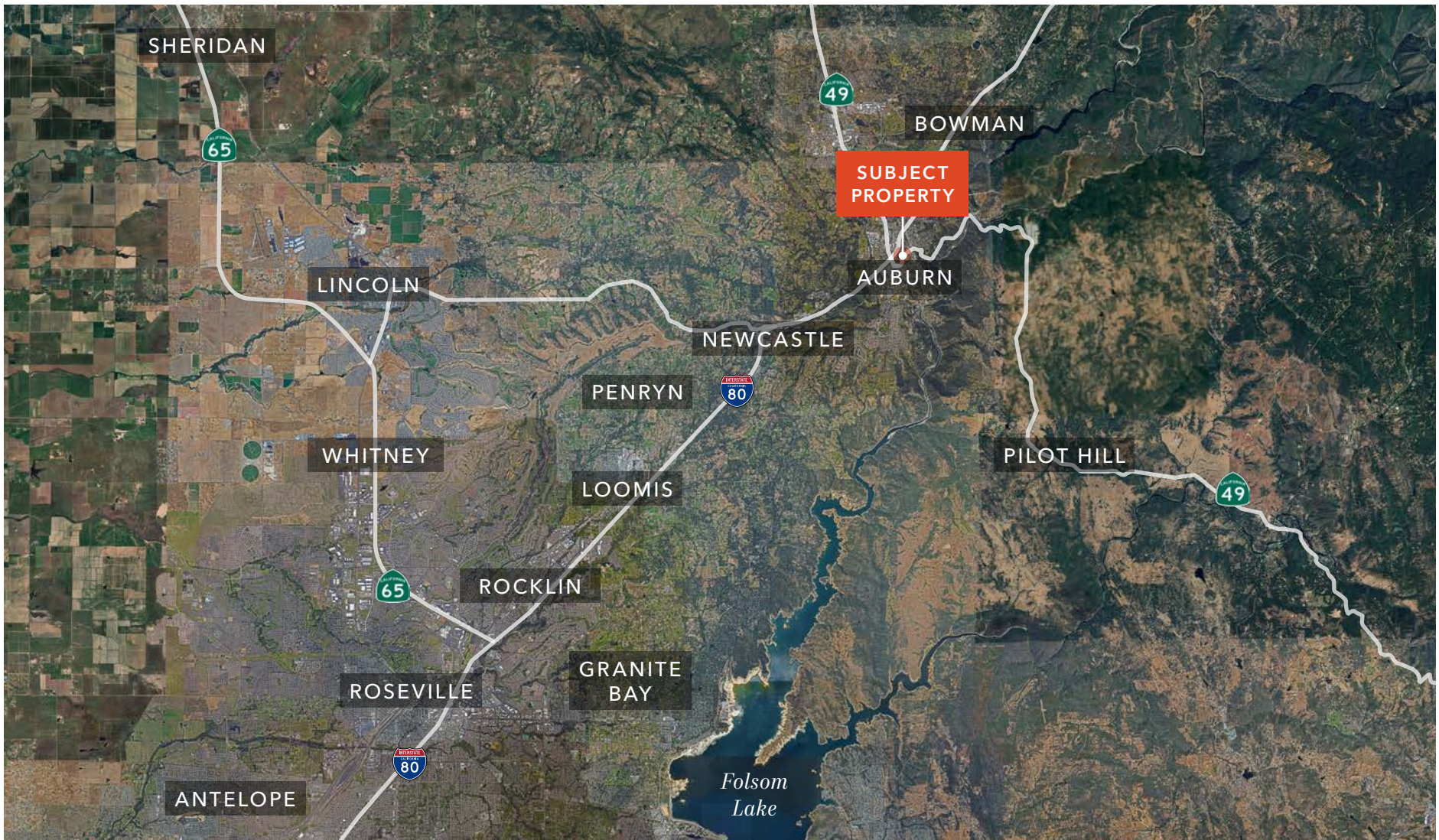
SURROUNDING BUSINESSES



AMENITIES AERIAL



LOCATION AERIAL



DEMOGRAPHICS



Population

	1 Mile	3 Miles	5 Miles
2024 TOTAL	6,773	24,763	41,206
2029 ESTIMATES	6,898	25,462	42,154



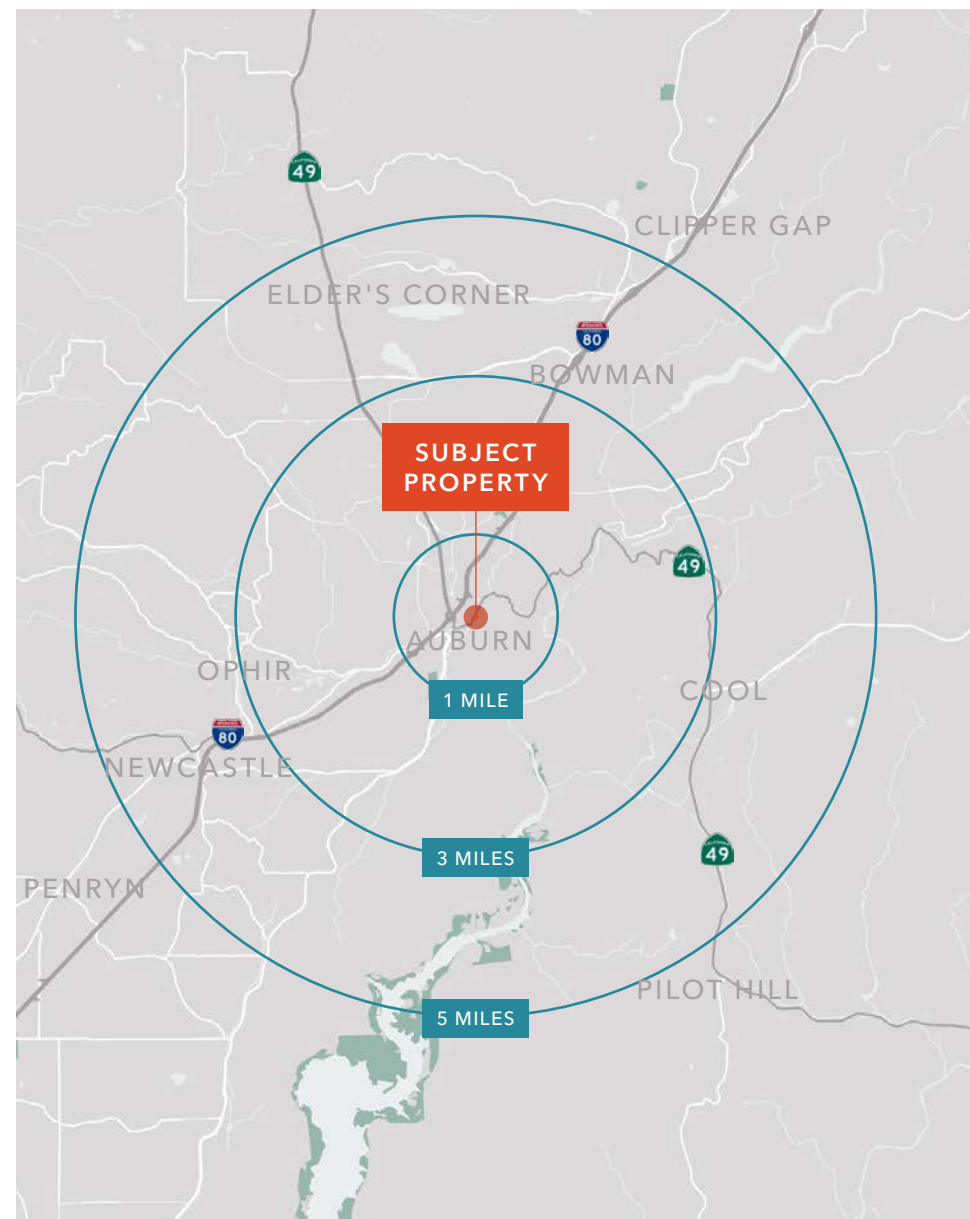
Households

	1 Mile	3 Miles	5 Miles
2024	3,179	10,837	17,217
2029 ESTIMATED	3,262	11,271	17,844
POPULATION GROWTH	.37%	.56%	.46%
MEDIAN AGE	45.9	49.0	49.6



Household Income

	1 Mile	3 Miles	5 Miles
2024 MEDIAN HH INCOME	\$66,377	\$84,638	\$88,127
2029 MEDIAN HH INCOME	\$78,993	\$98,271	\$101,422





CITY OF *AUBURN* PROFILE

Located at the crossroads of Interstate 80 and Highway 49, Auburn is the most accessible Gold Country town, providing residents and visitors the year-round opportunity to stroll, dine and shop in charming Historic Old Town and Downtown.

Along Auburn's eastern border, is the Confluence of the North and Middle Forks of the American River and the 31,000 acre Auburn Recreation Area. Auburn, as the Endurance Capital of the World, provides unsurpassed opportunities to watch or participate in endurance running, bicycling and horse races or to have fun river rafting, camping, hiking, boating, fishing, hunting, OHV trails, golf and so much more.

The greater Auburn area consists of four business districts - Old Town, Downtown, (location of the Subject Property) Highway 49 corridor and the Auburn Airport Business Park. The Auburn Municipal Airport and business park provides an opportunity for manufacturers, aviation-related industries and other businesses to thrive. Auburn is the seat of the Placer County government, has high performing schools and affordable housing for families and seniors.

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