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# AUBURN VILLAGE SHOPPING CENTER

**HIGHWAY 49**

Auburn // California



**NEWMARK**  the **eonic**  
company®

# PROPERTY INFORMATION

AUBURN VILLAGE  
SHOPPING CENTER

Auburn Village Shopping Center is anchored by a high-volume Bel Air grocery store and CVS. Shop tenants include Sunrise Natural Foods, Leslie's Pool Supply, Golden 1 Credit Union, MOD Pizza, Sourdough and Co. and more. The center is located on the well traveled Highway 49 and offers a signalized intersection for easy egress/ingress. NNN's are estimated to be \$7.30 PSF/year.





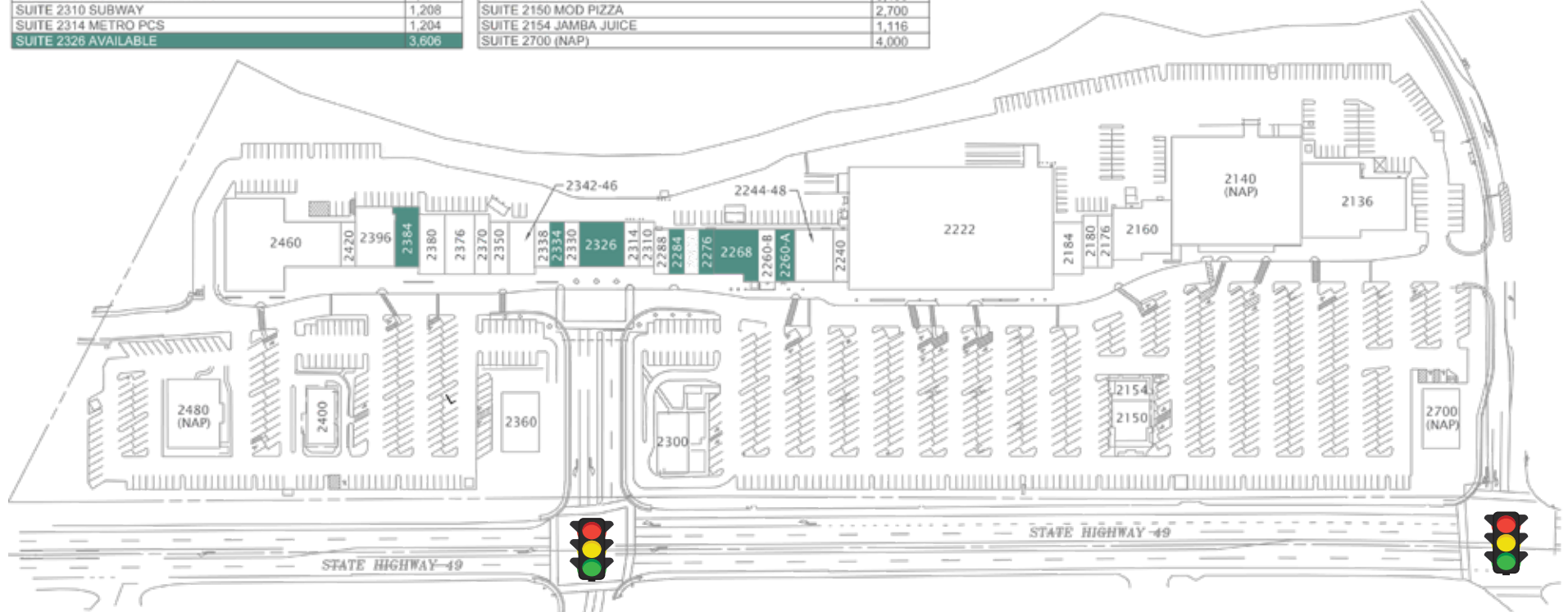
AUBURN  
VILLAGE  
SHOPPING  
CENTER



# SITE PLAN

AUBURN VILLAGE  
SHOPPING CENTER

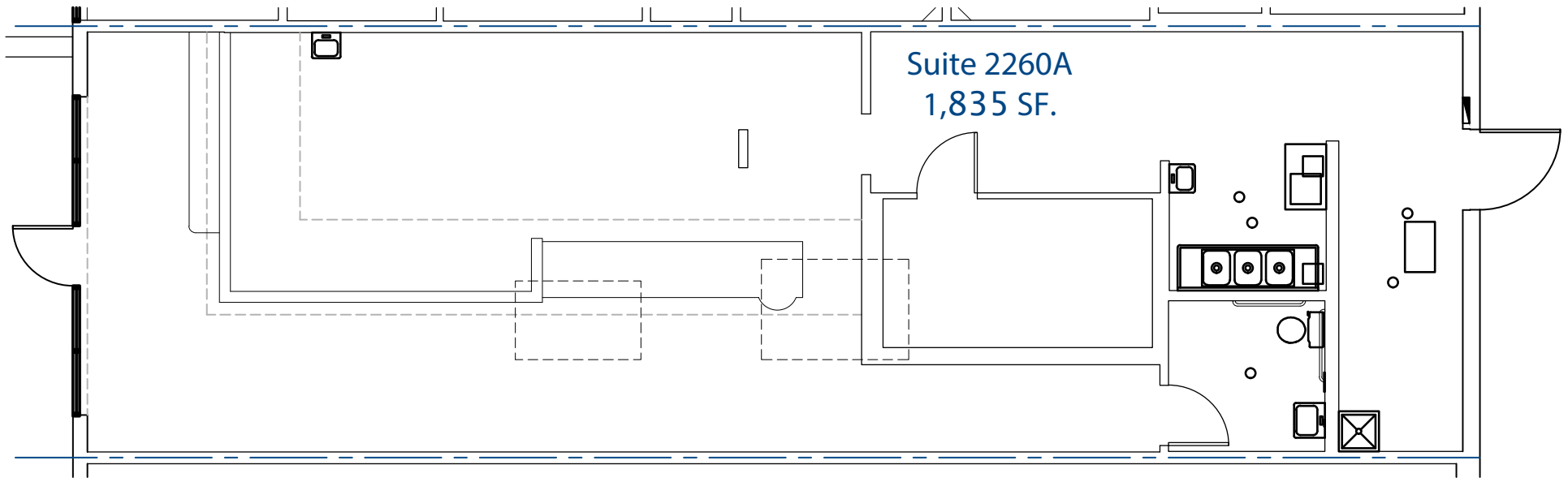
SUITE #	S.F.	SUITE #	S.F.
SUITE 2136 DOLLAR TREE	12,200	SUITE 2330 LEE'S NAILS	1,200
SUITE 2140 CVS PHARMACY (NAP)	25,800	SUITE 2334 AVAILABLE	1,194
SUITE 2160 SUNRISE NATURAL FOODS	5,600	SUITE 2338 VANITY PET SALON	1,194
SUITE 2176 SOURDOUGH & CO.	1,400	SUITE 2342/2346 CALIFORNIA SUN CENTERS	2,464
SUITE 2180 4G WIRELESS	1,400	SUITE 2350 NORTH AUBURN DENTISTRY	1,766
SUITE 2184 LESLIE'S POOL SUPPLIES	2,800	SUITE 2370 DISCOVERY SHOP	1,601
SUITE 2222 BEL AIR	45,540	SUITE 2376 AMERICAN CANCER SOCIETY DISCOVERY SHOP	3,171
SUITE 2240 SMART PHONE FIX	1,383	SUITE 2380 CHANG BROS. CHINESE RESTAURANT	2,786
SUITE 2244/2248 THE GOLDEN 1 CREDIT UNION	3,648	SUITE 2394 AVAILABLE	2,582
SUITE 2260-A AVAILABLE	1,835	SUITE 2396 RENT-A-CENTER	4,200
SUITE 2260-B DOMINO'S PIZZA	1,835	SUITE 2420 AUBURN SMOKE SHOP	1,207
SUITE 2268 AVAILABLE	3,815	SUITE 2460 GOODWILL	14,800
SUITE 2276 AVAILABLE	1,197	SUITE 2480 AAA (NAP)	6,700
SUITE 2280 MAIL N' MORE	1,202	SUITE 2400 KFC	2,900
SUITE 2284 AVAILABLE	1,200	SUITE 2360 U.S. BANK	4,000
SUITE 2288 ROPER'S JEWELERS	1,200	SUITE 2300 CARL'S JR.	3,400
SUITE 2310 SUBWAY	1,208	SUITE 2150 MOD PIZZA	2,700
SUITE 2314 METRO PCS	1,204	SUITE 2154 JAMBA JUICE	1,116
SUITE 2326 AVAILABLE	3,606	SUITE 2700 (NAP)	4,000



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# FLOOR PLAN

AUBURN VILLAGE  
SHOPPING CENTER

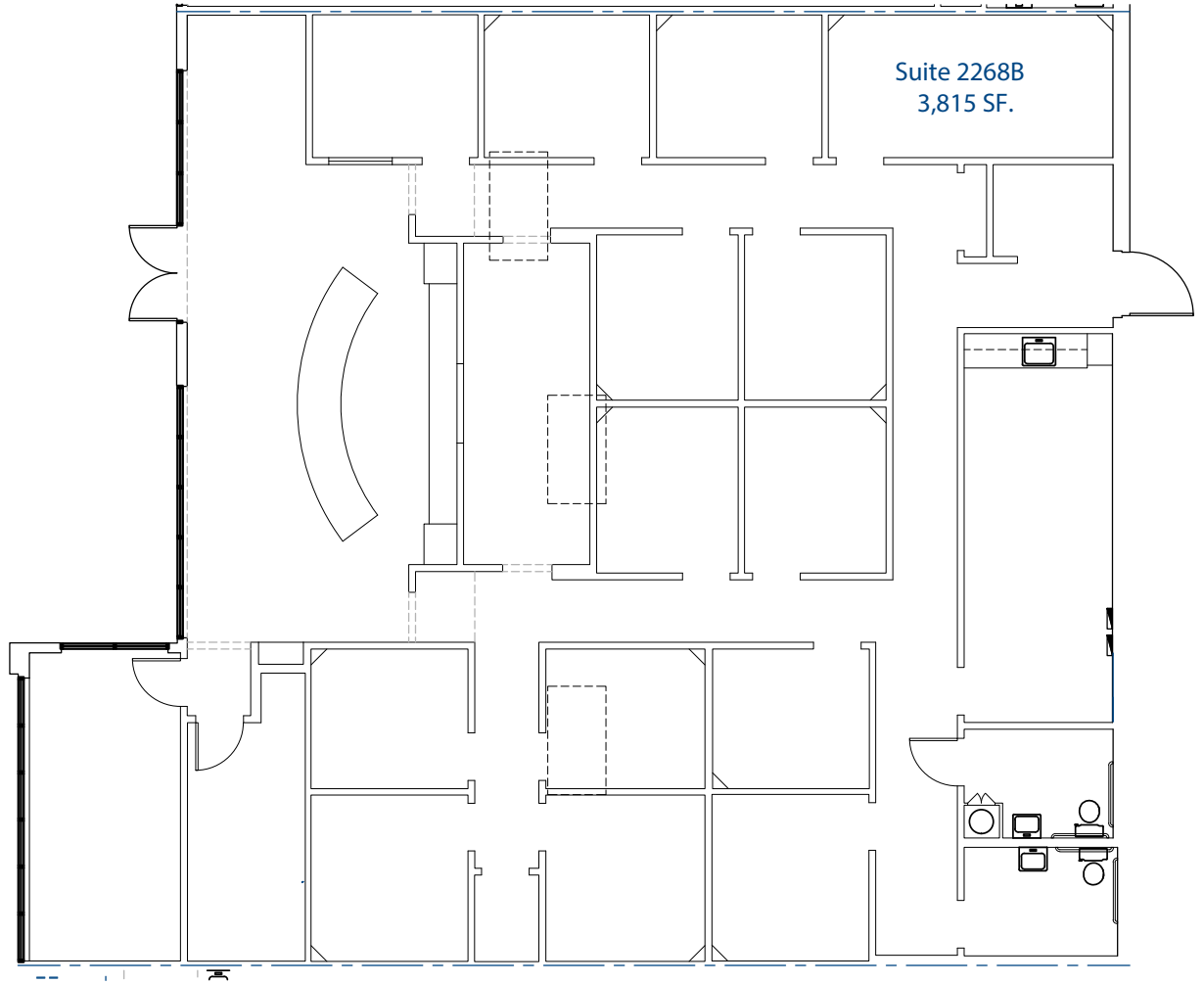


## SUITE 2260A



# FLOOR PLAN

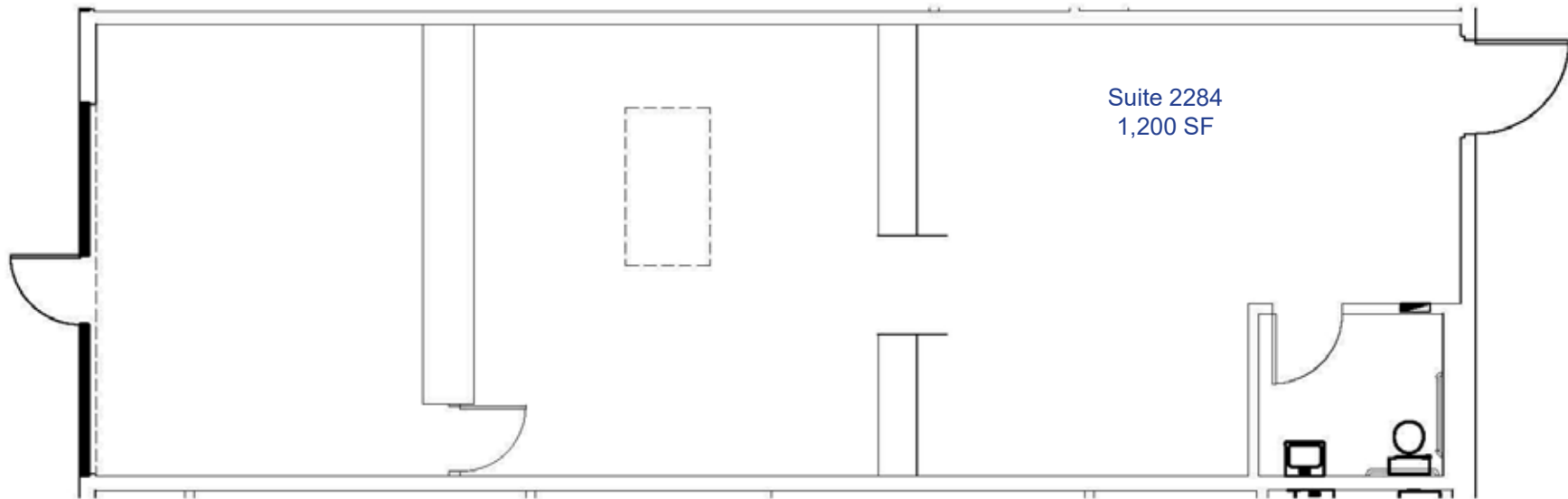
AUBURN VILLAGE  
SHOPPING CENTER



SUITE 2268

# FLOOR PLAN

AUBURN VILLAGE  
SHOPPING CENTER

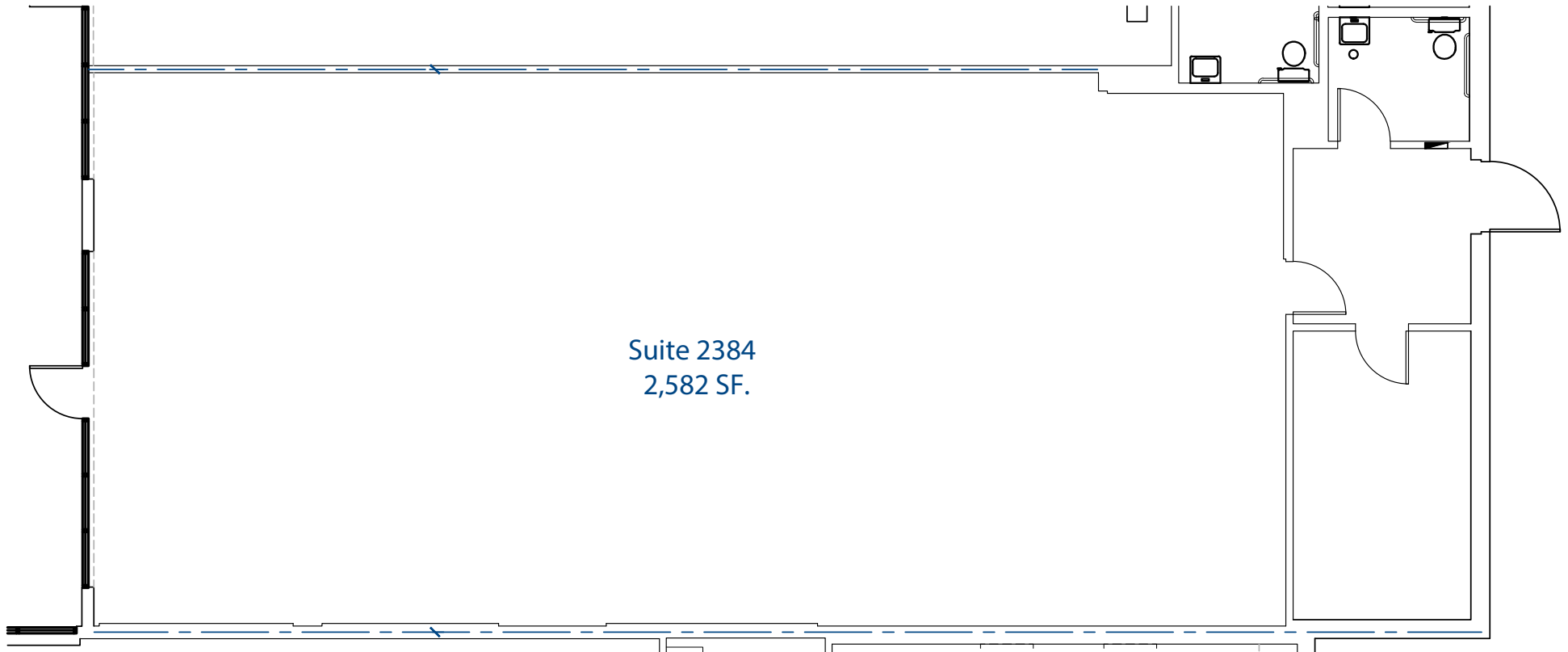


## SUITE 2284



# FLOOR PLAN

AUBURN VILLAGE  
SHOPPING CENTER



## SUITE 2384





# SITE AERIAL

## AUBURN VILLAGE SHOPPING CENTER

↑ ↑  
 All Season Pool  
 Beach Hut Deli  
 Cal Flooring  
 Dance Studio  
 Church  
 Taekwondo

Applebee's SAFEWAY Target  
 MOUNTAIN MIKE'S FAMOUS footwear  
 Wendy's Great Clips ROSS DRESS FOR LESS

Smart&Final Tires LES SCHWAB Starbucks  
 GameStop AMERICA'S TIRE CO. PANERA BREAD  
 PETSMART AT&T THE HOME DEPOT Chick-fil-z

AUBURN VILLAGE  
 DOLLAR TREE Golden1 Credit Union usbank CALIFORNIA SUN  
 BELLAIR Discovery Shop LESLIE'S SWIMMING POOL SUPPLIES  
 SUBWAY SALLY BEAUTY SUPPLY AAA goodwill Roper's JEWELERS  
 Carl's Jr. KFC CVS/pharmacy SUNRISE NATURAL FOODS CHANG BROS. CHINESE RESTAURANT  
 SOURDOUGH & CO. metro PCS AUBURN SMOKE SHOP MAIL n' MORE  
 Jamba Juice Domino's Pizza MOD Pizza R&C Rent-A-Center NORTH AUBURN DENTISTRY  
 Lees NAILS AdvanceAmerica

ROCK CREEK PLAZA  
 petco Bank of America CHIPOTLE Suck It Up! Panera  
 BevMo! ULTA Starbucks McDonald's WING STOP  
 Michaels sears APPLIANCE REPAIR BURGER KING UPS RITE AID  
 SUPERCUTS

BIG 5 POWERING GYM  
 Papa Murphy's TAKE N BAKE PIZZA  
 CHASE

THE PLAZA  
 BEST BUY Miracle-Ear Little Caesars  
 T-Mobile MATTRESS FIRM TITLS THE OTHER

49

# RADIUS MAP

## AUBURN VILLAGE SHOPPING CENTER

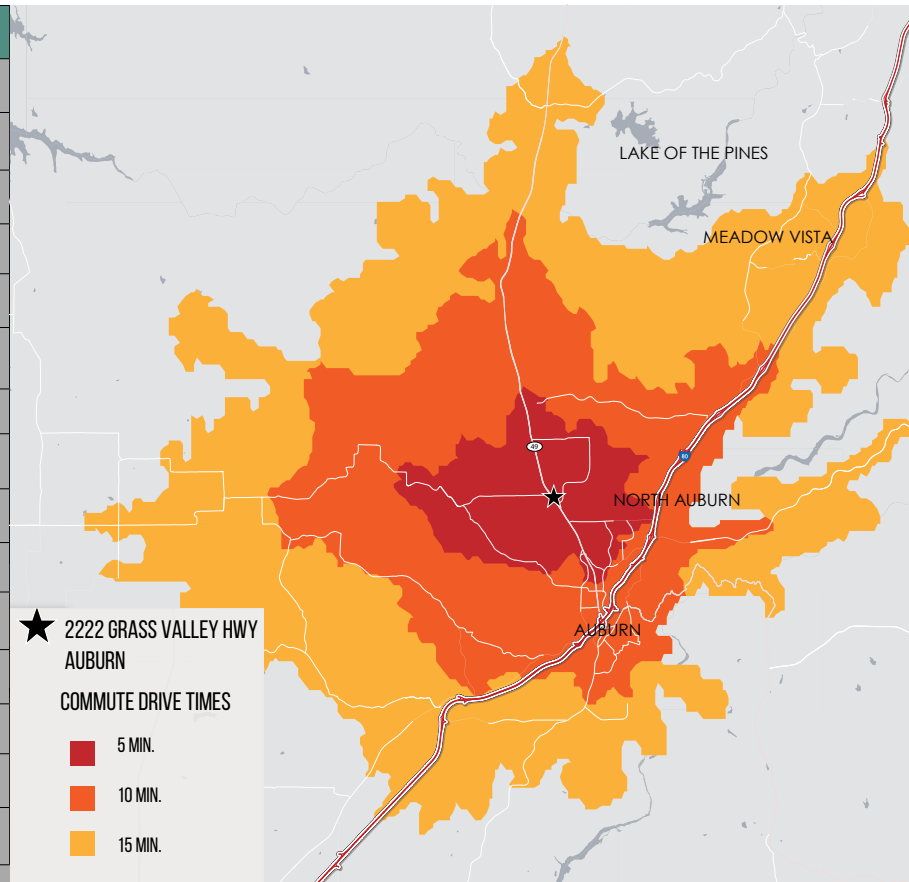
DEMOGRAPHICS	1 mi radius	3 mi radius	5 mi radius
Total Population (2023)	5,413	28,441	41,771
Projected Population (2028)	5,377	28,502	42,198
Total Employees	10,975	24,746	27,393
Median Age	46.8	48.8	51.3
Total Households	2,365	11,890	17,257
Housing Units Occupied	1,700	7,400	12,018
Housing Units Owner-Occupied	1,881	7,499	12,041
Average Household Income (2023)	\$116,170	\$108,371	\$122,971
Median Household Income (2023)	\$83,546	\$70,725	\$85,591
Per Capita Income (2023)	\$49,759	\$43,305	\$50,967
Pop 25 yrs + 4+ yrs College	1,223	6,899	11,504
% Pop 25 yrs + 4+ yrs College	29.8%	31.8%	35.7%
White Collar Workers	57.8%	59.6%	63.6%
Blue Collar Workers	19.9%	20%	18.2%
Average Household Size	2.14	2.29	2.35



# DRIVE TIME MAP

## AUBURN VILLAGE SHOPPING CENTER

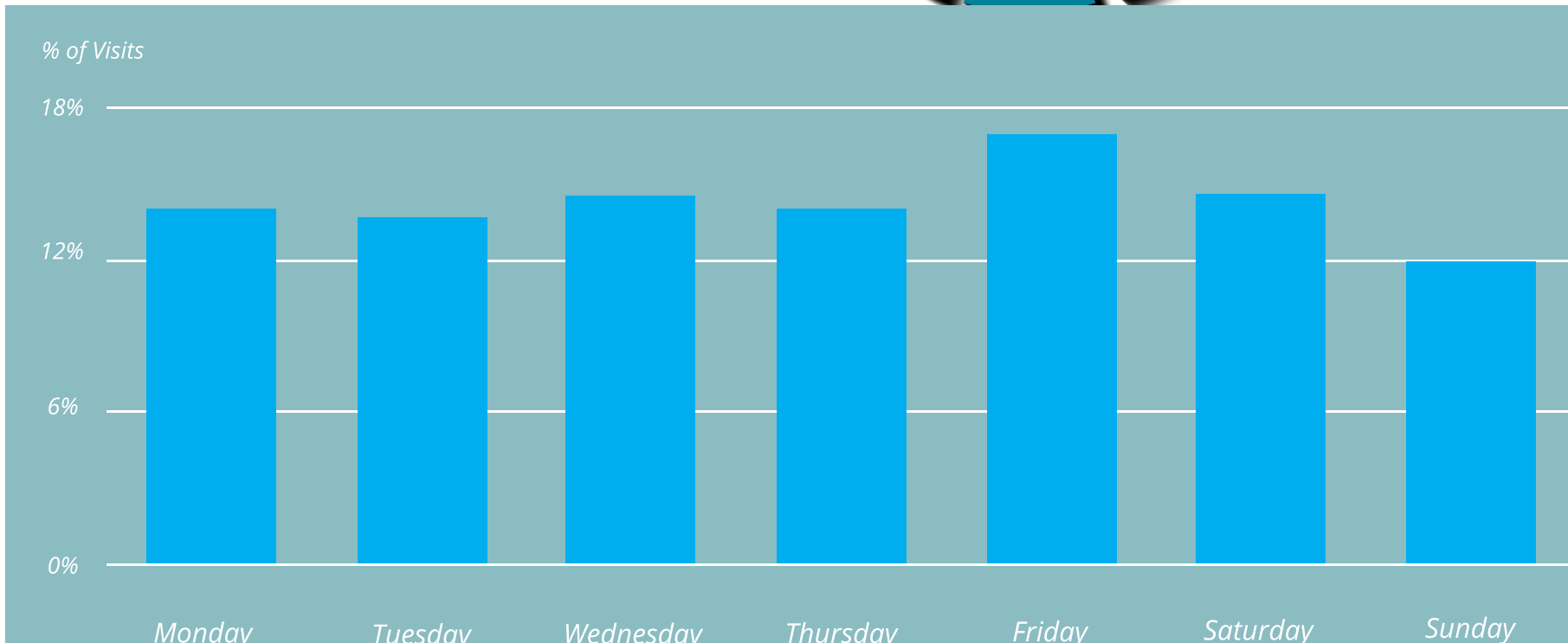
DEMOGRAPHICS	5 MINUTES	10 MINUTES	15 MINUTES
Total Population (2023)	16,109	33,642	55,779
Projected Population (2025)	16,092	33,808	56,464
Total Employees	17,838	25,845	30,409
Median Age	47.4	49.5	51.2
Total Households	6,634	13,938	22,659
Housing Units Occupied (2020)	4,023	9,060	16,392
Housing Units Owner-Occupied	4,467	9,451	14,898
Average Household Income (2020)	\$100,540	\$113,128	\$125,637
Median Household Income (2020)	\$75,292	\$80,163	\$88,468
Per Capita Income (2020)	\$41,572	\$47,279	\$51,495
Pop 25 yrs + 4+ yrs College	3,396	8,507	15,289
% Pop 25 yrs + 4+ yrs College	27.9%	33.1%	35.7%
White Collar Workers	56%	61%	65.2%
Blue Collar Workers	21.7%	19.8%	17.5%
Average Household Size	2.3	2.32	2.4



## CUSTOMER JOURNEY



## DAILY VISITS





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