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CENTURY 21
Select Real Estate, Inc



AVAILABLE FOR LEASE

4086 Grass Valley Hwy,
Auburn, CA 95602
\$1,500 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



\$1,500 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
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FOR LEASE



4086
Grass Valley Hwy
AUBURN
CA 95602

Sinclair Full Site
Dry Creek 76 Full Site



TARGET **SAFeway** **Wendy's**
AutoZone
Crossroads Shopping Center

49 Grass Valley Hwy
E Auburn
Indian Motorcycle
V-Twin

Grass Cars

Locksley Ln

North Fork
Veterinarian Clinic

Rock Creek
Self Storage

Garnet Way

Education St

Air International
Thermal Systems

Bill Clark Way

Flyers Energy, LLC

Earhart Ave

Moonraker
Brewing Company

Rock Creek
Lake

New Airport Rd

Dry Creek Rd

Dry Lake Ln

Grant Ave

Richardson Dr

Park Dr

Galena Dr

Town Ct



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.



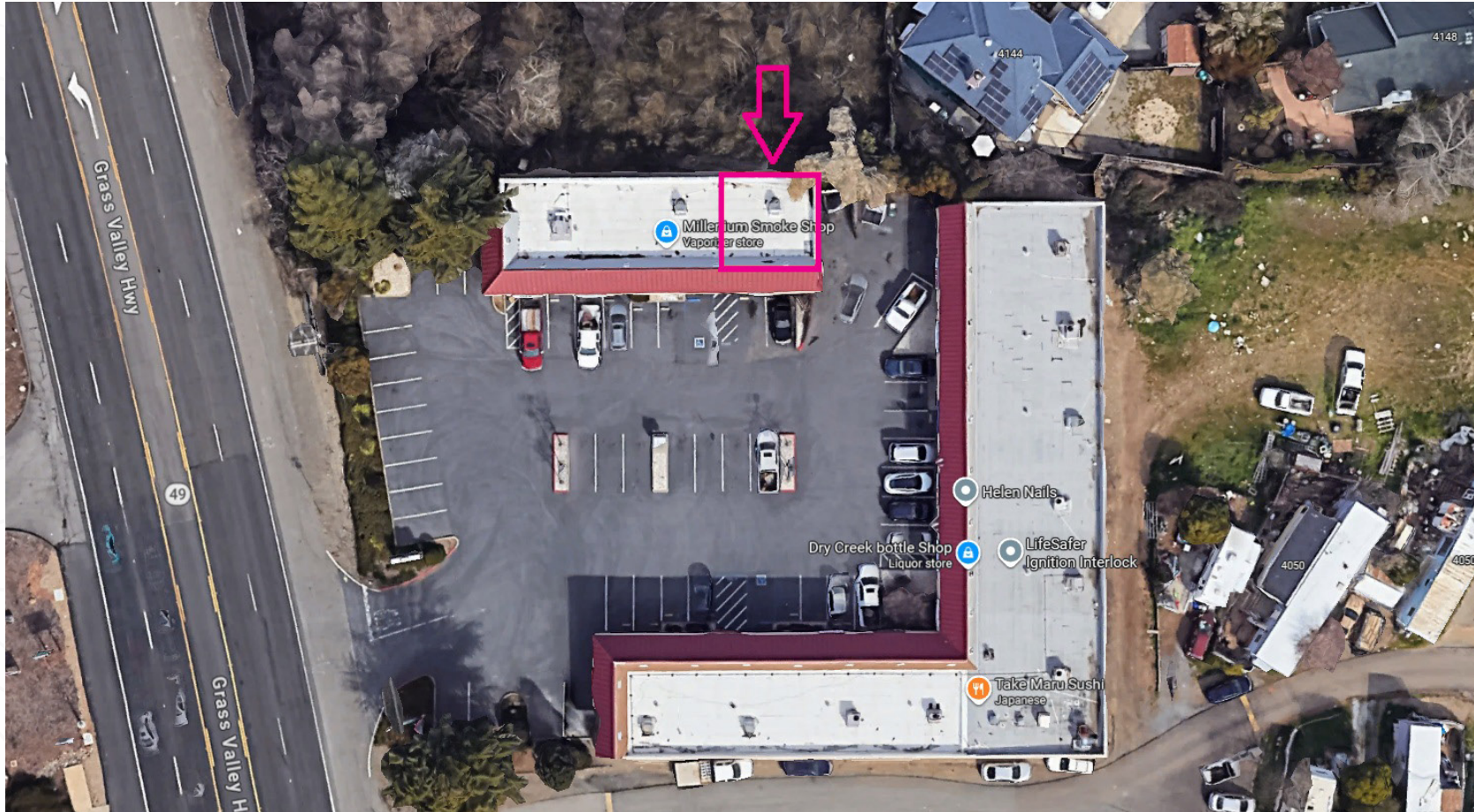
4086
Grass Valley Hwy
AUBURN
CA 95602

MILLENIUM
SMOKE SHOP

AVAILABLE



FLOOR PLAN

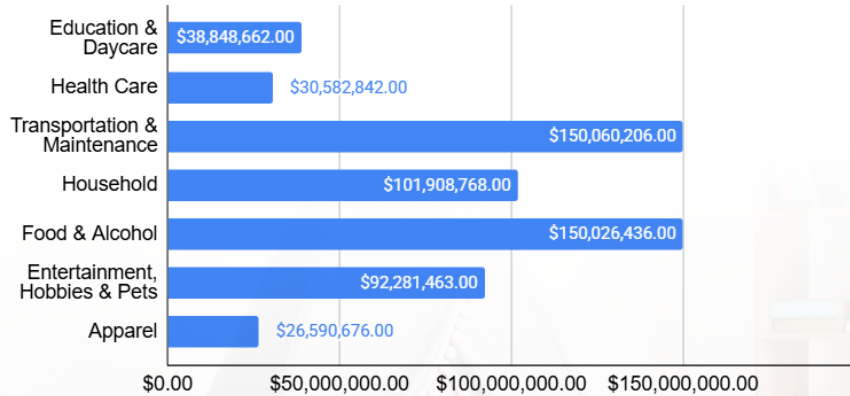


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DEMOGRAPHICS

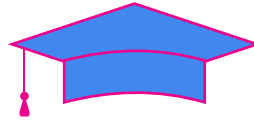
CONSUMER SPENDING

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

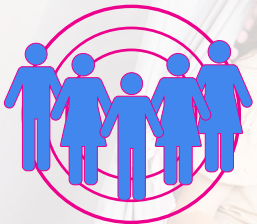
HOUSE HOLD INCOME



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



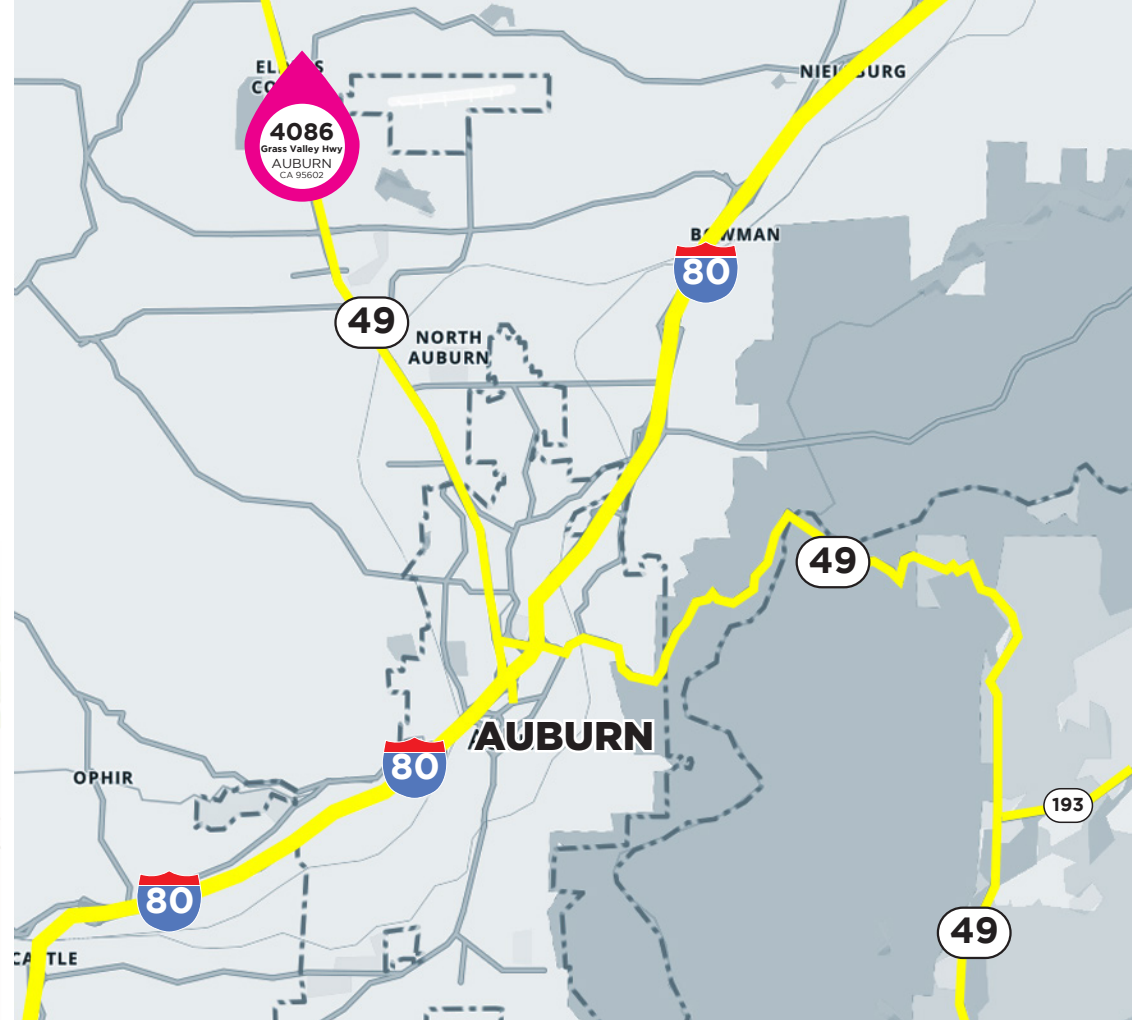
5 mile Population 2024

2024 38,832

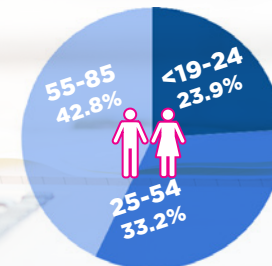
TRAFFIC COUNT



-/+ 31,898



2023 POPULATION BY AGE



TOTAL HOUSE HOLDS - 2024



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





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