

THE LIVINGSTON BUILDING

701 HIGH STREET

AUBURN, CA

FOR LEASE

3,480 SF RESTAURANT SUITE

ETHAN CONRAD
PROPERTIES INC.

MAJOR REMODEL COMPLETE

FOR MORE INFORMATION CONTACT:

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VIEW VIRTUAL TOUR

916.779.1000

ETHAN CONRAD PROPERTIES, INC
1300 NATIONAL DRIVE, SUITE 100 | SACRAMENTO CA, 95834 | 916.779.1000
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FEATURES:

- Restaurant suite available with a significant amount of furniture, fixtures and equipment
- High visibility building signage
- Excellent access to Hwy 80 at Elm Ave
- Large parking lot in rear
- Great location in Downtown Auburn on the corner of Elm Ave & High Street



PROPERTY DETAILS:

Historic building built in 1928 with lots of charm, located in the heart of downtown Auburn. One block from I-80 access with building access on both High Street and Lincoln Way.

LEASE RATES:

Suite 218 3,480 SF \$6,229.00 (\$1.79, NNN)

NNN costs are approximately \$0.42 PSF.

DEMOGRAPHICS:

	1 Mile	3 Mile	5 Mile
2024 Total Population (est):	7,133	24,459	41,703
2024 Average HH Income:	95,878	\$116,105	\$125,084
Traffic Count:	I-80: 65,000, High Street: 6,600		

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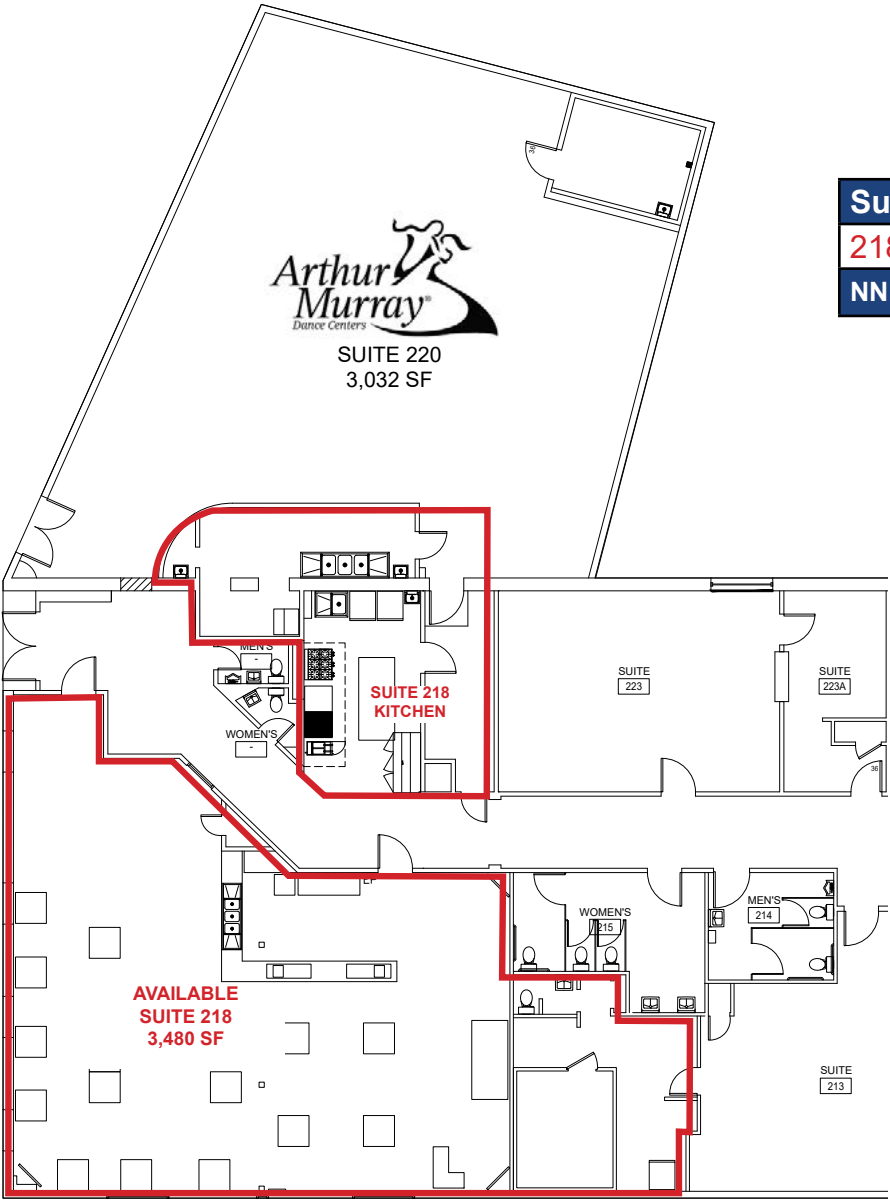
The information contained herein has been obtained from sources we believe to be reliable. However, we cannot guarantee, warrant or represent its accuracy and all information is subject to error, change or withdrawal. An interested party and their advisors should conduct an independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

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SECOND FLOOR

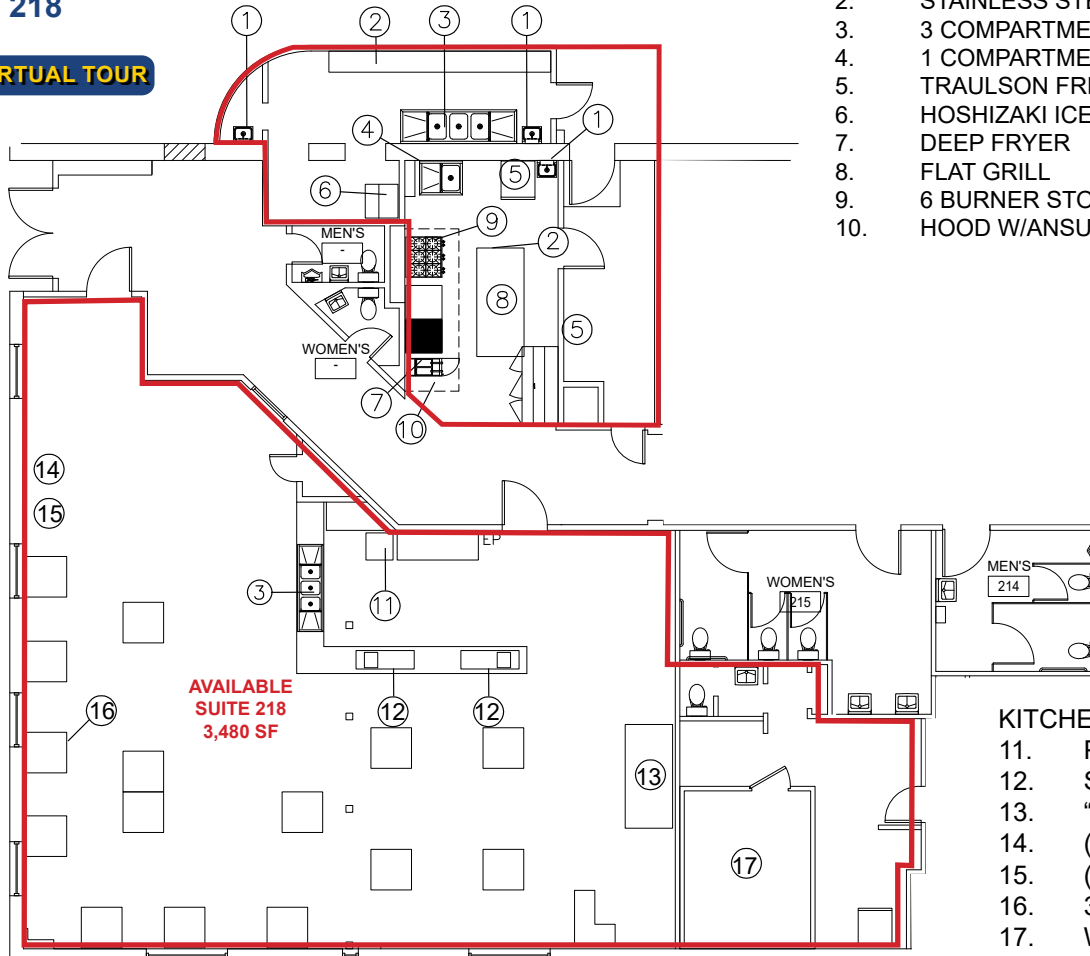
Suite	SF	Lease Rate	Monthly Rent
218	3,480	\$1.79, NNN	\$6,229.00
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SUITE 218

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AVAILABLE
SUITE 218
3,480 SF

KITCHEN EQUIPMENT LIST

1. WALL HUNG SINK
2. STAINLESS STEEL PREP TABLE
3. 3 COMPARTMENT SINK W/DRAINBOARD
4. 1 COMPARTMENT SINK W/DRAINBOARD
5. TRAUHLSON FREEZER
6. HOSHIZAKI ICE MAKER
7. DEEP FRYER
8. FLAT GRILL
9. 6 BURNER STOVE
10. HOOD W/ANSUL SYSTEM

KITCHEN EQUIPMENT LIST

11. POINT OF SALE REGISTER
12. STAINLESS STEEL TABLE W/WASH BASIN
13. "RANDELL" REFRIGERATED MULTI BEER TAP
14. (37) HIGH BACK CHAIRS – NOT SHOWN ON PLAN
15. (41) BAR STOOLS – NOT SHOWN ON PLAN
16. 3'X3' TABLE
17. WALK IN FRIDGE

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