

11879 Kemper Rd Ste 6

Auburn, CA 95603

For Sale

Office/Medical

Property Summary



Property Description

Crossroad Ventures Group is pleased to present the opportunity to acquire both a well-located medical/office condo and an established optometry business located at 11879 Kemper Road, Suite 6 in Auburn, California.

This unique offering allows an owner-user or investor to purchase a ±949 SF turnkey medical/office condo along with a fully operating optometry practice. The combined sale provides an excellent opportunity to control real estate costs while immediately stepping into an existing healthcare business with an established presence.

Real Estate (Condo): \$240,000
Business (Optometry Practice): \$125,000
Total Opportunity: \$365,000

The property is situated in Placer County and is ideally suited for medical or professional office use.

Offering Summary

Sale Price:	See Property Description
Number of Units	1
Building Size	949 SF

Demographics	1 Mile	5 Miles	10 Miles
Total Households	2,388	17,160	37,332
Total Population	6,199	42,163	93,552
Average HH Income	\$113,038	\$122,977	\$142,458

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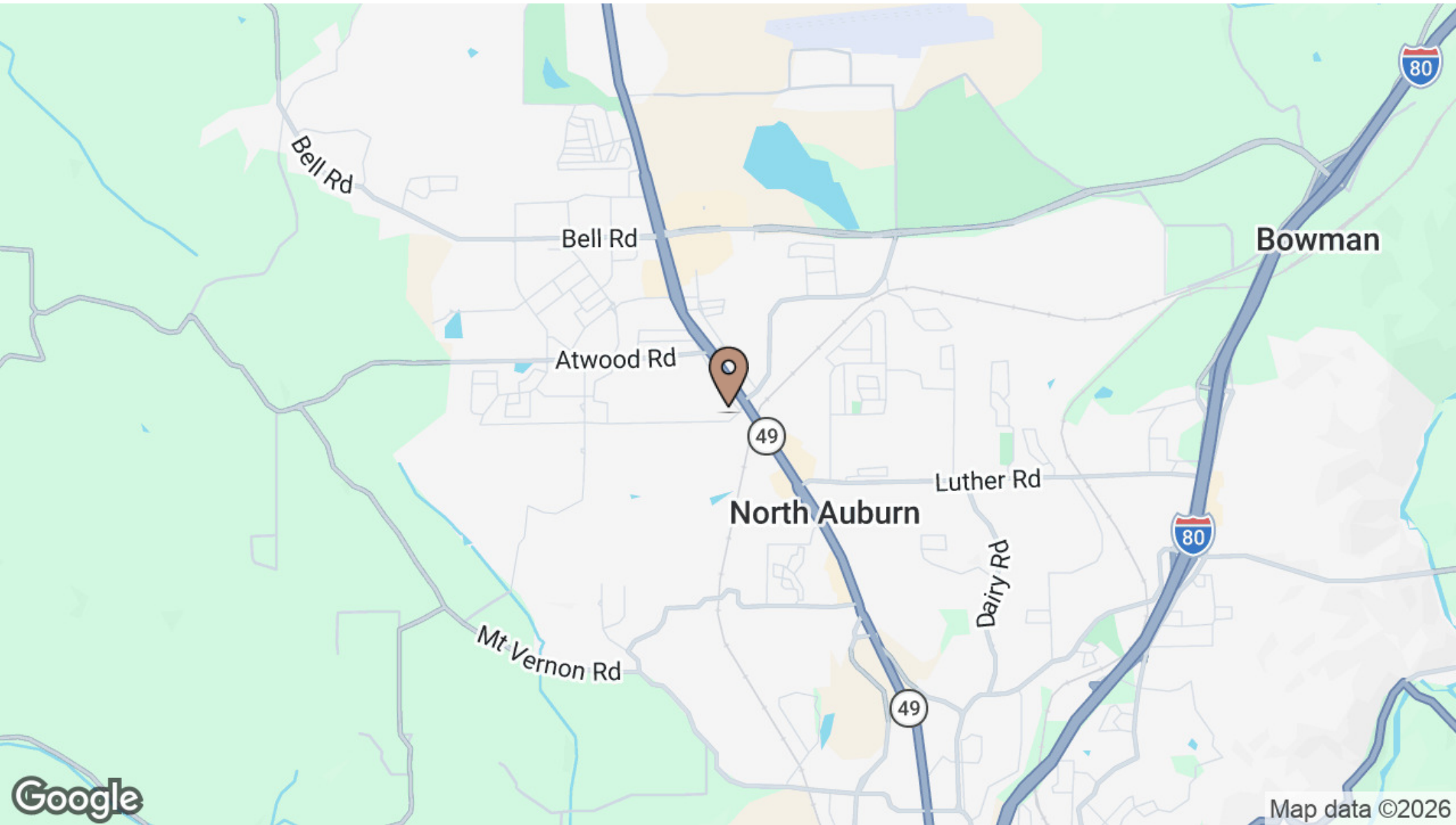
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Location Map



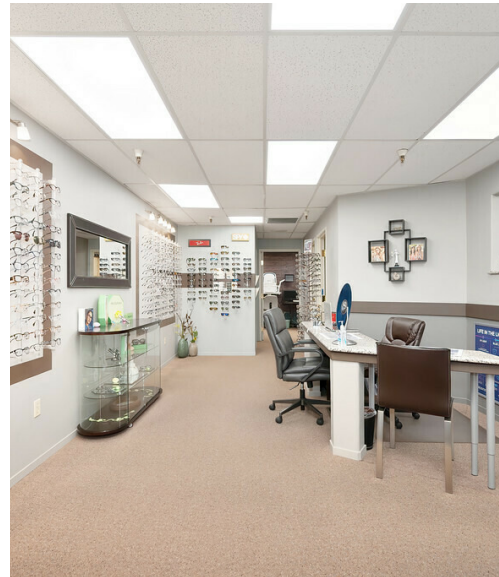
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Additional Photos



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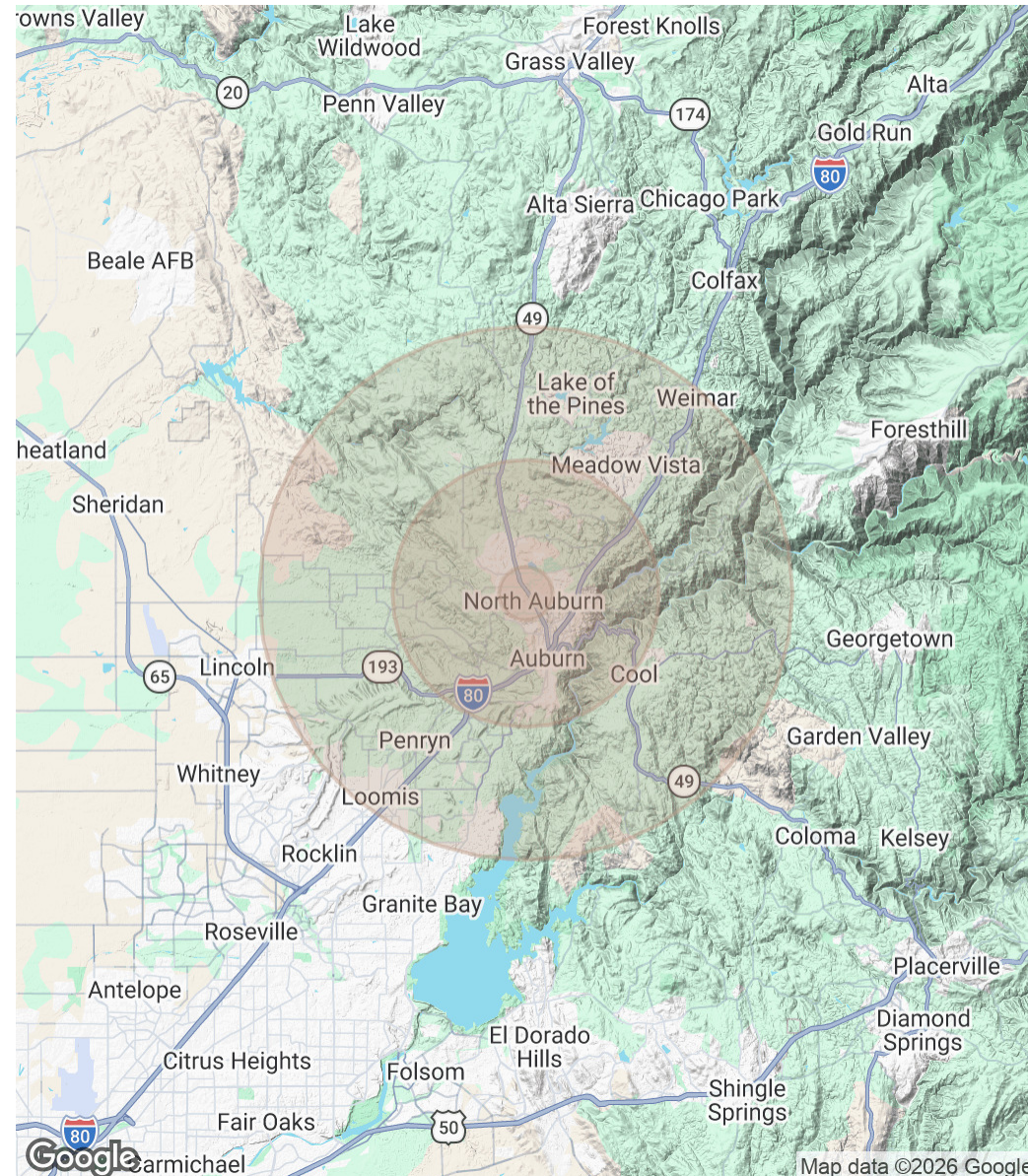
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Demographics Map & Report

Population	1 Mile	5 Miles	10 Miles
Total Population	6,199	42,163	93,552
Average Age	46.2	49.0	50.2
Average Age (Male)	38.7	46.8	49.0
Average Age (Female)	50.4	50.1	50.8

Households & Income	1 Mile	5 Miles	10 Miles
Total Households	2,388	17,160	37,332
# of Persons per HH	2.6	2.5	2.5
Average HH Income	\$113,038	\$122,977	\$142,458
Average House Value	\$506,765	\$638,255	\$717,166

2023 American Community Survey (ACS)



Map data ©2026 Google