

WILLOW CREEK & HIGHWAY 49

AUBURN | CA

±0.79 Acres For Ground Lease

Commercial planned
development land
located in Auburn, CA.

- Zoned Commercial Planned Development allowing flexible commercial uses.
- Surrounded by national retailers within Auburn's primary trade area.
- Combined traffic counts of approximately ±21,714 average daily trips.

±0.79 Acres

Willow Creek Drive

Highway 49

RYAN ORN

Vice President of Sales & Leasing
916.514.5225 x105
ryan@capitalrivers.com
DRE #02070096

ZACK HAYES

Director of Sales & Leasing
916.514.5225 x124
zack.hayes@capitalrivers.com
DRE #02192167

JUAN GARCIA

Director of Sales & Leasing
916.514.5225 x123
juan.garcia@capitalrivers.com
DRE #02191324



CAPITAL RIVERS
COMMERCIAL

EXECUTIVE SUMMARY

**WILLOW CREEK
& HIGHWAY 49**
AUBURN | CA

PROPERTY OVERVIEW

±0.79 acres located at the southwest quadrant of Willow Creek Drive and Highway 49 in Auburn, CA. The parcel is offered for ground lease only and is zoned Commercial Planned Development, allowing for a range of mixed-use development projects, office parks, and similar commercial uses. The site provides flexible development potential within an established commercial corridor and is well suited for retail, service, or office-oriented concepts seeking a presence in a strong regional trade area.

Positioned in the center of Auburn's primary retail district near Bell Road and Highway 49, the property benefits from established consumer traffic and strong co-tenancy. Nearby national retailers include The Home Depot, Chick-fil-A, America's Tire, PetSmart, and Starbucks. The location offers convenient access to Highway 49 and surrounding arterials, with combined traffic counts of approximately ±21,714, supporting strong visibility and accessibility for future development.

PROPERTY HIGHLIGHTS

Zoning: [Commercial Planned Development](#)

Size: ±0.79 acres

Price: Contact broker



© Capital Rivers Commercial. This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. DRE #01522447

RYAN ORN

Vice President of Sales & Leasing
916.514.5225 x105
ryan@capitalrivers.com
DRE #02070096

ZACK HAYES

Director of Sales & Leasing
916.514.5225 x124
zack.hayes@capitalrivers.com
DRE #02192167

JUAN GARCIA

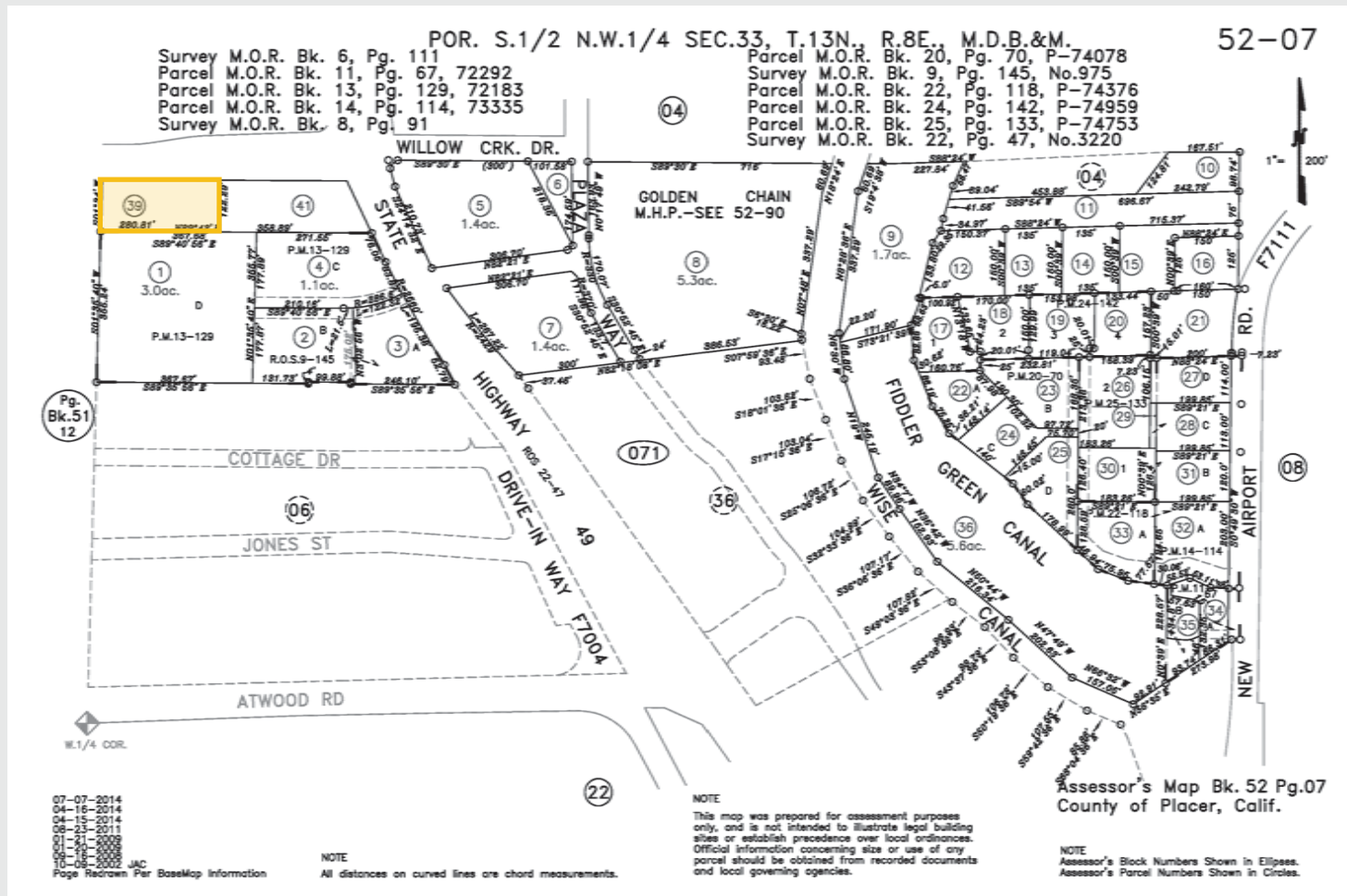
Director of Sales & Leasing
916.514.5225 x123
juan.garcia@capitalrivers.com
DRE #02191324



CAPITAL RIVERS
COMMERCIAL

PARCEL MAP

**WILLOW CREEK
& HIGHWAY 49**
AUBURN | CA



© Capital Rivers Commercial. This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. DRE #01522447

RYAN ORN

Vice President of Sales & Leasing
916.514.5225 x105
ryan@capitalrivers.com
DRE #02070096

ZACK HAYES

Director of Sales & Leasing
916.514.5225 x124
zack.hayes@capitalrivers.com
DRE #02192167

JUAN GARCIA

Director of Sales & Leasing
916.514.5225 x123
juan.garcia@capitalrivers.com
DRE #02191324



CAPITAL RIVERS
— COMMERCIAL —

RETAIL AREA

**WILLOW CREEK
& HIGHWAY 49**
AUBURN | CA



RYAN ORN

Vice President of Sales & Leasing
916.514.5225 x105
ryan@capitalrivers.com
DRE #02070096

ZACK HAYES

Director of Sales & Leasing
916.514.5225 x124
zack.hayes@capitalrivers.com
DRE #02192167

JUAN GARCIA

Director of Sales & Leasing
916.514.5225 x123
juan.garcia@capitalrivers.com
DRE #02191324



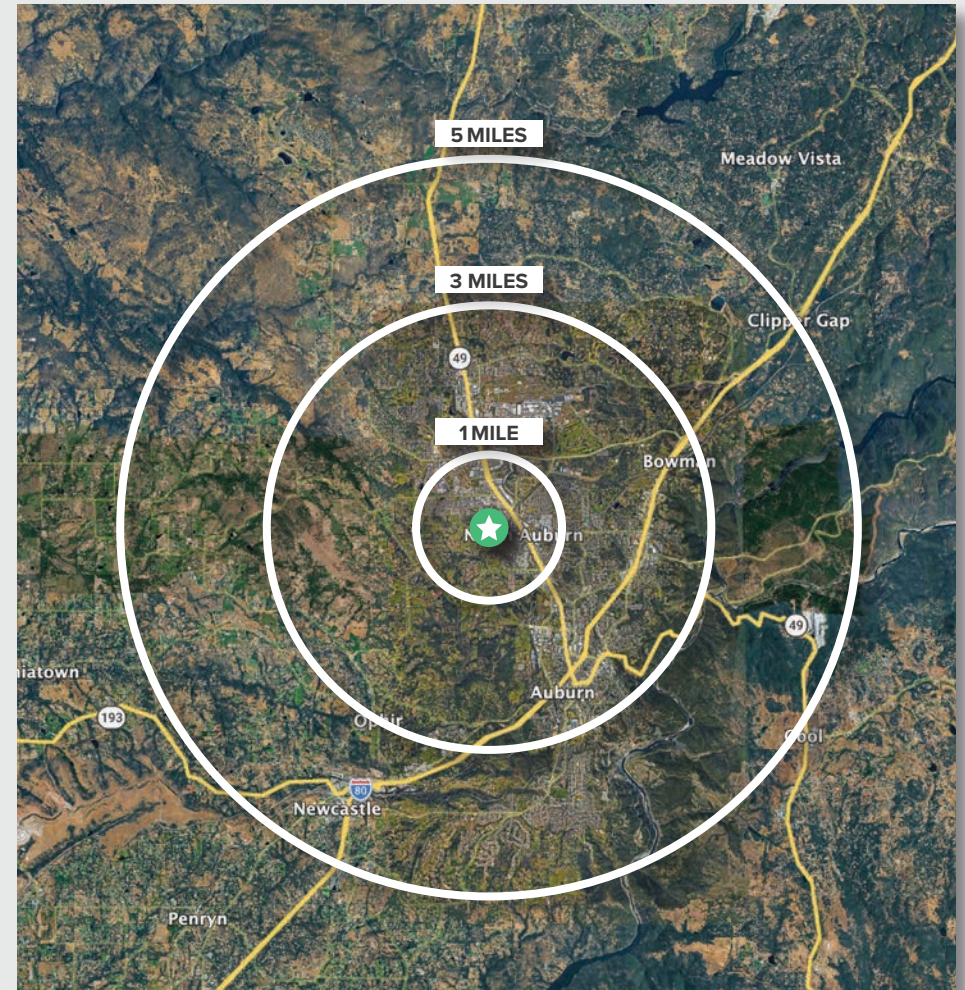
CAPITAL RIVERS
COMMERCIAL

REGIONAL DEMOGRAPHICS

**WILLOW CREEK
& HIGHWAY 49**
AUBURN | CA

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
POPULATION			
2025 Estimated Population	7,423	25,826	39,941
2030 Projected Population	7,667	26,498	40,895
2020 Census Population	7,393	26,842	41,490
2010 Census Population	7,084	26,036	40,173
2025 Median Age	43.2	46.6	47.4
HOUSEHOLDS			
2025 Estimated Households	2,956	10,861	16,687
2030 Projected Households	3,115	11,373	17,426
2020 Census Households	2,814	11,066	17,017
2010 Census Households	2,650	10,524	16,190
INCOME			
2025 Estimated Average Household Income	\$107,476	\$116,111	\$128,235
2025 Estimated Median Household Income	\$80,702	\$90,760	\$99,534
2025 Estimated Per Capita Income	\$43,206	\$49,161	\$53,836
BUSINESS			
2025 Estimated Total Businesses	660	1,908	2,750
2025 Estimated Total Employees	6,092	15,717	19,898

Source: Applied Geographic Solutions 11/2025, TIGER Geography - RS1



RYAN ORN

Vice President of Sales & Leasing
916.514.5225 x105
ryan@capitalrivers.com
DRE #02070096

ZACK HAYES

Director of Sales & Leasing
916.514.5225 x124
zack.hayes@capitalrivers.com
DRE #02192167

JUAN GARCIA

Director of Sales & Leasing
916.514.5225 x123
juan.garcia@capitalrivers.com
DRE #02191324



CAPITAL RIVERS
COMMERCIAL

ABOUT CAPITAL RIVERS

**WILLOW CREEK
& HIGHWAY 49**
AUBURN | CA

CHOOSE EXCELLENCE OVER ORDINARY

Our team of brokerage, property management, and development professionals work together with you to deliver creative solutions that meet your goals and reduce risk.

Creating a great experience is what we are all about.

Here at Capital Rivers we are dedicated to our core values helping make our real estate transactions and your brokerage experience more successful. We'll approach your project with loyalty, forward thinking, hard work, and passion. These are the values that drive everything we, as commercial real estate professionals do.

When you contact Capital Rivers, expect a response.

As commercial brokers and agents we believe in building strong partnerships with each other and our clients through creativity, collaboration, and gratitude. Our combined experience lets us build long lasting relationships with our team as well as everyone who comes through our front door. Capital Rivers' commercial brokerage team caters to clients not only in Northern California, including Sacramento, Chico, and Redding, but also across the United States.

Learn more at capitalrivers.com



PROPERTY MANAGEMENT

We understand that every property is unique requiring a comprehensive strategy to optimize performance.

[Learn more about Property Management](#)



COMMERCIAL BROKERAGE

Our goal is to deliver a complete real estate solution designed specifically to meet your needs.

[Learn more about Commercial Brokerage](#)



DEVELOPMENT

With a wealth of unique ideas and industry experience, we're well equipped to bring your projects to life.

[Learn more about Development](#)

SACRAMENTO, CA:

MAIN OFFICE
1821 Q Street
Sacramento, CA 95811
916.514.5225

CHICO, CA:

250 Vallombrosa Ave.
Suite 450
Chico, CA 95926
530.570.5107

REDDING, CA:

280 Hemsted Drive
Suite 104
Redding, CA 96002
530.221.1127

© Capital Rivers Commercial. This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. DRE #01522447

RYAN ORN

Vice President of Sales & Leasing
916.514.5225 x105
ryan@capitalrivers.com
DRE #02070096

ZACK HAYES

Director of Sales & Leasing
916.514.5225 x124
zack.hayes@capitalrivers.com
DRE #02192167

JUAN GARCIA

Director of Sales & Leasing
916.514.5225 x123
juan.garcia@capitalrivers.com
DRE #02191324



CAPITAL RIVERS
COMMERCIAL