

FREESTANDING RETAIL WITH IMMEDIATE ACCESS TO I-80

Retail Space for Sublease



400 S. Auburn Street | Colfax, CA 95713



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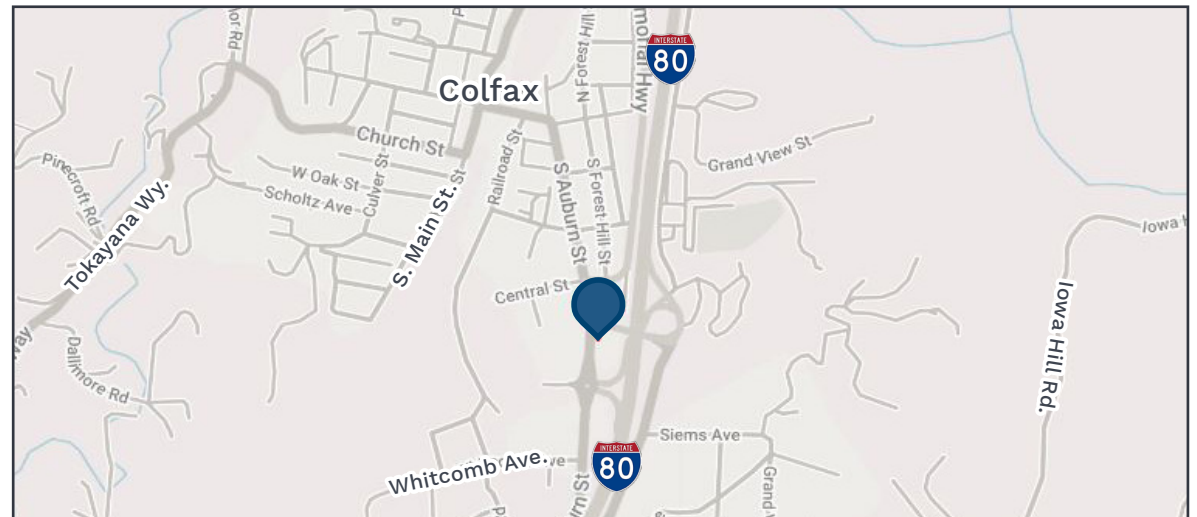
AVAILABLE

Size: ±2,146 SF
Rent: \$2.08 PSF/Mo., NNN
Initial Lease
Term Through: May 13, 2036

PROPERTY HIGHLIGHTS

- Freestanding retail property located directly off I-80 and S. Auburn Street
- Use of gas pumps are not permitted and tanks are in the process of being removed
- Excellent location for stop-over traffic going between the Sierra Nevadas and Sacramento with over 30,000 CPD on I-80
- Directly next to a busy Starbucks

Prospective tenants are hereby advised that all uses are subject to City approval



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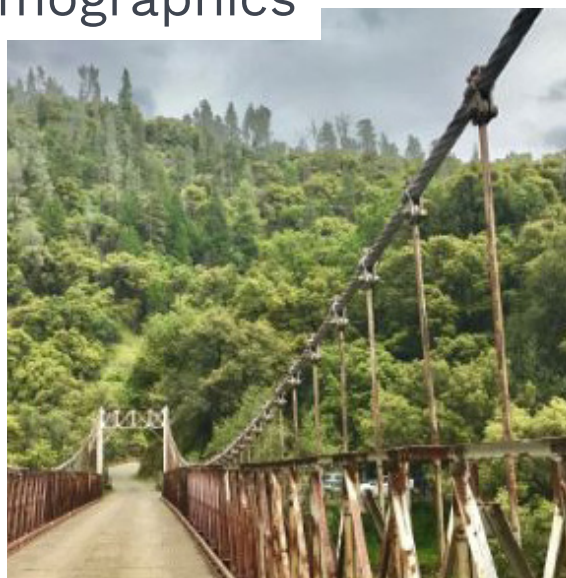
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Area Demographics



	1 Mile	2 Mile	5 Mile
POPULATION			
2023 Estimated Population	1,352	3,619	11,016
2028 Projected Population	1,340	3,602	10,990
2010 Census Population	1,573	4,120	12,557
Projected Annual Growth 2023 to 2028	-0.89%	-0.47%	-0.24%
Historical Annual Growth 2010 to 2023	-14.05%	-12.16%	-12.27%
2023 Median Age	47.7	48.6	50.2
HOUSEHOLDS			
2023 Estimated Households	537	1,474	4,412
2028 Projected Households	531	1,465	4,395
2010 Census Households	632	1,697	5,090
Projected Annual Growth 2023 to 2028	-1.12%	-0.61%	-0.39%
Historical Annual Growth 2010 to 2023	-15.0%	-13.1%	-13.3%
RACE & ETHNICITY			
2023 Estimated White	91.2%	90.0%	91.4%
2023 Estimated Black or African American	0.67%	0.64%	0.74%
2023 Estimated Asian or Pacific Islander	1.70%	1.82%	1.62%
2023 Estimated American Indian or Native Alaskan	1.70%	1.82%	1.67%
2023 Estimated Other Races	4.59%	5.64%	4.41%
2023 Estimated Hispanic	9.32%	9.84%	8.53%
INCOME			
2023 Estimated Average Household Income	\$98,392	\$88,140	\$95,381
2023 Estimated Median Household Income	\$82,184	\$73,258	\$73,415
EDUCATION			
2023 Estimated High School Graduate	25.1%	29.7%	25.2%
2023 Estimated Some College	42.5%	39.1%	38.5%
2023 Estimated Associates Degree Only	4.66%	4.00%	4.44%
2023 Estimated Bachelors Degree Only	15.0%	12.9%	17.3%
2023 Estimated Graduate Degree	9.41%	8.78%	9.10%
BUSINESS			
2019 Estimated Total Businesses	4,642	11,387	26,895
2023 Estimated Total Employees	46,649	93,624	192,347
2019 Estimated Employee Population per Business	10.0	8.2	7.2
2019 Estimated Residential Population per Business	14.3	17.4	15.1



R E A L E S T A T E

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