

CENTURY 21 COMMERCIAL®

Select Real Estate



FOR SALE \$750,000.00

13170 LINCOLN WAY

Auburn, CA 95603

+/- 3,835 SF Building on .68 Acres

Office/Retail/Industrial



13170 LINCOLN WAY, AUBURN, CA 95603

OFFICE / RETAIL/INDUSTRIAL



HIGHLIGHTS

- **Excellent Visibility & Immediate Access to I-80**
- **Owner-User Occupancy or Investment Opportunity**
- **Multiple Access Points & Outdoor Storage**
- **Flexible Office, Warehouse & Shop Layout with 12' Roll-Up Door**
- **Secure Fenced Yard**



CENTURY 21
COMMERCIAL®
Select Real Estate



Clark Wright DRE# 01429470

(530) 852-2158

ClarkJohnWright@gmail.com@c21selectgroup.com

Kristine Turner DRE# 02072286

(530) 263-3424

Kristine.Turner@C21Cornerstone.com

13170 LINCOLN WAY, AUBURN, CA 95603

OFFICE / RETAIL/INDUSTRIAL



BUILDING

- Lobby
- 5 Private Offices
- Multiple Restrooms
- Large Workshop
- 12-Foot Roll-Up Door
- Fenced Yard Ideal for Fleet Vehicles & Equipment



CENTURY 21
COMMERCIAL®
Select Real Estate

Clark Wright DRE# 01429470

(530) 852-2158

[@c21selectgroup.com](mailto:ClarkJohnWright@gmail.com)

Kristine Turner DRE# 02072286

(530) 263-3424

Kristine.Turner@C21Cornerstone.com

13170 LINCOLN WAY, AUBURN, CA 95603
OFFICE / RETAIL/INDUSTRIAL



Property Overview

This versatile 3,835± square foot commercial property is situated on 0.68± acres and includes two parcels, offering a rare combination of office, warehouse, and fenced outdoor storage in a highly accessible Auburn location. The flexible floor plan features reception and office areas, a conference room, warehouse/shop space, and a 12-foot roll-up door designed to accommodate a wide range of commercial operations. The fully fenced yard provides valuable space for fleet vehicles, equipment, contractor storage, or outdoor materials, while the property's prominent Lincoln Way frontage and immediate access to Interstate 80 offer excellent visibility and convenience. Available for immediate occupancy, this property presents an outstanding opportunity for an owner-user or investor seeking a functional, adaptable commercial asset.

- APNs: 054-232-044-000 & 054-232-045-000
- Zoning: C2-UP-DC
- Year Built: 1977
- Flexible Space
- Excellent Lincoln Way Frontage with Immediate Access to Interstate 80
- Covered Parking & Commercial Vehicle Accommodations
- Owned Security System

CENTURY 21
COMMERCIAL®

Select Real Estate



13170 LINCOLN WAY, AUBURN, CA 95603

OFFICE / RETAIL/INDUSTRIAL



Floor Plan



13170 LINCOLN WAY, AUBURN, CA 95603
OFFICE / RETAIL/INDUSTRIAL



13170 LINCOLN WAY, AUBURN, CA 95603

OFFICE / RETAIL/INDUSTRIAL



The property located in Auburn, CA benefits from a strong and established customer base, with approximately 42,000 residents living within a five-mile radius. The surrounding area features nearly 17,300 households, a median household income of approximately \$87,400, and an average age of 46, reflecting a stable, affluent community with significant purchasing power. Population and household growth are projected to continue over the next five years, further supporting long-term business demand. Convenient access to Interstate 80 and Lincoln Way positions the property to serve both the local Auburn market and the greater Sacramento-Roseville region, making it well suited for a wide range of commercial, retail, office, and service-oriented businesses. Combined with Auburn's vibrant business community, strong tourism, and location along a major transportation corridor, the property offers potential for long-term owner-user success or investment appreciation.

.10 Mile Radius

- **Household Income:** Median household income of \$92,387, with a significant percentage of households earning over \$100,000 annually.
- **Household Spending:** Households spend more than \$14,000 annually per capita on entertainment, food, and alcohol, supporting a strong retail and dining market.
- **Education Level:** Approximately 40% of residents hold an advanced degree, reflecting a highly educated workforce and strong professional employment base.
- **Housing Stability:** Approximately 68% of housing units within a five-mile radius are owner-occupied, while 32% are renter-occupied, reflecting a stable residential base, strong consumer purchasing power, and consistent demand that supports long-term business growth and investment.

CENTURY 21
COMMERCIAL[®]
Select Real Estate



Disclaimer: The information contained in this brochure has been obtained from sources deemed reliable; however, neither the Seller, Century 21 Select Real Estate, its affiliates, nor its agents make any representation or warranty, express or implied, as to the accuracy or completeness of the information. All property information, including but not limited to square footage, acreage, zoning, permitted uses, financial information, demographics, maps, and photographs, is subject to verification by prospective purchasers. Buyers are encouraged to conduct their own independent investigation and due diligence regarding all aspects of the property.



COMMERCIAL®



**CENTURY 21
COMMERCIAL®**

Select Real Estate

Clark Wright DRE# 01429470

(530) 852-2158

[@c21selectgroup.com](mailto:ClarkJohnWright@gmail.com)

Kristine Turner DRE# 02072286

(530) 263-3424

Kristine.Turner@C21Cornerstone.com