



CROSSROAD
VENTURES GROUP

11905 Dry Creek Road, Unit #7

Auburn, CA 95602



FOR SUBLEASE \$1.15 SF/MONTH (MG)

For Sublease

Industrial

916.788.9731

crossroadadventures.net

Highlights

- 12' x 14' grade-level roll-up door
- Front office space
- Clear ceiling height of 19'+
- C-3 zoning for various commercial uses
- Fire suppression system installed
- Retail-style glass storefront
- Monument signage for high visibility
- Located at a highly trafficked intersection
- Convenient access to Grass Valley and Nevada City

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Property Summary



Property Description

Introducing a prime commercial space at 11905 Dry Creek Road, Unit #7 in Auburn, CA. This exceptional property boasts a 12' x 14' grade-level roll-up door, front office space, and a generous clear ceiling height of 19'+. With C-3 zoning, this property offers flexibility for various commercial uses and comes equipped with a fire suppression system. Its retail-style glass storefront and monument signage ensure high visibility at the bustling intersection, where approximately 35,000 vehicles pass by daily. Situated just minutes from Interstate 80, this property allows for convenient access to Grass Valley and Nevada City, making it an ideal location for your business needs.

Offering Summary

Lease Rate	\$1.15 SF/month (MG)
Available SF	3,000 SF
Building Size	19,606 SF

Demographics

	1 Mile	5 Miles	10 Miles
Total Households	1,963	15,573	35,247
Total Population	4,901	38,565	89,022
Average HH Income	\$115,816	\$121,348	\$137,896

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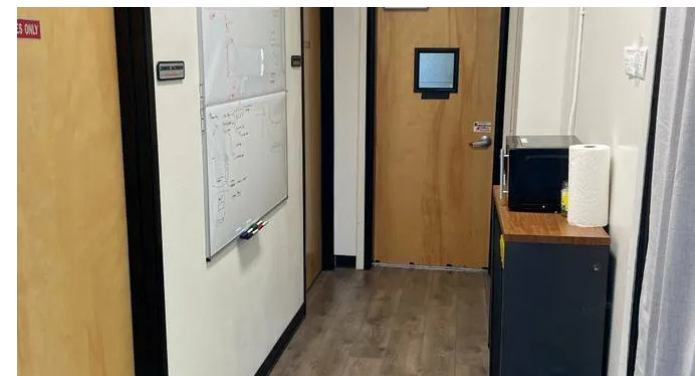
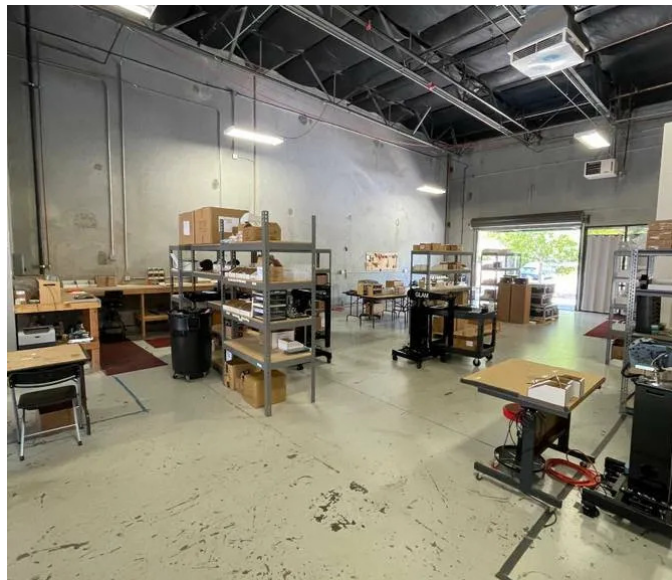
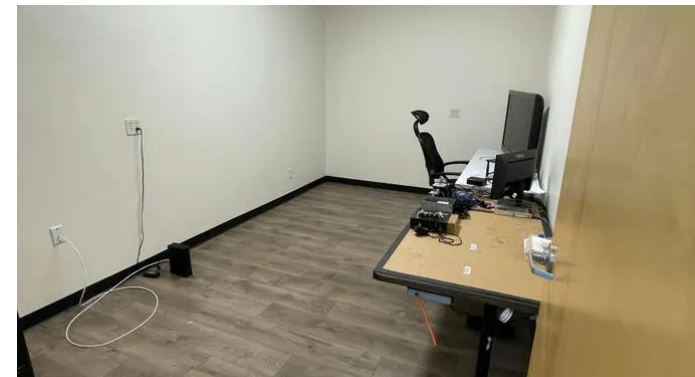
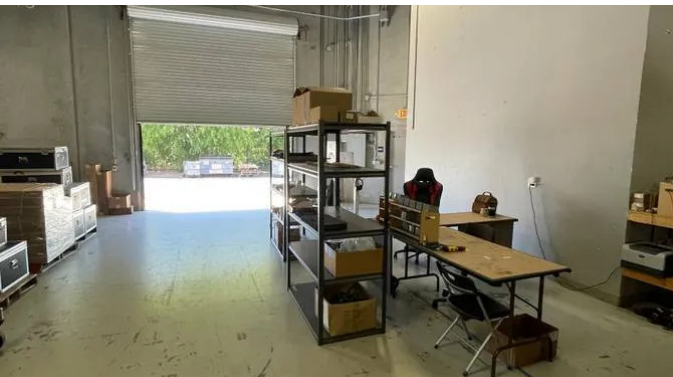
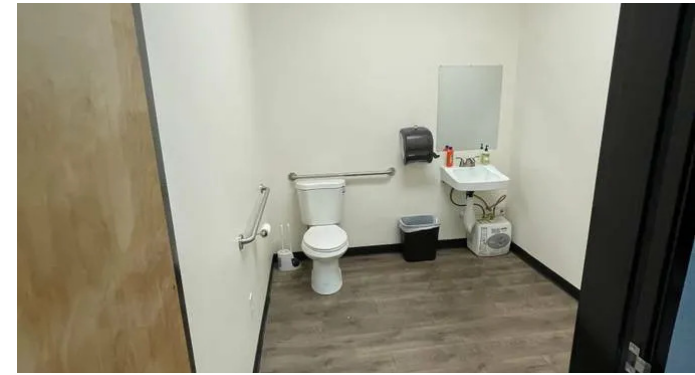
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Additional Photos



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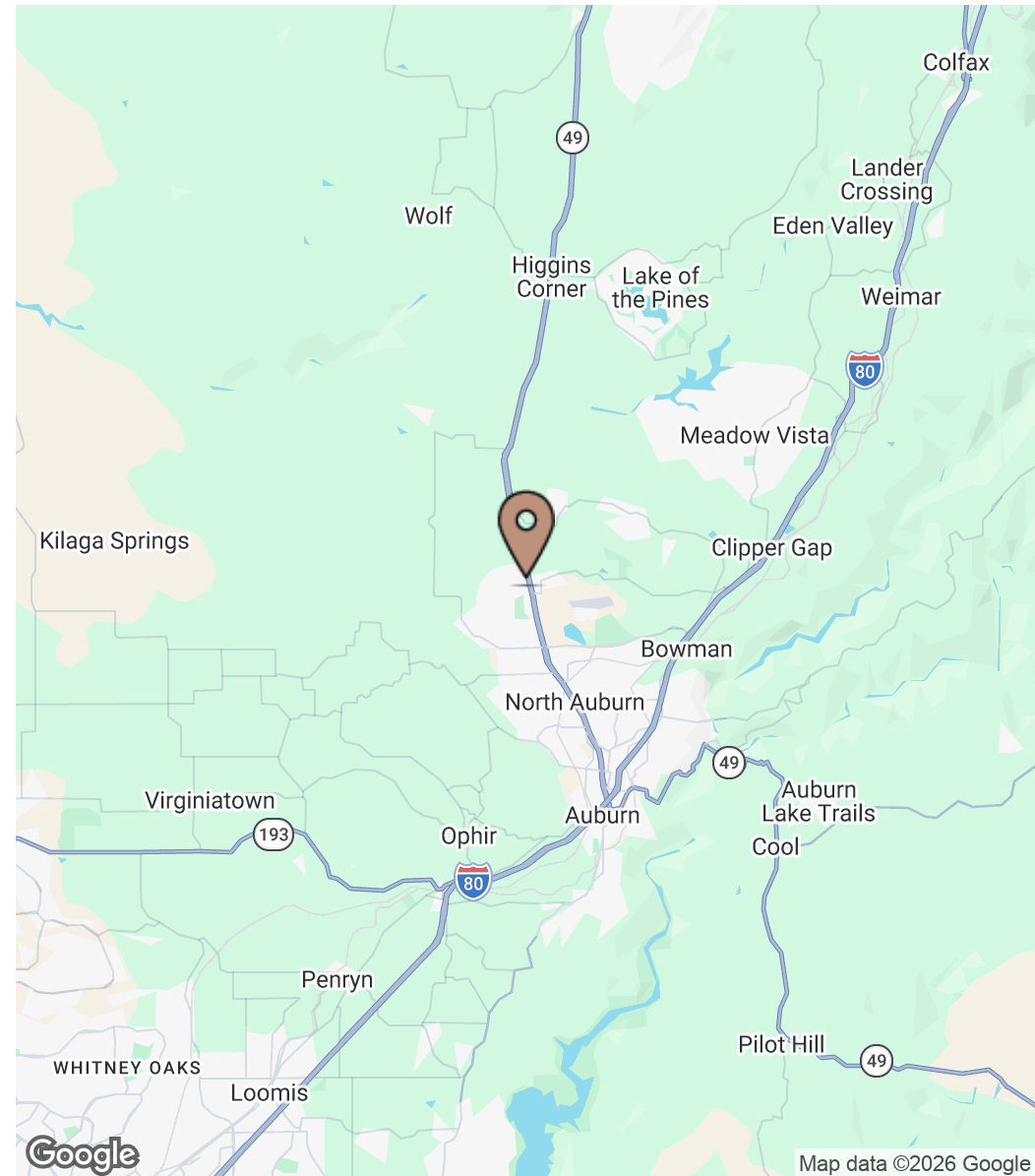
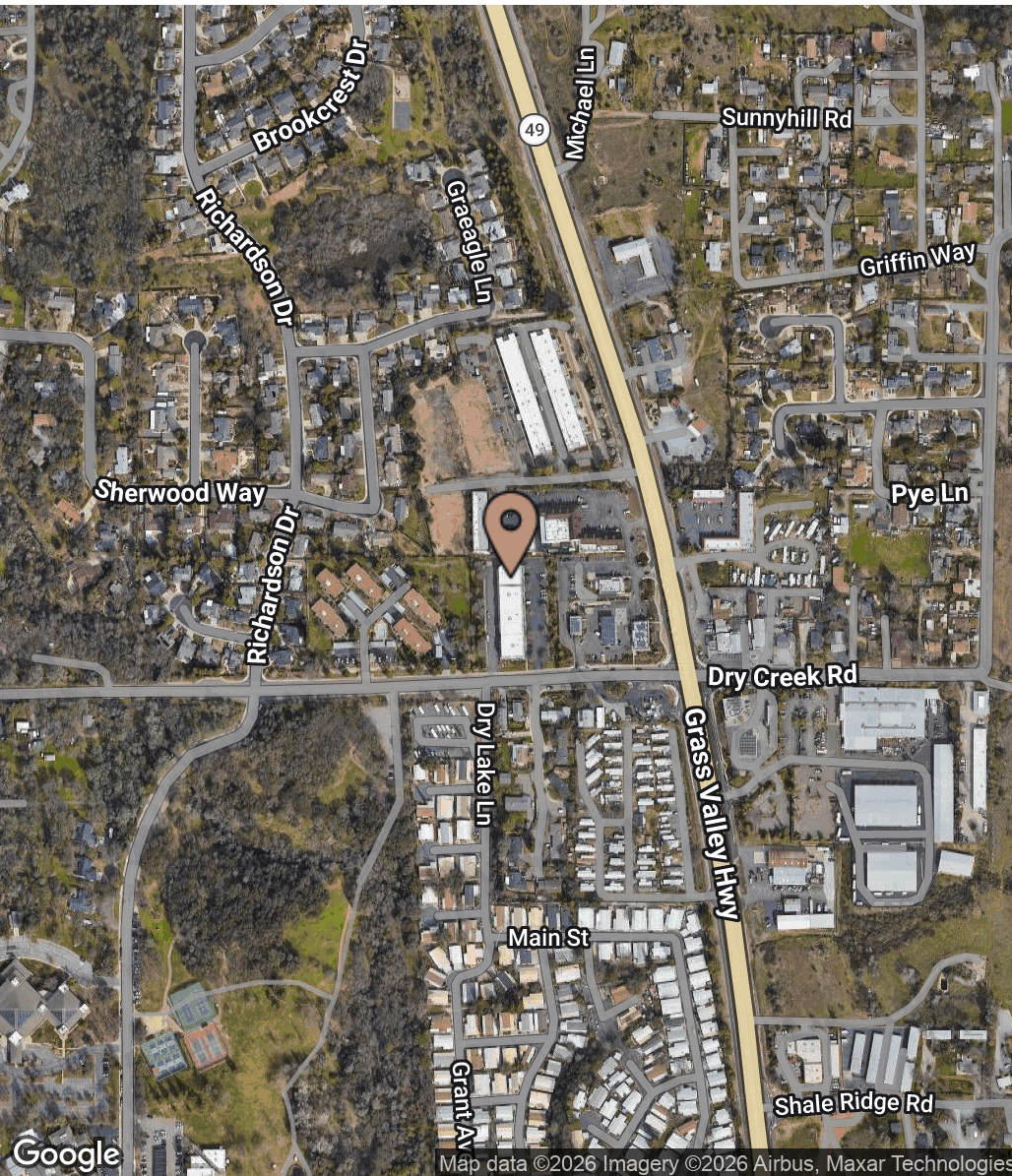
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Location Map



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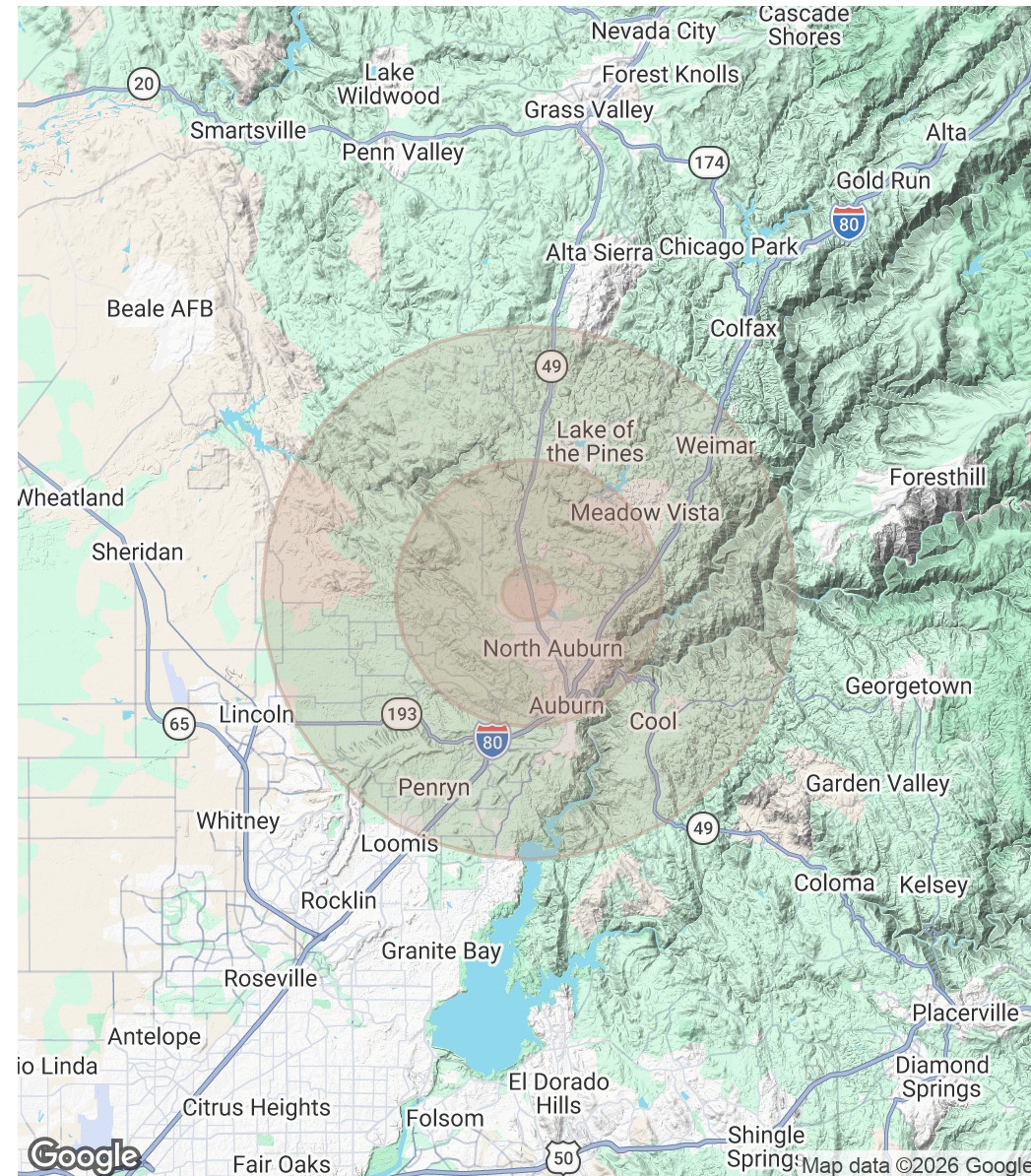
Industrial

Demographics Map & Report

Population	1 Mile	5 Miles	10 Miles
Total Population	4,901	38,565	89,022
Average Age	46.1	49.5	50.1
Average Age (Male)	44.3	47.5	48.9
Average Age (Female)	47.7	50.3	50.9

Households & Income	1 Mile	5 Miles	10 Miles
Total Households	1,963	15,573	35,247
# of Persons per HH	2.5	2.5	2.5
Average HH Income	\$115,816	\$121,348	\$137,896
Average House Value	\$540,416	\$635,237	\$705,543

2023 American Community Survey (ACS)



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