



FOR LEASE

HIGH PROFILE AUBURN MEDICAL OFFICE BUILDING FOR LEASE

3123 & 3133 Professional Drive, Auburn, CA 95603

PROPERTY HIGHLIGHTS

- » Bell Professional Plaza is comprised of two medical office buildings totaling 44,951 SF located on Professional Drive and Bell Road in Auburn, CA.
- » Located prominently in the medical hub of Auburn. Sutter Auburn Faith Hospital is less than 0.5 miles from the property.
- » Sutter Auburn Faith Hospital is a 64-bed acute care hospital. The hospital serves patients in Auburn and surrounding foothill communities.
- » Sutter Health Outpatient Surgery and Imaging Center on-site
- » Pharmacy and Quest Diagnostics on-site
- » The overall area is heavily populated with strong demographics as well as general office and retail needed to support a vast medical community.
- » Immediate access to a broad range of amenities and services and benefits from its close proximity to Interstate 49 and Interstate 80, providing easy access to all areas of the greater Sacramento region.
- » **Total Available:** 3,474 SF

AVAILABLE SUITES

3133 Professional Drive

- » **Suite 10:** 1,874 SF
- » **Suite 18:** 1,600 SF

ASKING RATE: \$2.00/SF NNN



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FLOOR PLAN

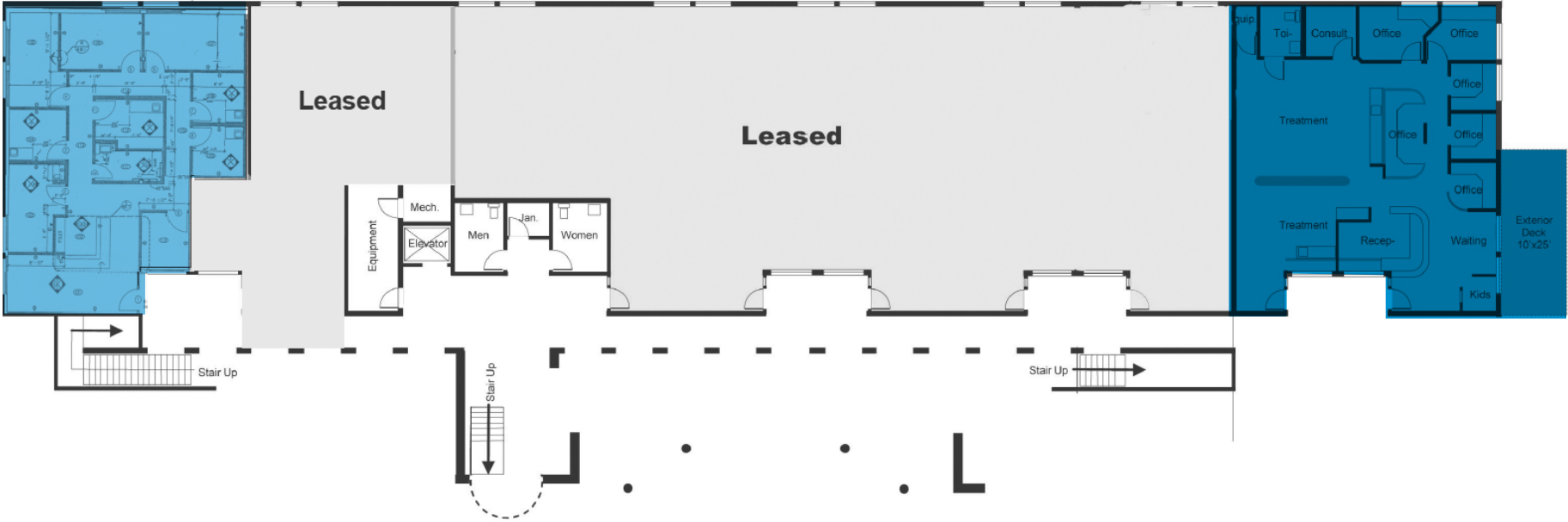
3133 Professional Drive

Suite 18

±1,600 SF

Suite 10

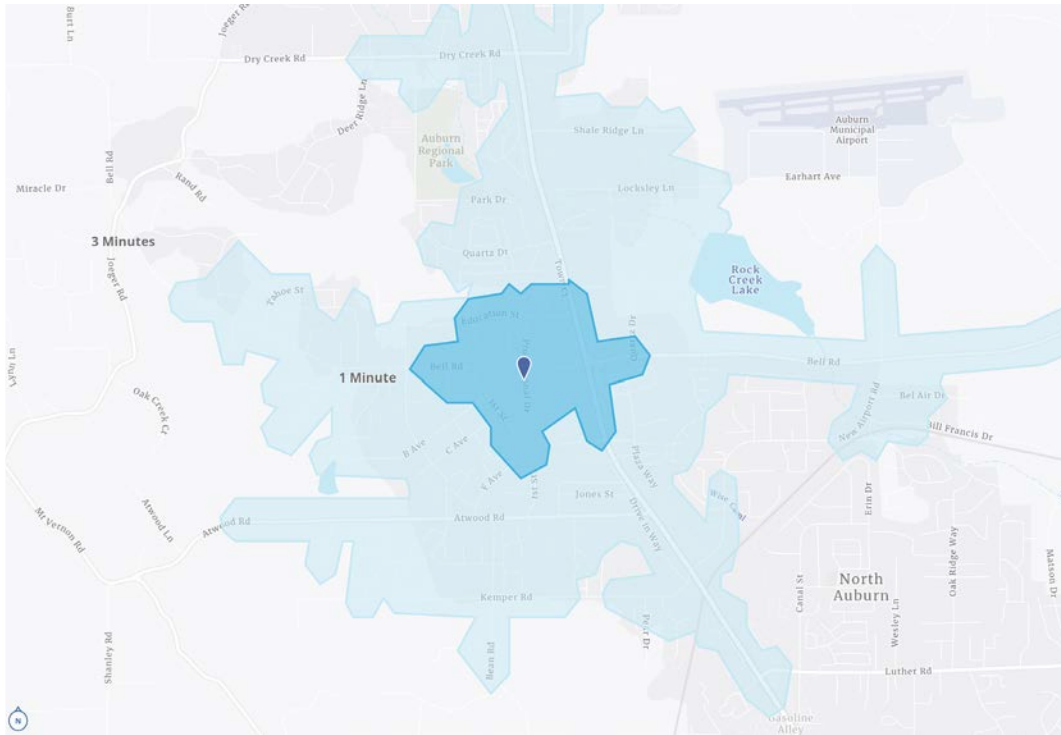
±1,894 SF



PROPERTY PHOTOS



DEMOGRAPHICS OVERVIEW



	1-Mile	3-Mile	5-Mile
Current Population	7,606	25,481	42,963
2025 Population Projection	7,947	26,521	44,754
Average Age	42	47	49
Average Household Income	\$70,109	\$92,870	\$102,328
Average Household Size	2	2	2
Bachelor's Degree or Higher	22.8%	28.7%	32.7%
Households	2,644	10,299	17,520



NEARBY MEDICAL



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