

OFFERING MEMORANDUM

373 ELM
AVE

AUBURN | CA 95603



CBRE

FOR SALE

**INVESTOR OR OWNER
/USER OPPORTUNITY**

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PROPERTY HIGHLIGHTS

CBRE, Inc. is pleased to offer for sale 373 Elm Avenue, a four-story 22,596 square foot office building with unique architectural designs throughout. Expansive windows throughout the building provide abundant natural light enhanced further with the open ceilings. The building also includes a shop, locker rooms and kitchenettes.

Highlights

Turnkey/Move-in Ready

Full interior renovation completed in 2024

Prominent building signage

Priced below replacement cost

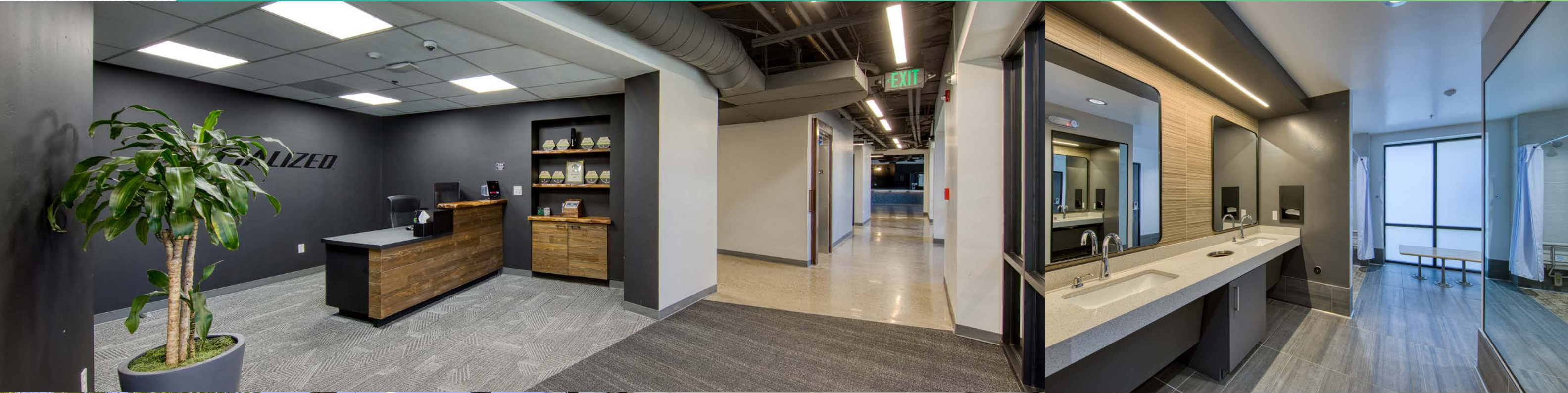
\$5,000,000 (\$221 psf)



A FOUR-STORY
22,596 SQUARE FOOT
OFFICE BUILDING



The geometrically-varied structure boasts large window lines and ample natural light. This coveted location provides any user the luxury of being in the heart of the Auburn submarket with ease of access and visibility along two major thoroughfares. The building offers an opportunity for prominent building signage which can be seen from Interstate 80 and Highway 49.





Location & Regional Access

- » Located just off I 80 at Elm Ave (Exit 119C), providing seamless regional connectivity
- » ~35 minutes to Downtown Sacramento, expanding reach to a major labor and government hub
- » Highway 49 Corridor provides strategic access to Sierra Foothills communities and North State markets
- » Auburn Amtrak station and Placer County Transit nearby for commuter and visitor access



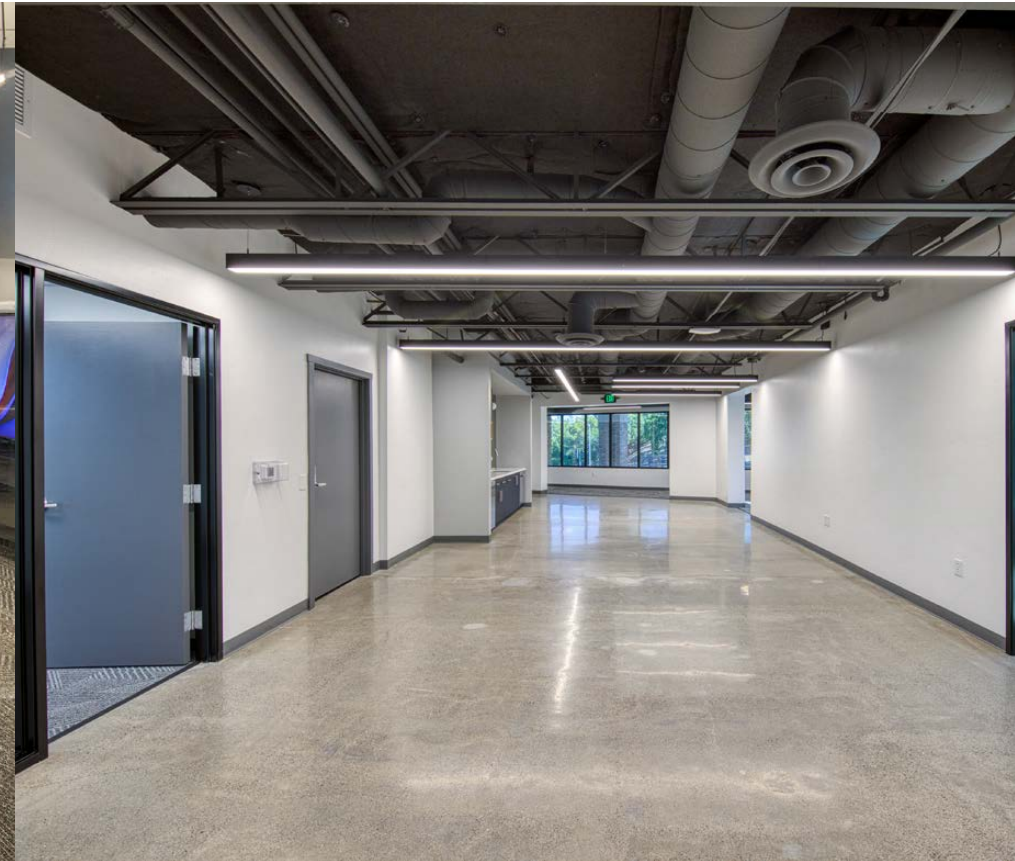
Business & Marketing Advantages

- » City of Auburn actively supports economic development, permitting, and business expansion
- » Positioned at the gateway to Gold Country, Tahoe, and Northern California recreation and tourism corridors
- » Established office presence with strong visibility near downtown Auburn
- » Ideal for businesses seeking space, flexibility, and long term value outside core metros



Workforce & Employee Appeal

- » Access to a skilled regional workforce that draws from Auburn, Roseville, Rocklin, Lincoln, and Greater Sacramento labor markets
- » Live Where You Work Appeal as employees can live locally without sacrificing career opportunity
- » Outdoor recreation, historic downtown, breweries, trails, and dining all within minutes
- » Highly attractive for employees seeking balance between career and a family friendly community lifestyle





BUSINESSES WITHIN 1 MILE OF 373 ELM AVENUE

- 1 Save Mart supermarket grocery store useful for employees, catering, and daily needs. 386 Elm Ave, Auburn, CA 95603
- 2 CVS Pharmacy convenient for health, supplies, and general goods. 388 Elm Ave, Auburn, CA 95603
- 3 Staples Office supplies, printing, shipping—highly valuable for any business. 411 Grass Valley Hwy, Auburn, CA 95603
- 4 FedEx Office Print & Ship Center professional printing, shipping, and business services. 455 Grass Valley Hwy, Auburn, CA 95603
- 5 Auburn Ace Hardware facility maintenance, tools, and repair supplies. 420 Grass Valley Hwy, Auburn, CA 95603
- 6 Holiday Inn Auburn useful for visiting clients, vendors, or corporate travel. 120 Grass Valley Hwy, Auburn, CA 95603
- 7 Auburn Amtrak Station regional transportation access for employees and visitors. 277 Nevada St, Auburn, CA 95603
- 8 Auburn Public Library meeting spaces, research resources, and community visibility. 350 Nevada St, Auburn, CA 95603
- 9 In N Out Burger high traffic food anchor that increases area visibility and foot traffic. 130 Grass Valley Hwy, Auburn, CA 95603
- 10 Flour Garden Bakery (Elm Ave) Popular local café—great for employees and informal meetings. 340C Elm Ave, Auburn, CA 95603



MECHANICAL OVERVIEW / BUILDING SYSTEMS



Elevators

The building is served by two interior elevators, each with a 2,000 pound capacity. One elevator provides service to all floors, while the second offers express service from the basement to the third floor. The primary elevator is wired for badge access, enabling floor by floor access control as needed. Elevator cabs are equipped with illuminated push button controls, alarm, and emergency stop features.



Fire / Life Safety

Fire and life safety systems include 10 fire extinguishers distributed throughout the building and monitored alarm systems. All fire and life safety equipment is inspected and professionally serviced to maintain compliance through the sale of the property.



Heating and Cooling

The property is served by a centralized HVAC system utilizing gas fired heating and forced air distribution. Rooftop HVAC units provide building wide climate control, with supplemental split return units on all floors to support consistent, efficient temperature regulation throughout the facility.



Security

Key card access control infrastructure is pre-installed, with pathways and wiring already in place for future system installation.



Electrical

The building is configured with a single electrical service and is individually metered. Breaker panels dedicated to lighting and power distribution are strategically located throughout the building to support flexible and efficient operations.



Utilities

- » Electric: PG&E
- » Water & Sewer: Placer County Water Agency (PCWA)
- » Trash: Recology



Restrooms & Locker Rooms

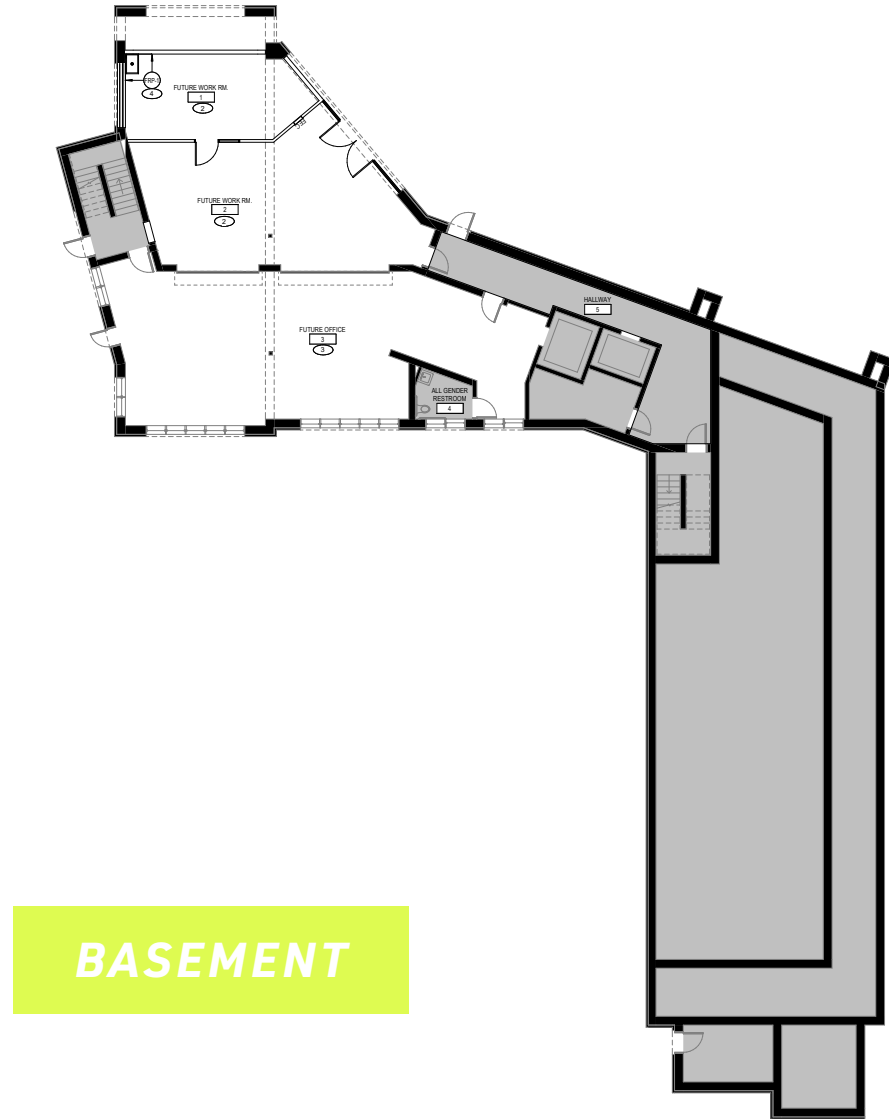
There are eight total restrooms throughout the building. The first floor features two locker rooms and three restrooms, including an all gender ADA accessible restroom with shower. The second and third floors each include two restrooms, and the basement contains one additional restroom. Locker rooms are equipped with lockers, benches, showers and designated towel storage areas.



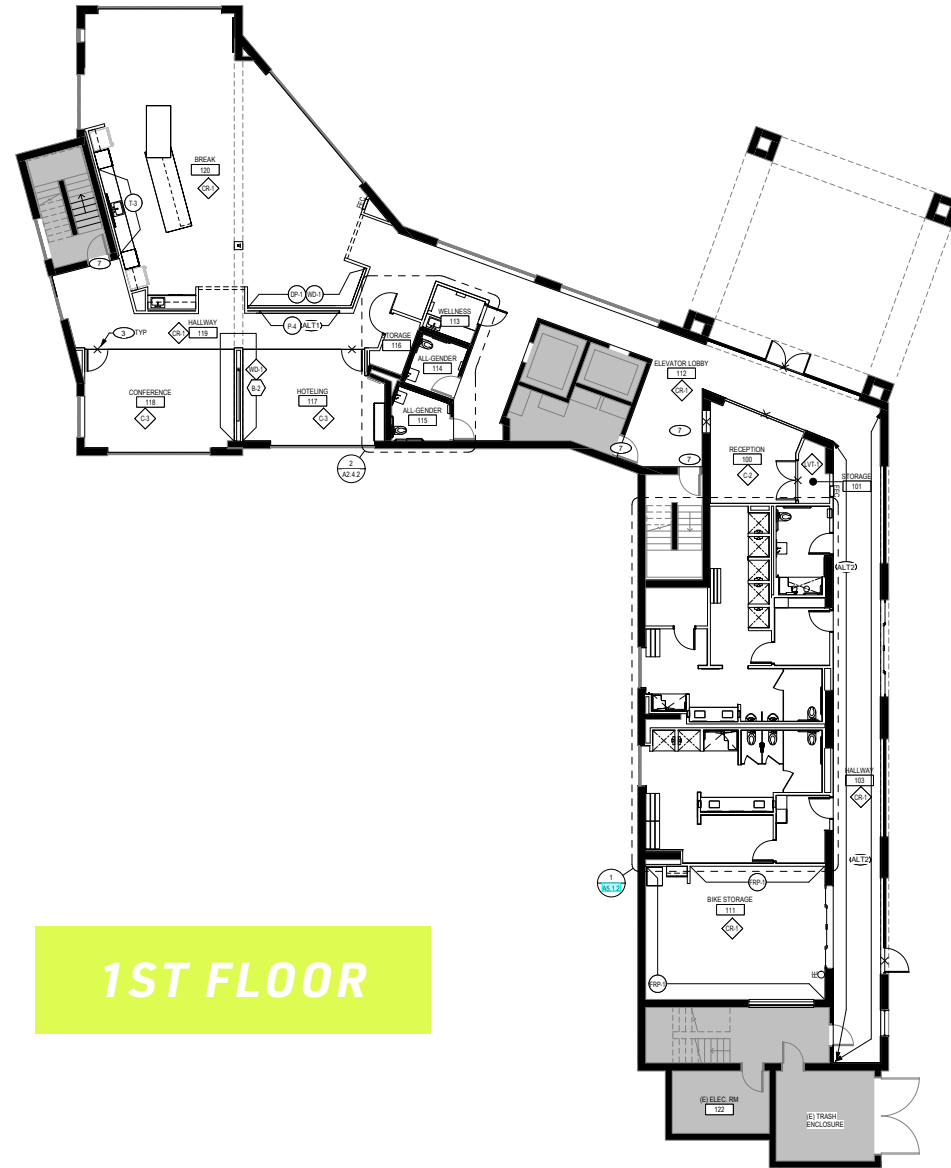
Lot Size

A .72-acre parcel that provides enhanced security, privacy, and separation.

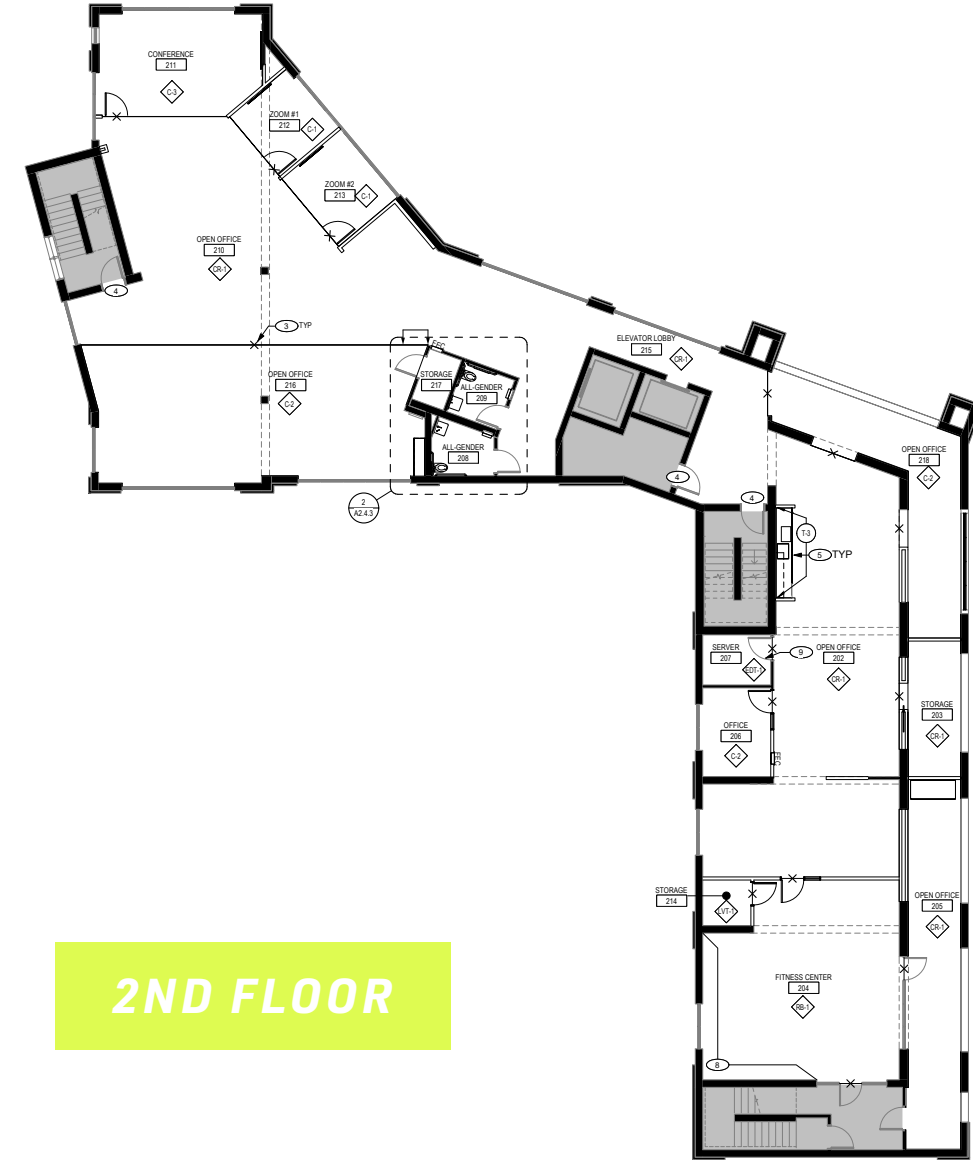
FLOOR PLANS



BASEMENT



1ST FLOOR



2ND FLOOR

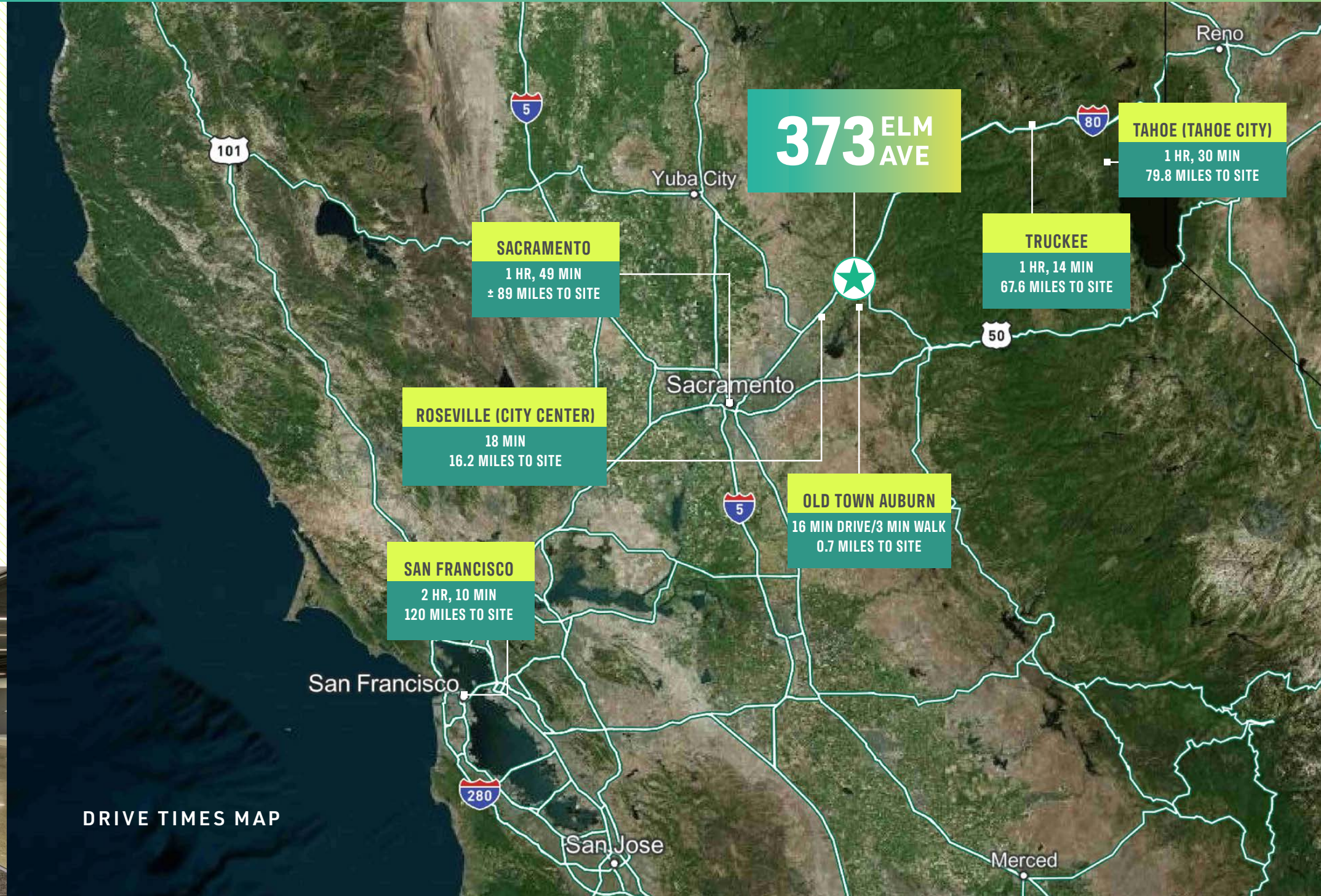


3RD FLOOR



DRIVE TIMES

Location	Distance
Old Town Auburn (Historic Courthouse)	0.7 Miles 16 Minute Walk / 3 Minute Drive
Roseville (City Center)	16.2 Miles 18 Minutes
Sacramento (Capitol Building)	35.5 Miles 38 Minute Drive
Truckee (Historic Downtown)	67.6 Miles 1 Hr 14 Minute Drive
Tahoe (Tahoe City)	79.8 Miles 1 Hr 30 Minutes
San Francisco (SFO)	120 Miles 2 Hours 10 Minutes








DRIVE TIMES MAP














Placer County Amenities

- » Gateway to Lake Tahoe & Sierra Nevada allowing world class recreation within an easy drive
- » Countywide investment in trails, open space, and recreation infrastructure supports extensive parks, trails, and outdoor assets
- » Strong healthcare access throughout Placer County and the Sacramento region
- » Walking distance to restaurants, hotels, cafés, shopping and services
- » A lifestyle destination that combines professional opportunity with adventure year round
- » Bay Area access, foothill pricing, and a quality-of-life location designed for modern businesses and their teams.

Demographics

	Population	Auburn: 13,770
	Households	Auburn: 6,055
	Median HH Income	\$82,600-\$82,700
	Median Home Value	\$670,000
	Median Age	47.5

Major Employers - Placer County

	Sutter Health	5,435
	Kaiser Permanente	5,361
	Placer County	2,700
	Squaw Valley / Alpine Meadows	2,500
	Hewlett-Packard	2,100
	Sierra College	1,940
	Thunder Valley Casino Resort	1,915
	Safeway, Inc	1,254
	Pride Industries	1,155
	SolarCity Corp	1,120
	Union Pacific Railroad	1,091



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Your receipt of this Memorandum constitutes your acknowledgment that (i) it is a confidential Memorandum solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the Property, (ii) you will hold it in the strictest confidence, (iii) you will not disclose it or its contents to any third party without the prior written authorization of the owner of the Property ("Owner") or CBRE, Inc. ("CBRE"), and (iv) you will not use any part of this Memorandum in any manner detrimental to the Owner or CBRE.

If after reviewing this Memorandum, you have no further interest in purchasing the Property, kindly return it to CBRE.

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ANY RELIANCE ON THE CONTENT OF THIS MEMORANDUM IS SOLELY AT YOUR OWN RISK.

The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions at any time with or without notice to you. All offers, counteroffers, and negotiations shall be non-binding and neither CBRE, Inc. nor the Owner shall have any legal commitment or obligation except as set forth in a fully executed, definitive purchase and sale agreement delivered by the Owner. CPM373ElmAve_OM_Lennon_v07_HS05/14/26



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CBRE

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