

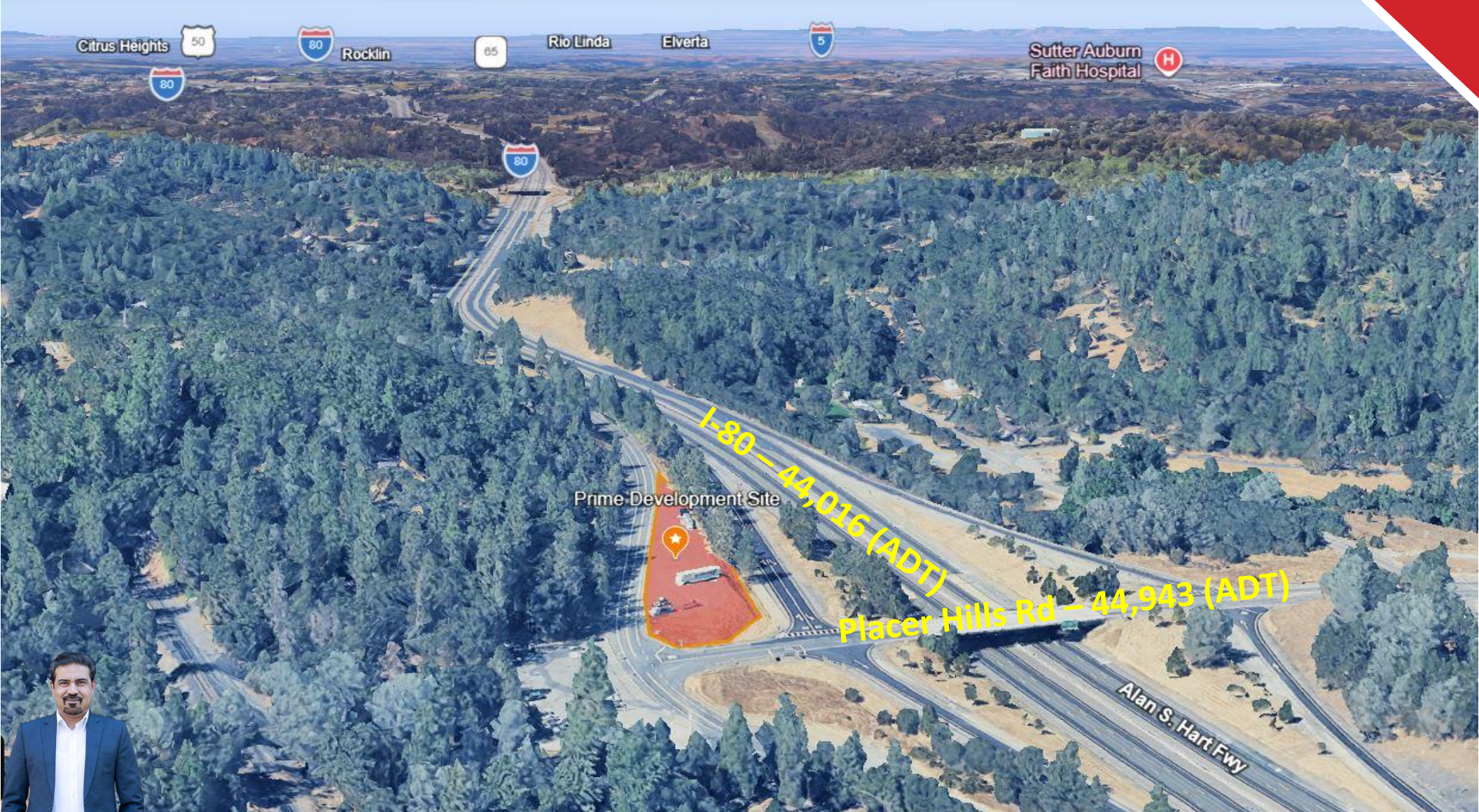
Applegate Rd

Auburn, CA 95603



[See Map](#)

Development-Ready Land in a High-Traffic Corridor for Sale
Offering Price: Undisclosed | Contact Agent for More Details

INVESTOR/
OWNER OPERATOR
OPPORTUNITY



Director Commercial :
AZ Chaudhary
DRE - 02075532

 farah@theboulevard.us
 **916.793.4048**


BOULEVARD
COMMERCIAL

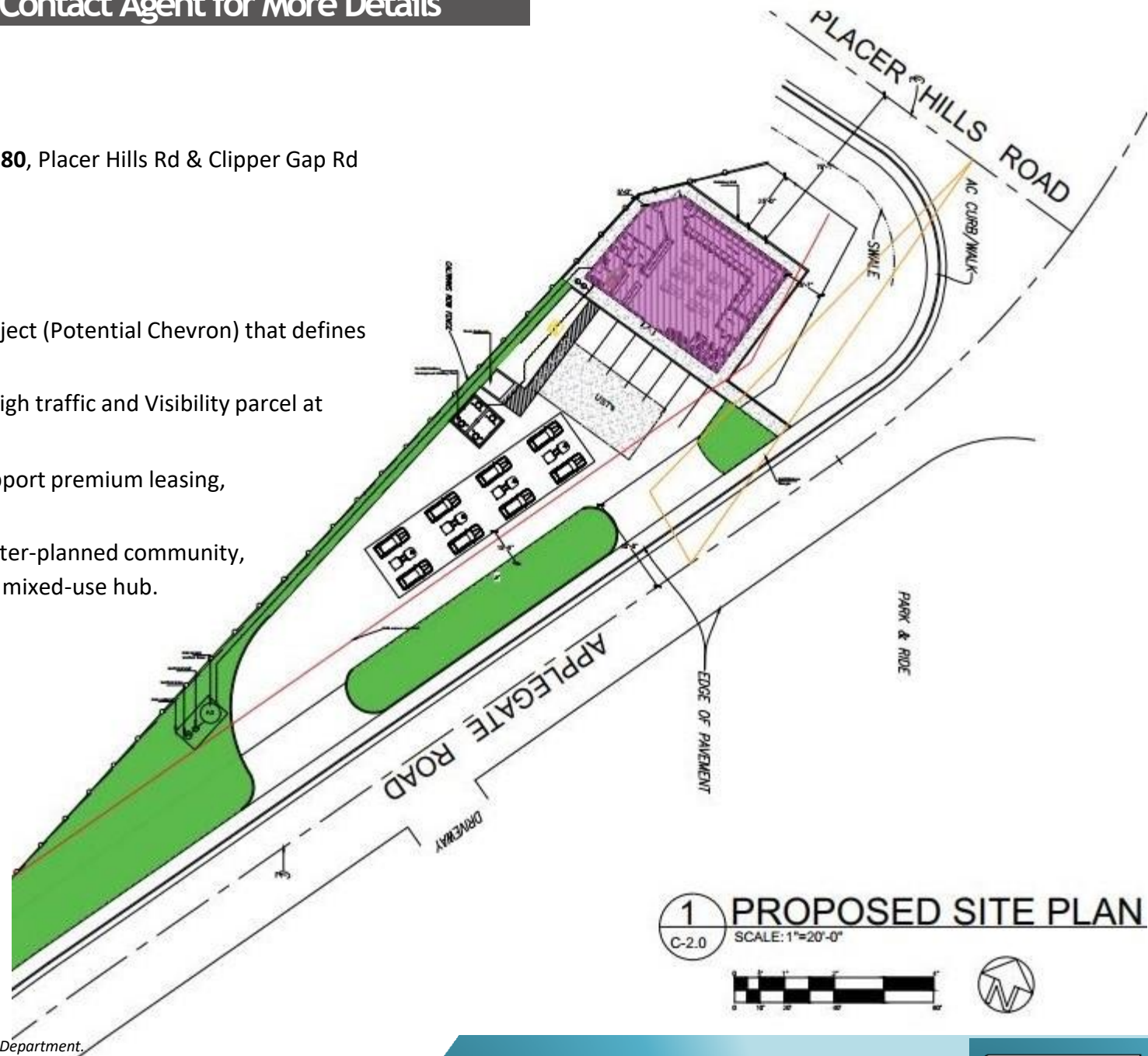


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Property Profile:

- » PRIME DEVELOPMENT SITE—  Interstate 80, Placer Hills Rd & Clipper Gap Rd
- » SIZE: ± 0.55^{AC}
- » 44,943+ Vehicles A DAY
- » LOCATED IN THE COUNTY OF PLACER
- » A Flagship Opportunity: Build a landmark project (Potential Chevron) that defines the corridor.
- » First-Mover Advantage: Secure the premier high traffic and Visibility parcel at this high-traffic node.
- » Exceptional frontage and traffic exposure support premium leasing, strong retail sales, and long-term value growth.
- » Scalable Masterpiece: Ample space for a master-planned community, Gas Station, retail power center, or innovative mixed-use hub.
- » COORDINATES: 38.968892, -121.017403



Note: All hypothetical uses must be confirmed with Planning & Zoning Department.

❖ The information contained herein is not guaranteed by Agent. Buyer shall conduct its own investigation. Error & Omissions Excepted.

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Potential Chevron Gas Station:



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Potential Chevron Gas Station:



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Potential Chevron Gas Station:



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Massive Traffic Count:

Collection Street	Cross Street	Traffic Volume	Count Year	Distance from Property
Placer Hills Road	I- 80 NW	44,943	2025	0.06 mi
80	-	44,016	2025	0.11 mi
Lake Arthur Rd	Pinewood Way SW	1,620	2025	0.15 mi
Lake Arthur Road	Neils Rd W	1,071	2025	0.15 mi
Lake Arthur Rd	Neils Rd W	1,039	2023	0.15 mi
Placer Hills Rd	Lake Arthur Rd SE	9,250	2025	0.17 mi
Lake Arthur Rd	Pir Hills Rd SW	1,019	2025	0.21 mi
Placer Hills Rd	Pinewood Way N	9,606	2025	0.49 mi
I- 80	Neils Rd SW	50,589	2025	0.60 mi
Placer Hills Road	Canal Rd W	8,953	2025	0.81 mi

Consumer Spending Insights:

Consumer Spending Details										2024	2029
Radius	2 miles			5 miles			10 miles				
Expand All	Total Spending	Avg Household	Per Capita	Total Spending	Avg Household	Per Capita	Total Spending	Avg Household	Per Capita		
Apparel	\$2,121,808	\$1,839	\$717	\$21,016,413	\$1,726	\$701	\$55,298,102	\$1,757	\$713		
Entertainment, Hobbies & P...	\$7,976,432	\$6,912	\$2,697	\$74,448,965	\$6,116	\$2,484	\$197,034,279	\$6,259	\$2,540		
Food & Alcohol	\$12,008,178	\$10,406	\$4,060	\$118,351,189	\$9,722	\$3,950	\$310,789,732	\$9,873	\$4,006		
Household	\$8,979,575	\$7,781	\$3,036	\$81,854,295	\$6,724	\$2,732	\$218,651,863	\$6,946	\$2,818		
Transportation & Maintena...	\$13,912,611	\$12,056	\$4,703	\$124,355,333	\$10,216	\$4,150	\$326,260,822	\$10,364	\$4,205		
Health Care	\$2,565,453	\$2,223	\$867	\$24,384,907	\$2,003	\$814	\$64,321,656	\$2,043	\$829		
Education & Daycare	\$3,507,310	\$3,039	\$1,186	\$31,195,165	\$2,563	\$1,041	\$84,174,337	\$2,674	\$1,085		
Total Specified Consumer ...	\$51,071,367	\$44,256	\$17,266	\$475,606,267	\$39,071	\$15,872	\$1,256,530,791	\$39,916	\$16,196		

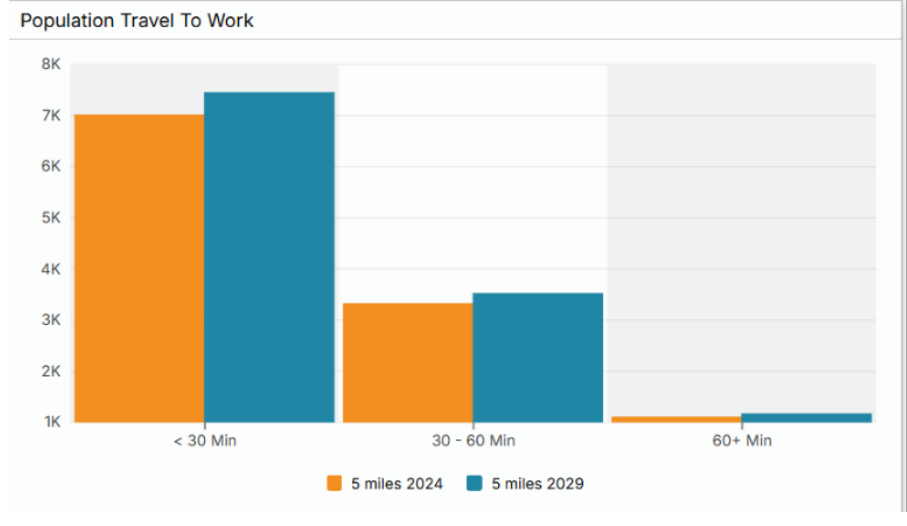
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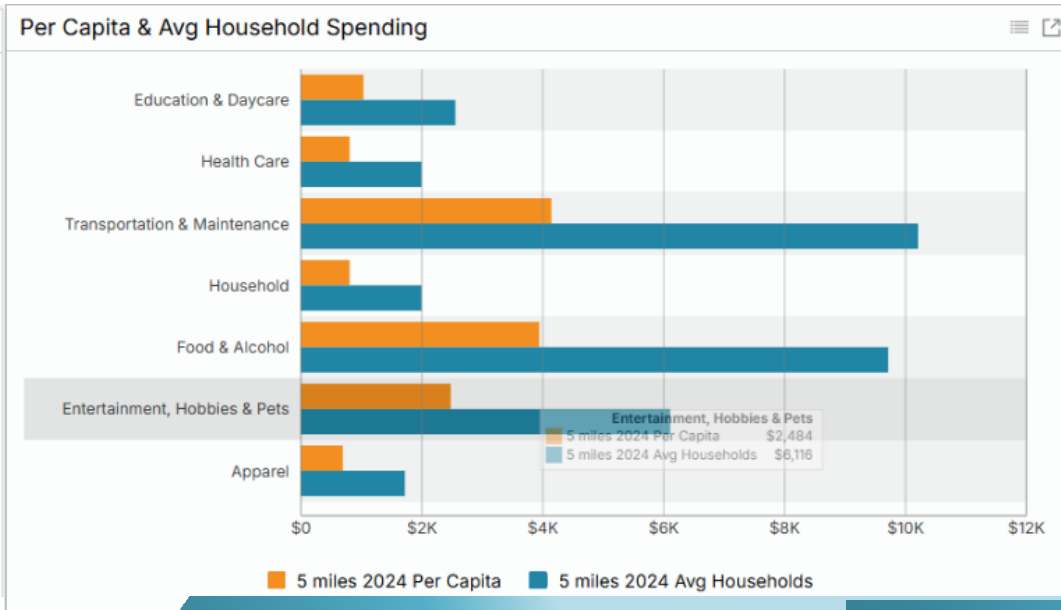
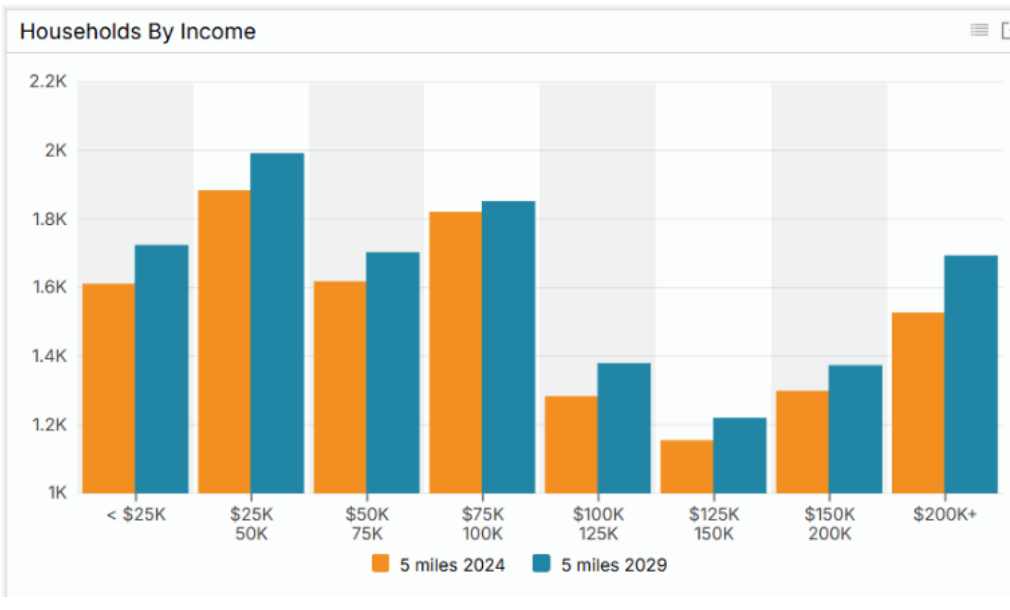
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Population & Workforce Mobility Insights:



Income Profiles and Consumer Demand Analytics:



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