

FOR LEASE

8780 AUBURN FOLSOM ROAD

GRANITE BAY, CA 95746

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PROPERTY OVERVIEW

Placer Commercial Group is pleased to present a rare opportunity to lease executive suites in the heart of Granite Bay, CA. Located at 8780 Auburn Folsom Road, between Eureka Road and Douglas Boulevard, this freestanding, single-story, multi-tenant office building enjoys an excellent position just minutes from Roseville and Folsom.

This well-maintained professional office property offers strong visibility along a high-traffic corridor in one of Placer County's most desirable submarkets — ideal for an office-user seeking premium executive suite space. All offices are fully furnished. Tenants may enjoy use of a large conference room, large breakroom, and patio.

8780 AUBURN FOLSOM ROAD

PROPERTY HIGHLIGHTS

- Building Size: ±6,273 SF
- Parcel Size: ±0.63 Acres (±27,433 SF)
- 29 Parking Spaces (4.48/1,000 SF)
- Large Breakroom/Kitchen with Adjacent Patio
- Large Conference Room
- All Furniture Included with lease
- Power: 400 AMPS 208Y/120V — PG&E
- Available - Internet: MetroE Fiber EAC 1 GB — Fidium

EXTERIOR

PROFESSIONAL OFFICE BUILDING



INTERIOR

PROFESSIONAL OFFICE SPACES



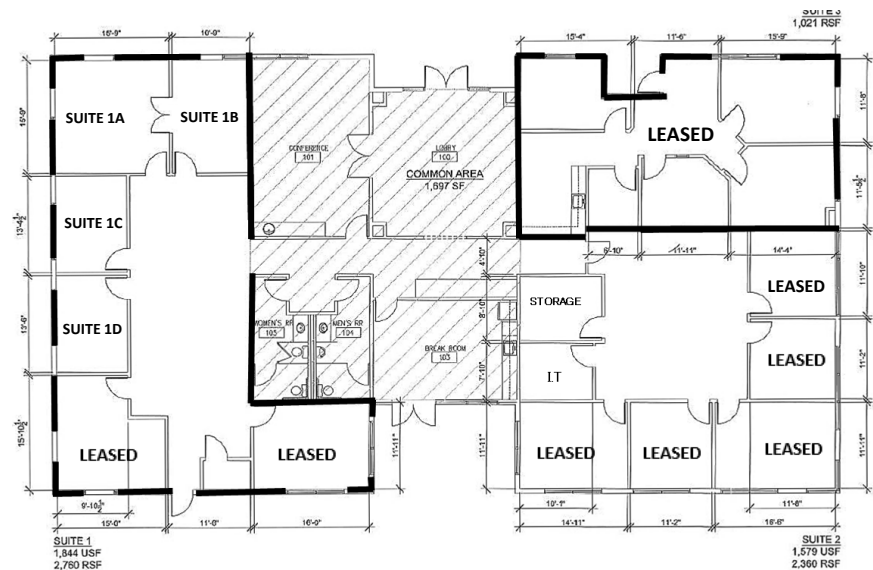
Contact listing agent for complete property tour and additional photography.

SUITE 1A – 265 SF - \$1,150/SF/MONTH/MG/MTM

SUITE 1B – 170 SF - \$ 825/SF/MONTH/MG/MTM

SUITE 1C – 200 SF - \$ 925/SF/MONTH/MG/MTM

SUITE 1D – 202 SF - \$ 925/SF/MONTH MG/MTM



TOTAL: ±6,273 SF

11 SUITES

SINGLE STORY

29 PARKING SPACES

Floor plan is approximate and for illustration purposes only. Buyer to verify all measurements independently.

LOCATION

Granite Bay is a desirable community known for its upscale residences, beautifully manicured landscapes, and peaceful suburban feel. Nestled on the north shore of Folsom Lake, the area is characterized by rolling hills, mature trees, and expansive green spaces.

The region offers close proximity to Folsom Lake State Recreation Area with boating, fishing, hiking, and cycling. The community is known for excellent schools in the Eureka Union and Roseville Joint Union High School Districts.

Upscale shopping centers, boutique shops, and fine dining options serve the area.

WALK SCORE

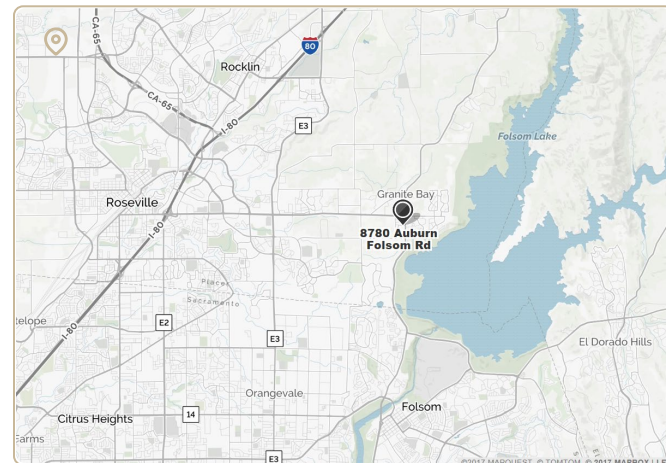
59 / 100

Somewhat Walkable

BIKE SCORE

49 / 100

Somewhat Bikeable



 Placer County, CA

 95746 Zip Code

 Auburn Folsom Rd Corridor

POINTS OF INTEREST

Within 5–10 Minutes of 8780 Auburn Folsom Road

DINING

- Dominick's Italian
- Farmhaus
- Sette Pasta House
- Casa del Lago
- Best Dim Sum
- Susie's Country Oaks Cafe

COFFEE & SHOPS

- World Traveler Coffee
- Dutch Bros
- Starbucks
- Beach Hut Deli
- Raley's
- Granite Bay Ace Hardware

HEALTH & WELLNESS

- CVS Pharmacy
- Marina Milstein Orthodontics
- Granite Bay Dentistry
- Monarch Cosmetic MD
- New Life Spa

FITNESS

- Planet Fitness
- Club Pilates
- StayFIT
- Soliza Pilates
- The Tips Golf Lounge

EDUCATION

- Cavitt Junior High
- Granite Bay Public Library
- Three Acres Preschool

RECREATION

- Folsom Lake
- Cavitt Field
- Folsom State Recreation Area

MARKET OVERVIEW

SACRAMENTO-ROSEVILLE-FOLSOM, CA
METROPOLITAN STATISTICAL AREA

2,379,368
POPULATION

858,756
HOUSEHOLDS

37.7
MEDIAN AGE

\$81,264
MEDIAN HOUSEHOLD INCOME
vs. \$75,149 U.S. Median

REGIONAL PROFILE

Nestled at the confluence of the American and Sacramento Rivers, the Sacramento-Roseville-Folsom MSA is a vibrant metropolitan region known for its rich history, dynamic economy, and beautiful scenery. As California's capital, it offers a unique blend of urban sophistication and outdoor adventure.

Home to diverse communities, cultural attractions, and a thriving Farm-to-Fork culinary scene, this area appeals to residents and visitors alike. The mild climate and proximity to the Sierra Nevada mountains enhance its appeal for year-round activities.

State Capital
Government & economic hub of California

Farm-to-Fork
America's Farm-to-Fork Capital

Sierra Nevada
Year-round outdoor recreation

Source: U.S. Census Bureau, American Community Survey

EMPLOYMENT & ECONOMY

SACRAMENTO-ROSEVILLE-FOLSOM METROPOLITAN STATISTICAL AREA

\$177.32B

ANNUAL GDP

6%

UNEMPLOYMENT RATE

32nd

LARGEST ECONOMY IN U.S.

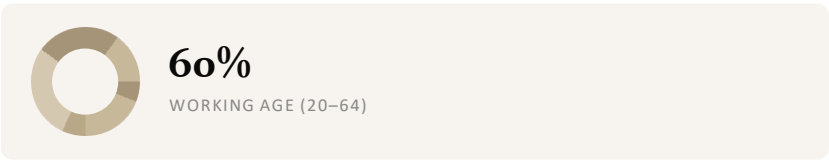
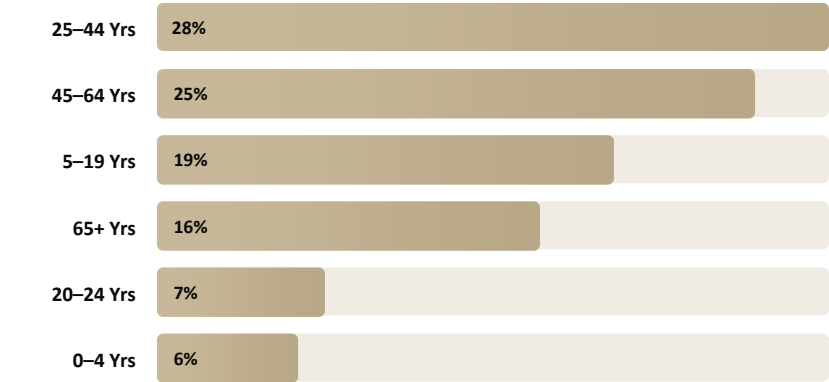
EMPLOYMENT BY SECTOR



DEMOGRAPHICS

POPULATION BY AGE

Sacramento–Roseville–Folsom MSA



☆ QUALITY OF LIFE

Sacramento-Roseville-Folsom consistently ranks high in quality of life. Residents enjoy a well-rounded lifestyle with access to recreational activities, thriving arts and culture, and exceptional educational facilities. The region's strong economy, diverse communities, and focus on sustainability contribute to an overall high standard of living.

🏠 KEY ENTERTAINMENT VENUES

- Sacramento Memorial Auditorium
- The Crest Theatre
- Tower Bridge Dinner
- Folsom Lake College Theatre

2.38M

POPULATION

37.7

MEDIAN AGE

859K

HOUSEHOLDS

DISCLOSURES

This Marketing Brochure is not a substitute for your thorough due diligence investigation of this investment opportunity. Any projections, opinions, assumptions or estimates used in this Marketing Brochure are for example only and do not represent the current or future performance of this property. The value of an investment property to you depends on factors that should be evaluated by you and your tax, financial and legal advisors.

Buyer and Buyer's tax, financial, legal, and construction advisors should conduct a careful, independent investigation of any investment property to determine suitability for your needs. Like all real estate investments, this investment carries significant risks. Returns are not guaranteed; the tenant and any guarantors may fail to pay the lease rent or property taxes, or may fail to comply with other material terms of the lease.

Cash flow may be interrupted in part or in whole due to market, economic, environmental or other conditions. Buyer is responsible for conducting his/her own investigation of all matters affecting the intrinsic value of the property.

All property showings are by appointment only.

PLACER COMMERCIAL GROUP

For more information or to schedule a private showing, please contact:

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