

**GOLD COUNTRY MALL**  
**1031 HIGH ST & 884 LINCOLN WAY**  
**AUBURN, CA**

OFFICE AND RETAIL FOR LEASE  
338 SF - 2,701 SF AVAILABLE

**ETHAN CONRAD**  
PROPERTIES INC.



**MAJOR REMODEL COMPLETE**

FOR MORE INFORMATION CONTACT:

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**VIEW VIRTUAL TOUR**

**916.779.1000**

**FEATURES:**

- Excellent access to Hwy 80 at Elm Ave
- Great location in Old Town Auburn
- Access from High St and Lincoln Way
- Beautiful foyer
- Retail and Office suites available
- Highly visible retail suite available facing High St and Lincoln Way

**PROPERTY DETAILS:**

Located in the heart of Downtown Auburn. Part of historic Auburn since 1938. Three blocks from I-80. Many retail and eatery options in close proximity. Close to Auburn Fair Grounds.

1st floor & 2nd Retail suites and 3rd floor Office suites are available.

Completely remodeled interior and exterior.



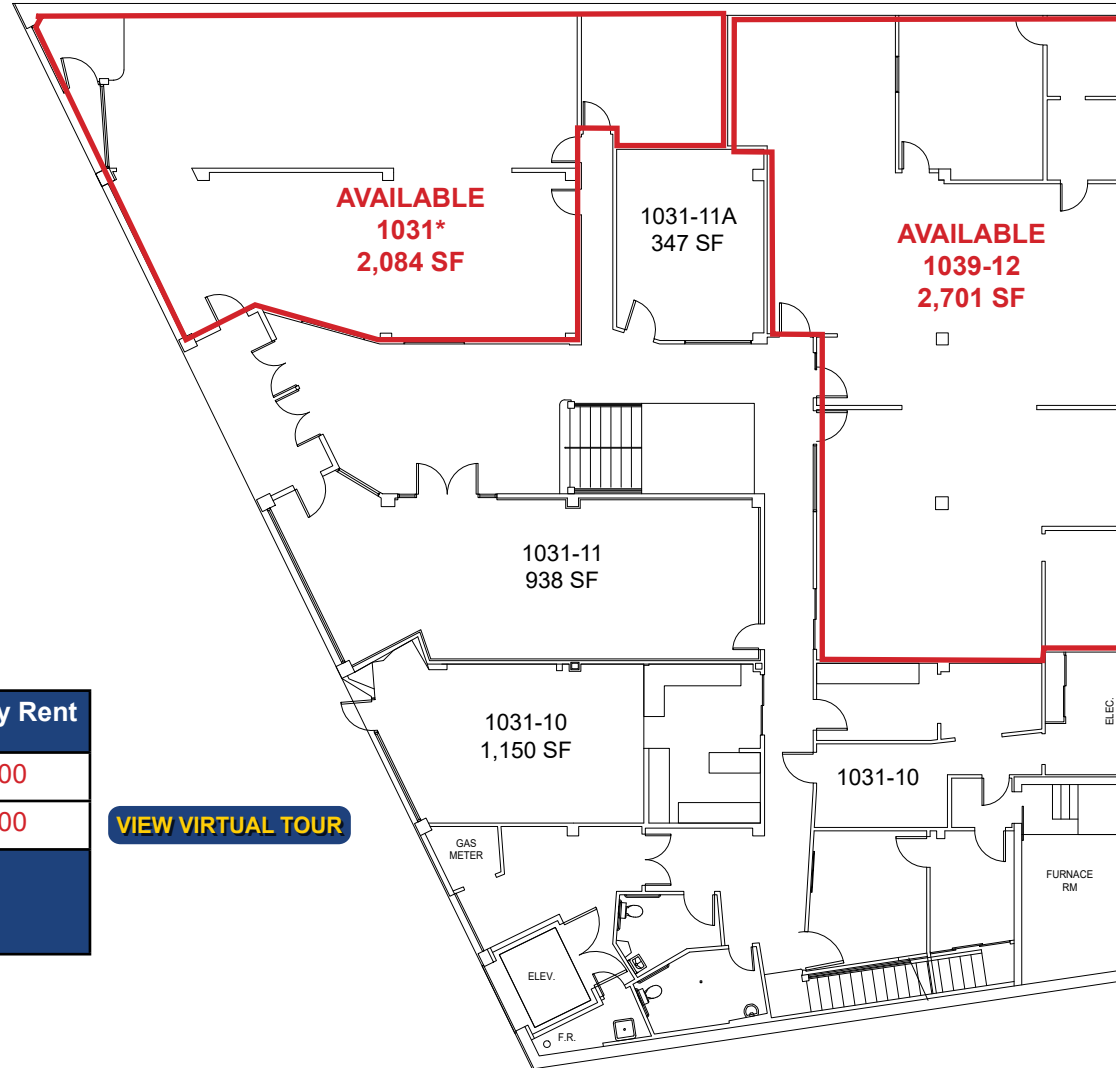
**ETHAN CONRAD PROPERTIES, INC.**

1300 NATIONAL DRIVE, SUITE 100 | SACRAMENTO CA, 95834 | 916.779.1000

[www.ethanconradprop.com](http://www.ethanconradprop.com)

The information contained herein has been obtained from sources we believe to be reliable. However, we cannot guarantee, warrant or represent its accuracy and all information is subject to error, change or withdrawal. An interested party and their advisors should conduct an independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

**1ST FLOOR PLAN**  
**RETAIL SUITES**



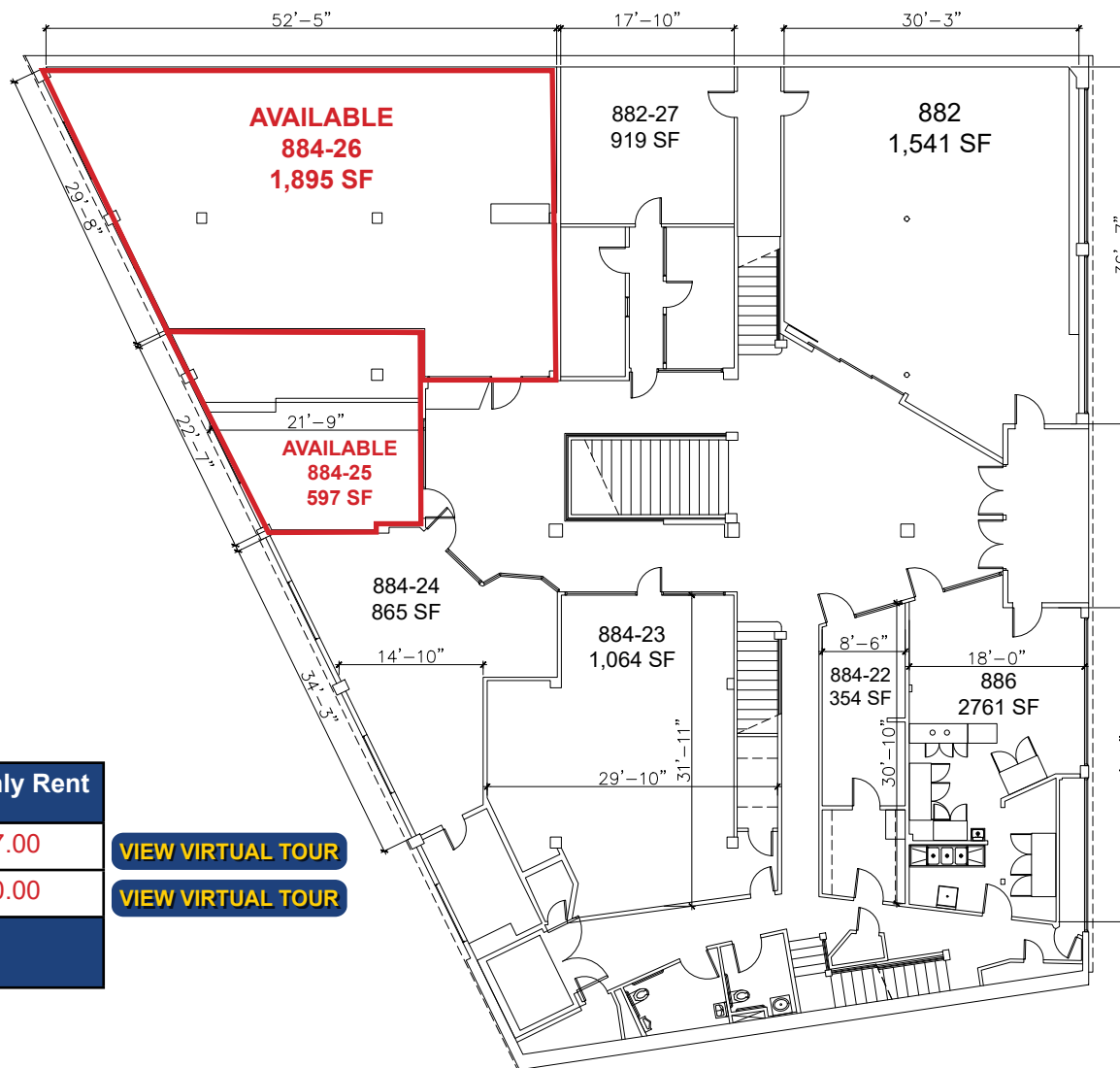
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| Suite   | SF    | Lease Rate      | Monthly Rent |
|---------|-------|-----------------|--------------|
| 1031*   | 2,084 | \$1.15 PSF, NNN | \$2,397.00   |
| 1039-12 | 2,701 | \$0.85 PSF, NNN | \$2,296.00   |

NNN costs are approximately \$0.43 PSF.  
 Estimated utility costs are \$0.17 PSF.  
 \*Available with 30 days' notice.

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**2ND FLOOR PLAN  
 RETAIL SUITES**



| Suite  | SF    | Lease Rate      | Monthly Rent |
|--------|-------|-----------------|--------------|
| 884-25 | 597   | \$1.15 PSF, NNN | \$ 687.00    |
| 884-26 | 1,895 | \$0.95 PSF, NNN | \$1,800.00   |

NNN costs are approximately \$0.43 PSF.  
 Estimated utility costs are \$0.17 PSF.

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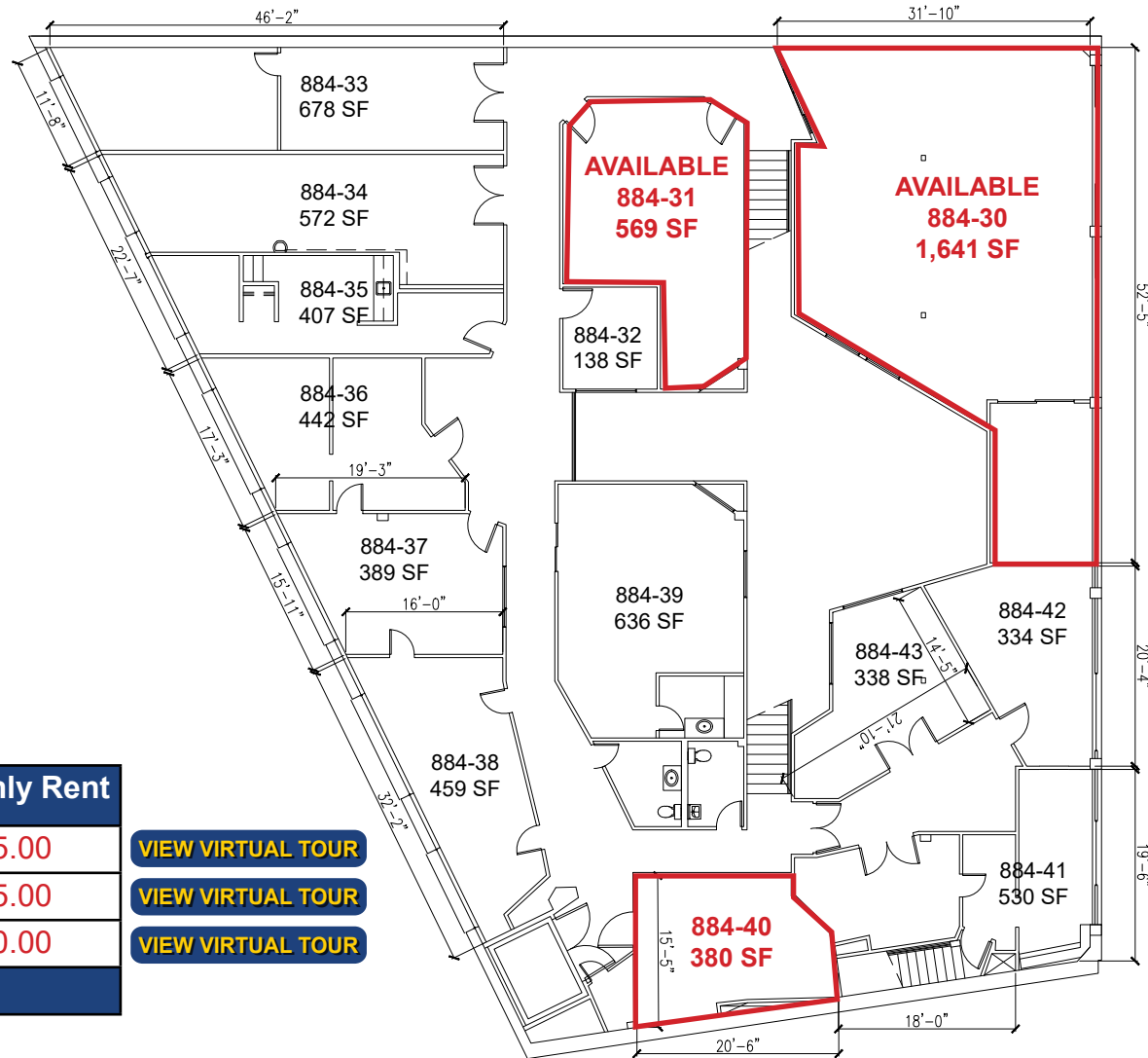
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**3RD FLOOR PLAN**  
**OFFICE SUITES**



| Suite  | SF    | Lease Rate     | Monthly Rent |
|--------|-------|----------------|--------------|
| 884-30 | 1,641 | \$1.35 PSF, FS | \$2,215.00   |
| 884-31 | 569   | \$1.45 PSF, FS | \$ 825.00    |
| 884-40 | 380   | \$1.29 PSF, FS | \$ 490.00    |

FS less janitorial.

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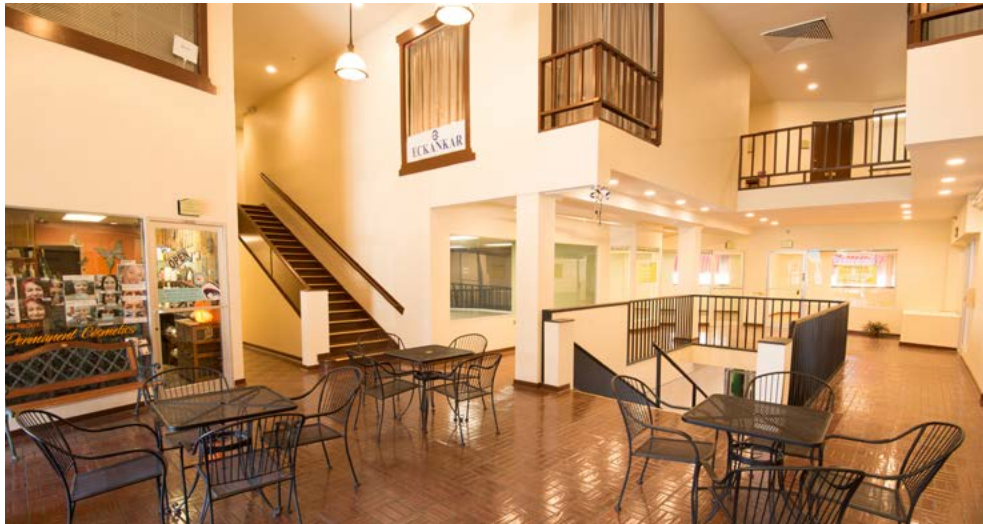
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