

# 4150 GrassValley Hwy

Auburn, CA 95602

For Sale & Lease

Office/Commercial

Property Summary



## Property Highlights

- ±1,900 SF Free Office Building
- Flexible Layout - Divisible for Multiple Tenants
- ±41,000 SF Parcel with Usable Yard Area
- Available for Sale or Lease
- Prime Highway 49 Frontage
- High Traffic Counts (±30,000+ Cars Per Day)
- Ideal for Owner-User or Tenant (Contractor/Service Use)
- Abundant On-Site Parking
- Monument Signage Opportunity
- Recent Improvements & Well-Maintained Property

## Offering Summary

Sale Price:	<del>\$590,000</del> \$575,000
Lease Rate	\$2 SF/month (MG)
Available SF	1,500 SF
Lot Size	41,000 SF
Building Size	1,900 SF

JIM ESWAY

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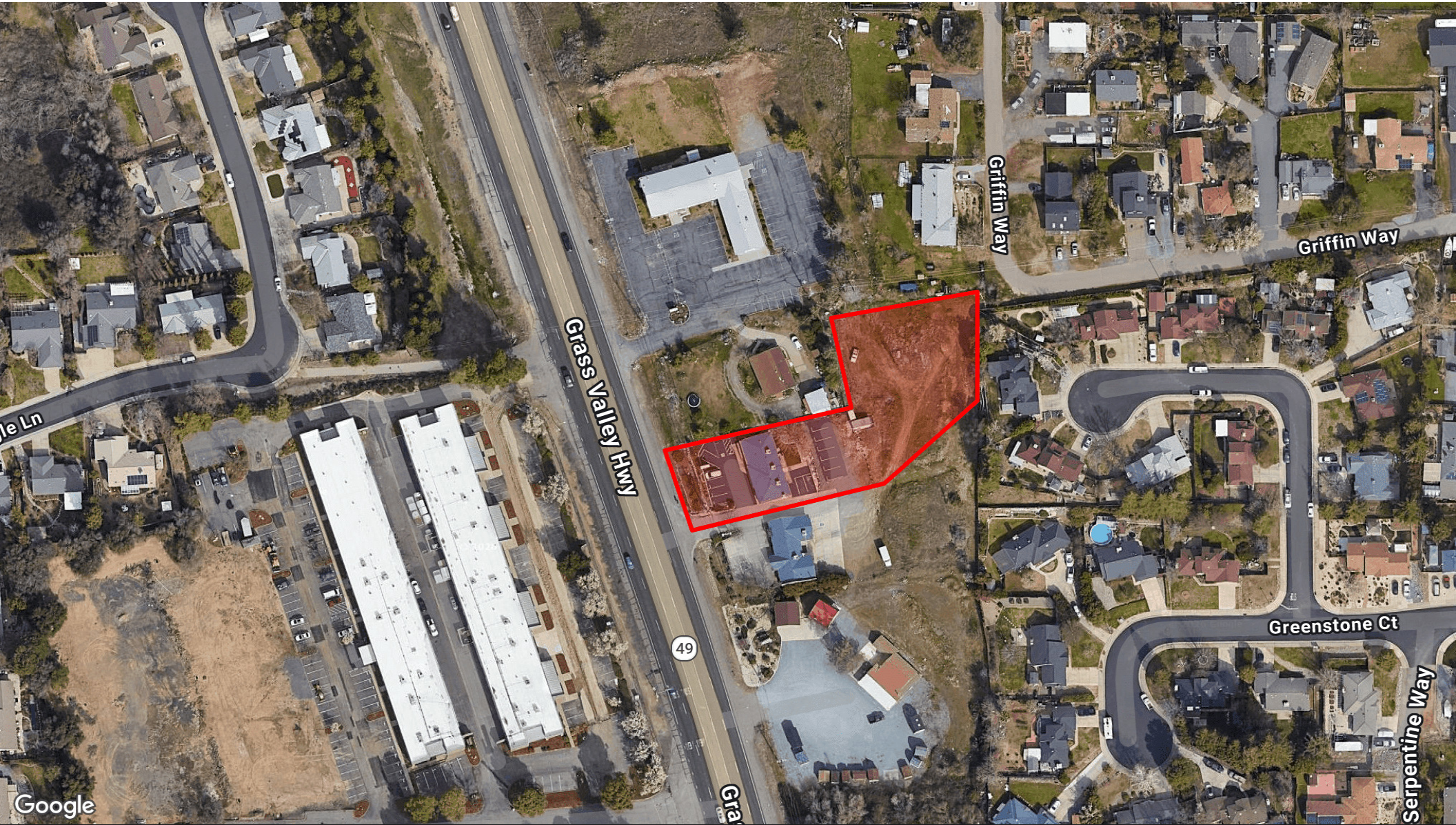
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Location Map



Google

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Additional Photos



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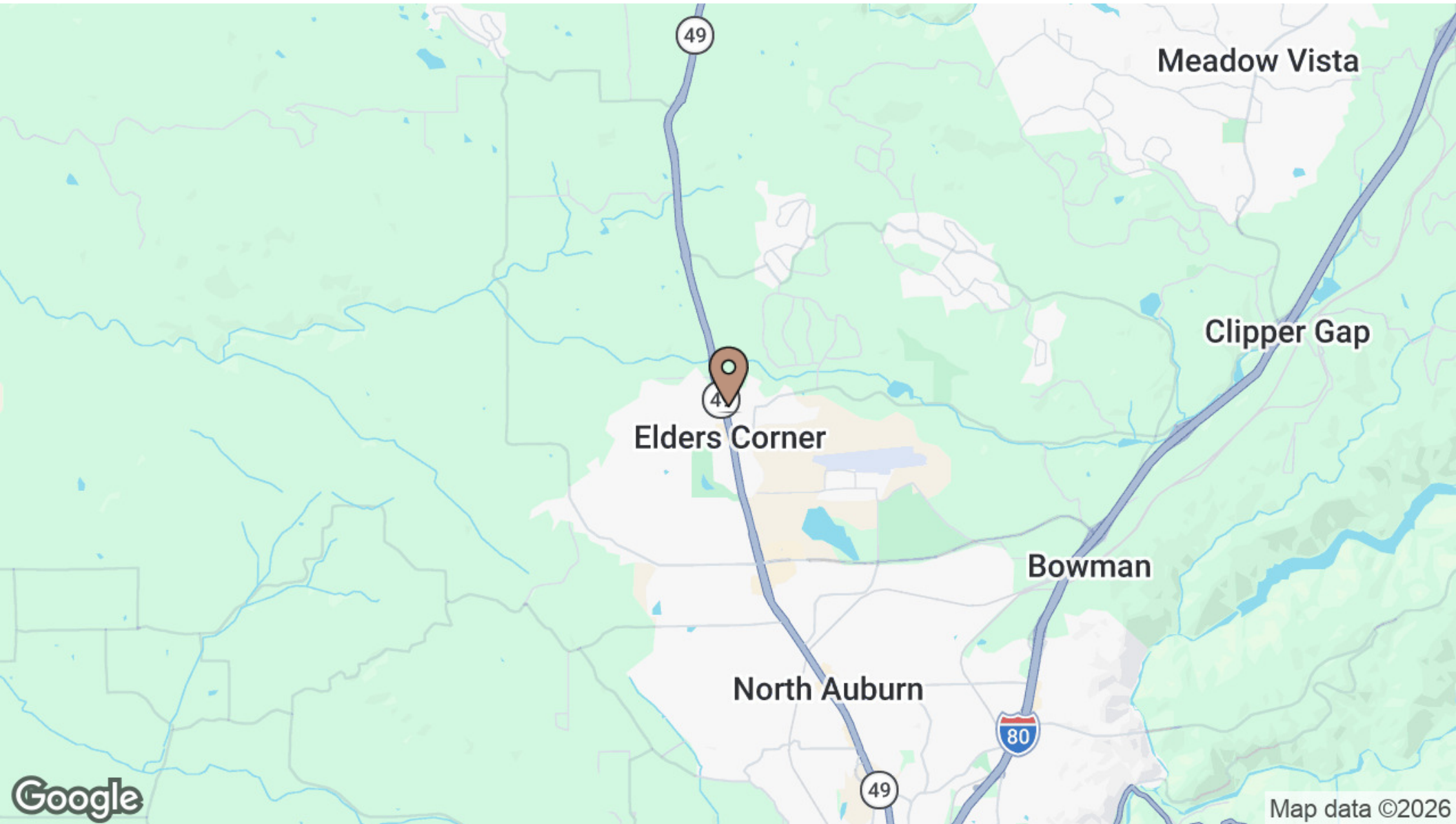
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Aerial Map



Google

Map data ©2026

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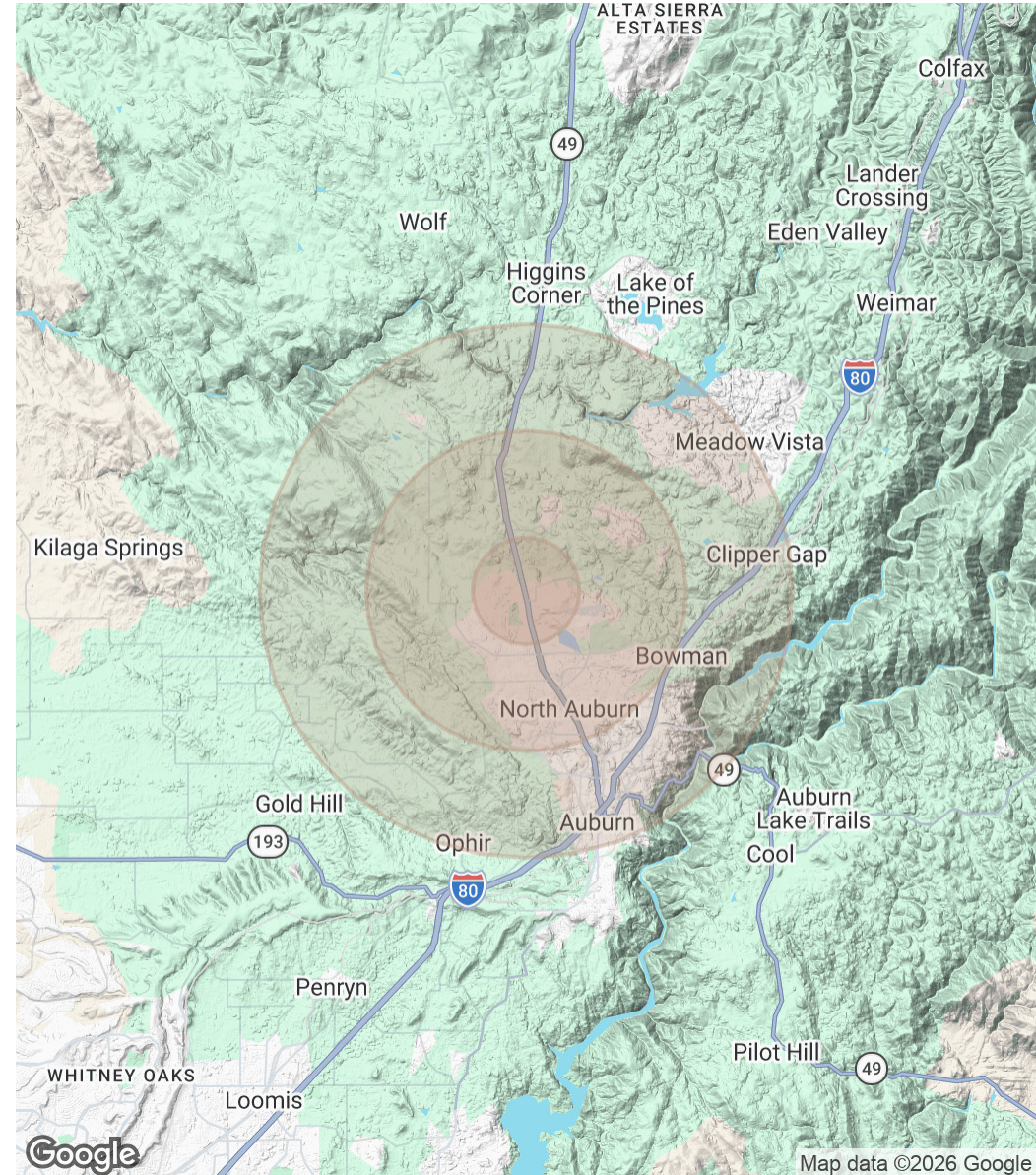
Demographics Map & Report

<b>Population</b>	<b>1 Mile</b>	<b>3 Miles</b>	<b>5 Miles</b>
Total Population	4,592	18,129	38,351
Average Age	44.8	48.9	49.6
Average Age (Male)	43.8	45.0	47.6
Average Age (Female)	46.3	51.3	50.4

<b>Households &amp; Income</b>	<b>1 Mile</b>	<b>3 Miles</b>	<b>5 Miles</b>
Total Households	1,855	6,985	15,486
# of Persons per HH	2.5	2.6	2.5
Average HH Income	\$115,456	\$124,614	\$121,034
Average House Value	\$537,481	\$584,352	\$634,921

2023 American Community Survey (ACS)



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