

THE LIVINGSTON BUILDING

605 - 725 HIGH STREET
AUBURN, CA

FOR LEASE
829 SF - 7,278 SF RETAIL/RESTAURANT
SUITES AVAILABLE

ETHAN CONRAD
PROPERTIES INC.



MAJOR REMODEL COMPLETE

VIEW VIRTUAL TOUR

FOR MORE INFORMATION CONTACT:

Joey Chiurazzi
DRE: #02123466
joey@ethanconradprop.com

Ethan Conrad
DRE: #01298662
ethan@ethanconradprop.com

916.779.1000

ETHAN CONRAD PROPERTIES, INC
1300 NATIONAL DRIVE, SUITE 100 | SACRAMENTO CA, 95834 | 916.779.1000
www.ethanconradprop.com

FEATURES:

- Restaurant suite available with a significant amount of furniture, fixtures and equipment
- Tenant improvements on available suites are in good condition and are ready for immediate occupancy
- Excellent access to Hwy 80 at Elm Ave
- Large parking lot in rear
- Great location in Downtown Auburn on the corner of Elm Ave & High Street

**PROPERTY DETAILS:**

Historic building built in 1928 with lots of charm, located in the heart of downtown Auburn. One block from I-80 access with building access on both High Street and Lincoln Way.

LEASE RATES:

\$0.75 PSF - \$1.79 PSF, NNN

NNN costs are approximately \$0.42 PSF.

See [Restaurant Brochure](#) for details.

DEMOGRAPHICS:

2024 Total Population (est):
2024 Average HH Income:
Traffic Count:

1 Mile	3 Mile	5 Mile
7,179	24,535	41,504
\$94,365	\$115,941	\$122,340
I-80: 65,000, High Street:	6,600	

ETHAN CONRAD PROPERTIES, INC.

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

www.ethanconradprop.com

FOR LEASE

THE LIVINGSTON BUILDING | RETAIL/RESTAURANT

605 - 725 HIGH STREET
AUBURN, CA

FIRST FLOOR

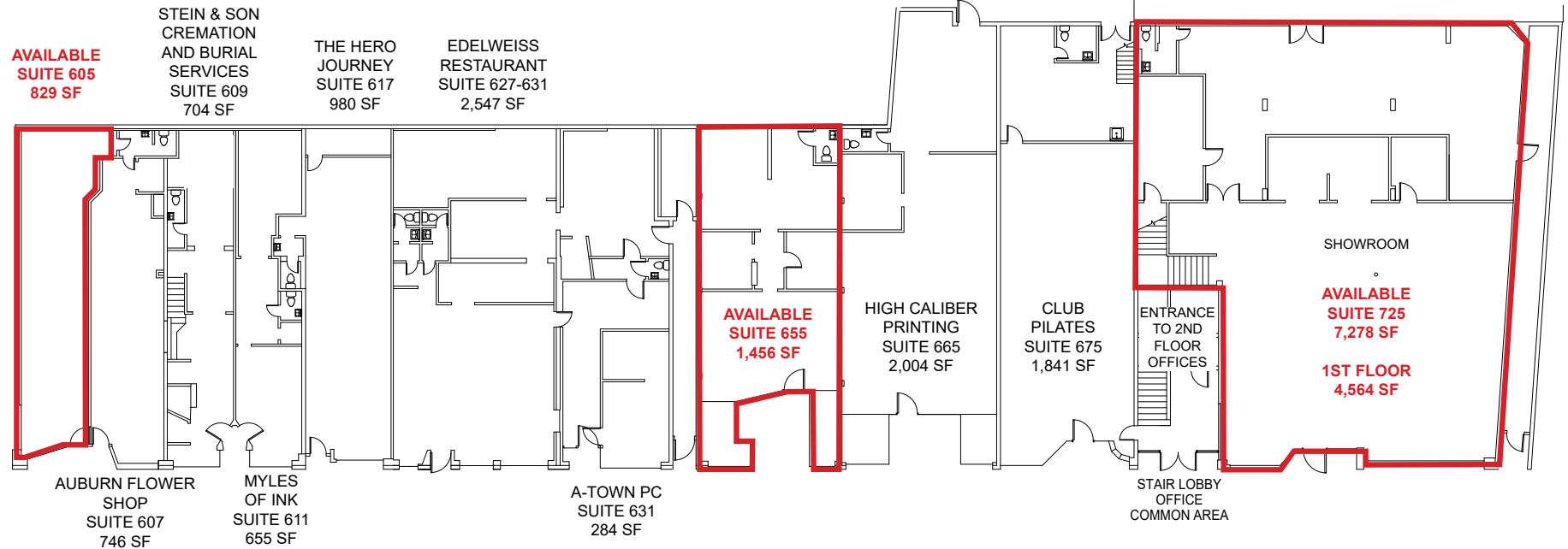
Suite	SF	Lease Rate	Monthly Rent
605	829	\$1.29, NNN	\$1,069.00
655	1,456	\$1.09, NNN	\$1,674.00
725	7,278	\$0.75, NNN	\$5,459.00

NNN costs are approximately \$0.42 PSF.

[VIEW VIRTUAL TOUR](#)

[VIEW VIRTUAL TOUR](#)

[VIEW VIRTUAL TOUR](#)

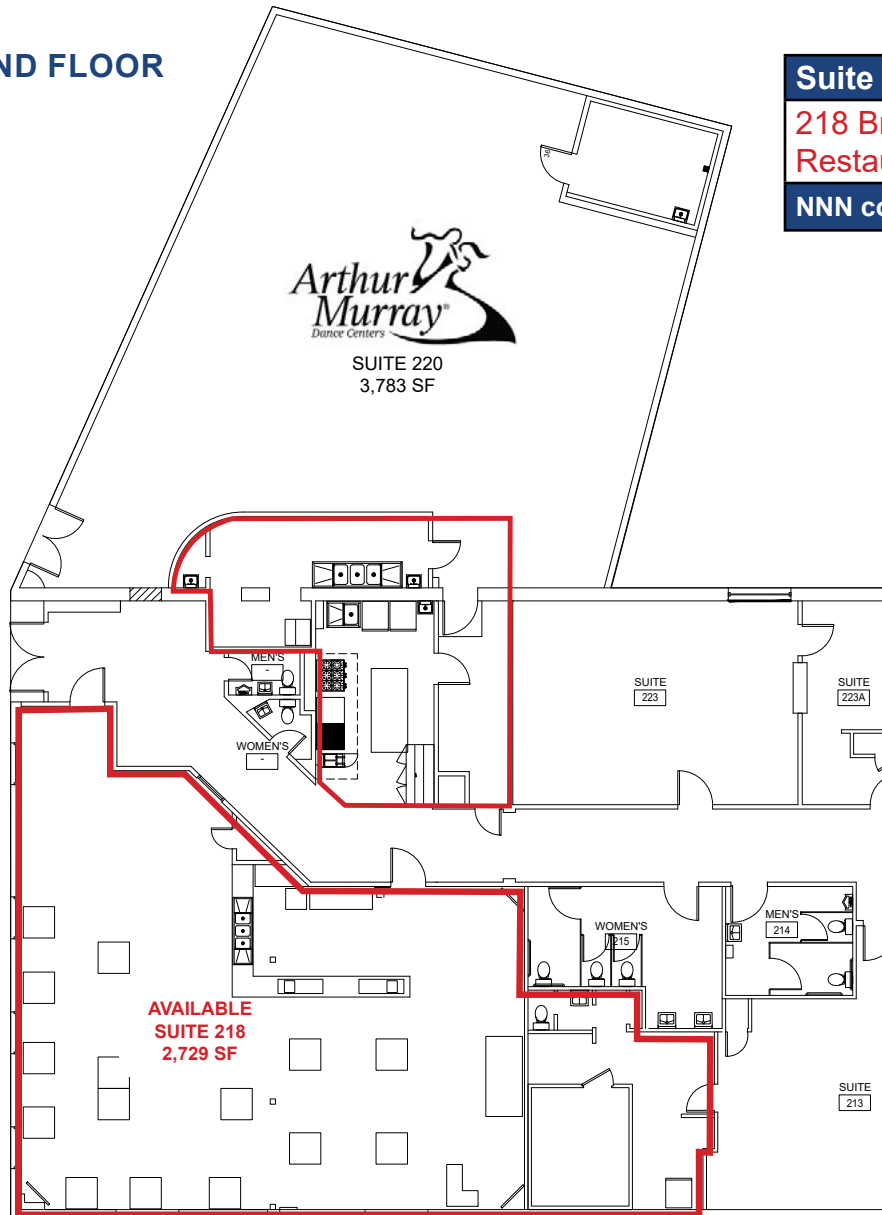


The information contained herein has been obtained from sources we believe to be reliable. However, we cannot guarantee, warrant or represent its accuracy and all information is subject to error, change or withdrawal. An interested party and their advisors should conduct an independent investigation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

FOR LEASE

THE LIVINGSTON BUILDING | RETAIL/RESTAURANT
605 - 725 HIGH STREET
AUBURN, CA

SECOND FLOOR



Suite	SF	Lease Rate	Monthly Rent
218 Brewery/ Restaurant/Bar	2,729	\$1.79, NNN	\$4,885.00
NNN costs are approximately \$0.42 PSF.			

[VIEW VIRTUAL TOUR](#)

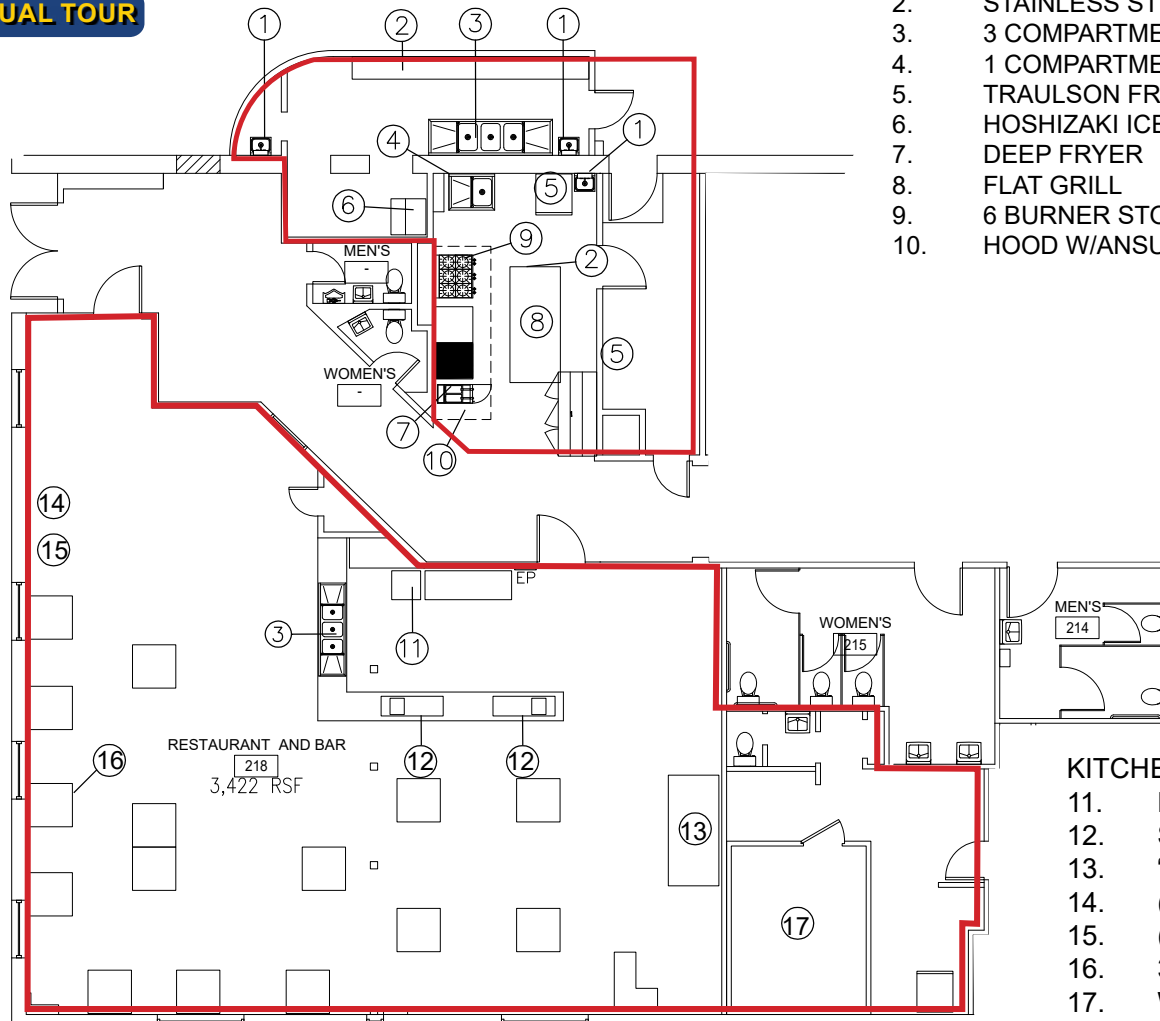
ETHAN CONRAD PROPERTIES, INC.

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

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.

SUITE 218

[VIEW VIRTUAL TOUR](#)


KITCHEN EQUIPMENT LIST

1. WALL HUNG SINK
2. STAINLESS STEEL PREP TABLE
3. 3 COMPARTMENT SINK W/DRAINBOARD
4. 1 COMPARTMENT SINK W/DRAINBOARD
5. TRAUULSON FREEZER
6. HOSHIZAKI ICE MAKER
7. DEEP FRYER
8. FLAT GRILL
9. 6 BURNER STOVE
10. HOOD W/ANSUL SYSTEM

KITCHEN EQUIPMENT LIST

11. POINT OF SALE REGISTER
12. STAINLESS STEEL TABLE W/WASH BASIN
13. "RANDELL" REFRIGERATED MULTI BEER TAP
14. (37) HIGH BACK CHAIRS – NOT SHOWN ON PLAN
15. (41) BAR STOOLS – NOT SHOWN ON PLAN
16. 3'X3' TABLE
17. WALK IN FRIDGE

FOR LEASE

THE LIVINGSTON BUILDING | RETAIL/RESTAURANT

605 - 725 HIGH STREET
AUBURN, CA



ETHAN CONRAD PROPERTIES, INC.

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

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.

PAGE

6