

Colliers

3123 Sutter Health
Sutter Auburn
Surgery Center
Sutter Imaging

3133 Sutter Health
Sutter Medical
Foundation

Auburn Medical Clinic

For Lease

High Profile Auburn Medical Office Building For Lease

3123 & 3133 Professional Drive, Auburn, CA 95603

Property Highlights

- » Bell Professional Plaza is comprised of two medical office buildings totaling 44,951 SF located on Professional Drive and Bell Road in Auburn, CA.
- » Located prominently in the medical hub of Auburn. Sutter Auburn Faith Hospital is less than 0.5 miles from the property.
- » Sutter Auburn Faith Hospital is a 64-bed acute care hospital. The hospital serves patients in Auburn and surrounding foothill communities.
- » Sutter Health Outpatient Surgery and Imaging Center on-site
- » Pharmacy and Quest Diagnostics on-site
- » The overall area is heavily populated with strong demographics as well as general office and retail needed to support a vast medical community.
- » Immediate access to a broad range of amenities and services and benefits from its close proximity to Interstate 49 and Interstate 80, providing easy access to all areas of the greater Sacramento region.
- » **Total Available:** 1,894 SF

Available Suites

3133 Professional Drive

- » **Suite 10:** 1,894 SF



Asking Rate: \$2.00/SF NNN



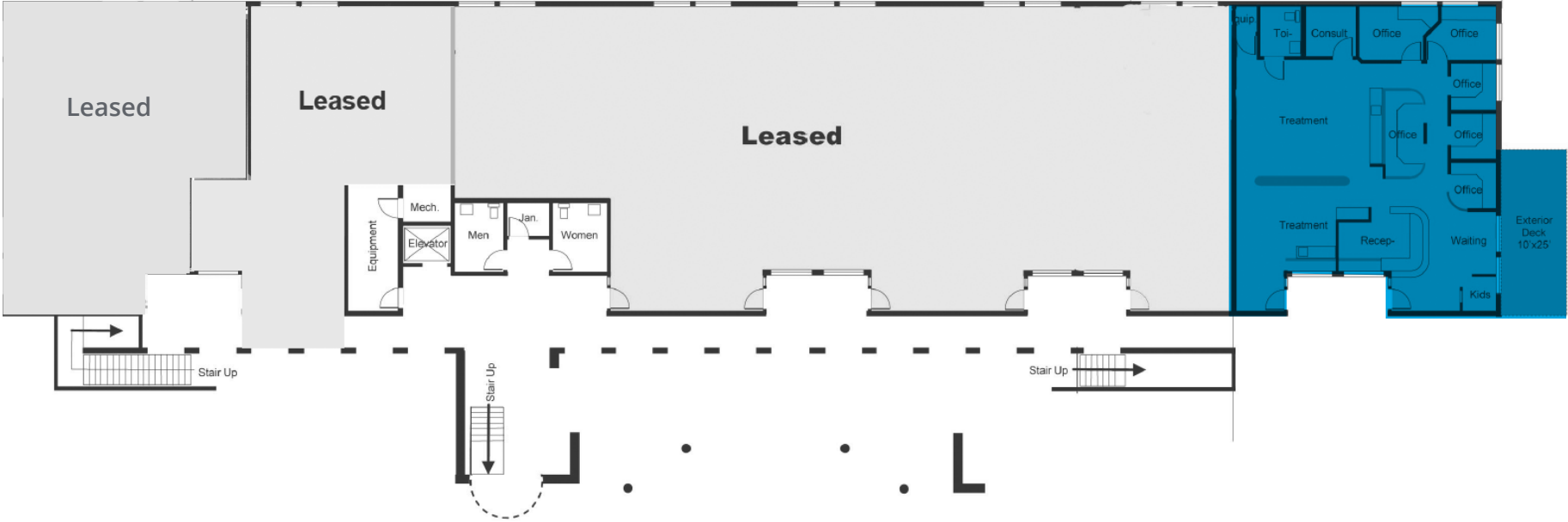
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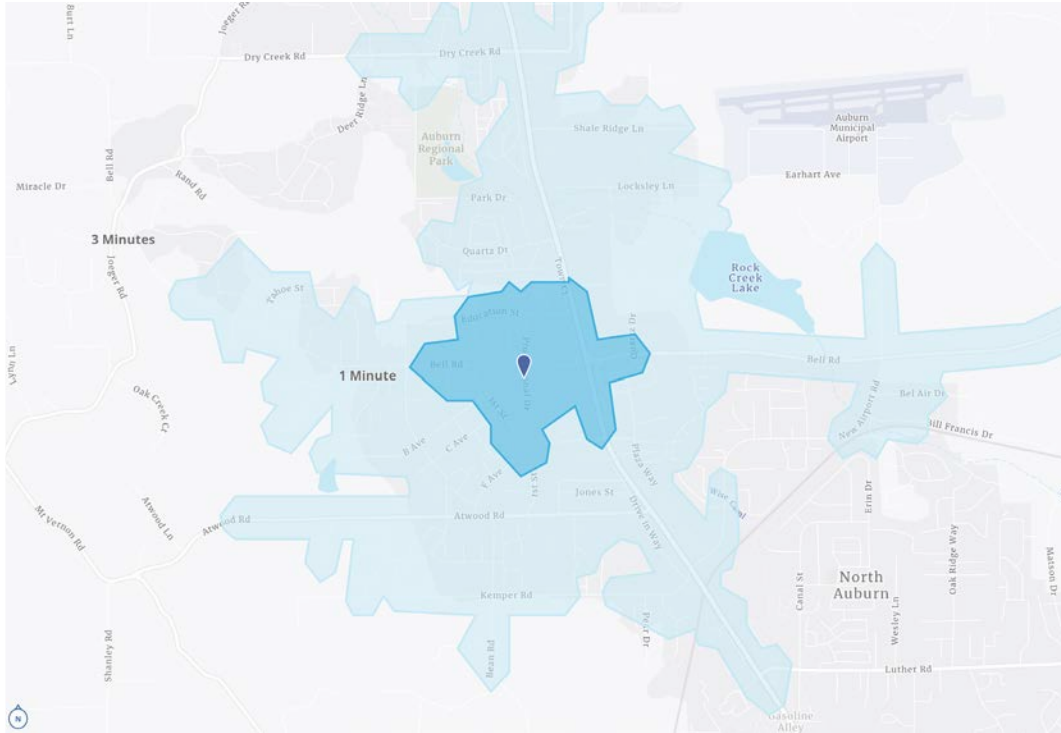
Floor Plan

3133 Professional Drive

Suite 10
±1,894 SF



Demographics Overview



| | 1-Mile | 3-Mile | 5-Mile |
|-----------------------------|----------|----------|-----------|
| Current Population | 7,606 | 25,481 | 42,963 |
| 2025 Population Projection | 7,947 | 26,521 | 44,754 |
| Average Age | 42 | 47 | 49 |
| Average Household Income | \$70,109 | \$92,870 | \$102,328 |
| Average Household Size | 2 | 2 | 2 |
| Bachelor's Degree or Higher | 22.8% | 28.7% | 32.7% |
| Households | 2,644 | 10,299 | 17,520 |



Nearby Medical



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FLOOR PLAN

3123 Professional Drive

Suite 210
±2,200 SF

Suite 250
±4,735 SF

