Auburn, CA 95602

±1,404 SF RETAIL SPACE AVAILABLE / FOR LEASE



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**OVERVIEW** FOR LEASE

#### **PREMISES**

SWC Combie Road and Higgins Road

## ±1,404 SF RETAIL SPACE AVAILABLE FORMER SANDWICH SHOP

#### ZONING

Commercial

#### **LEASE TYPE**

**Modified Gross** 

#### **ASKING RENT**

**Upon Request** 

#### **NEIGHBORS**

CVS, CartWorx, Circle K, Quick Quack Car Wash, Holiday Market and El Dorado Savings Bank

#### PROPERTY HIGHLIGHTS

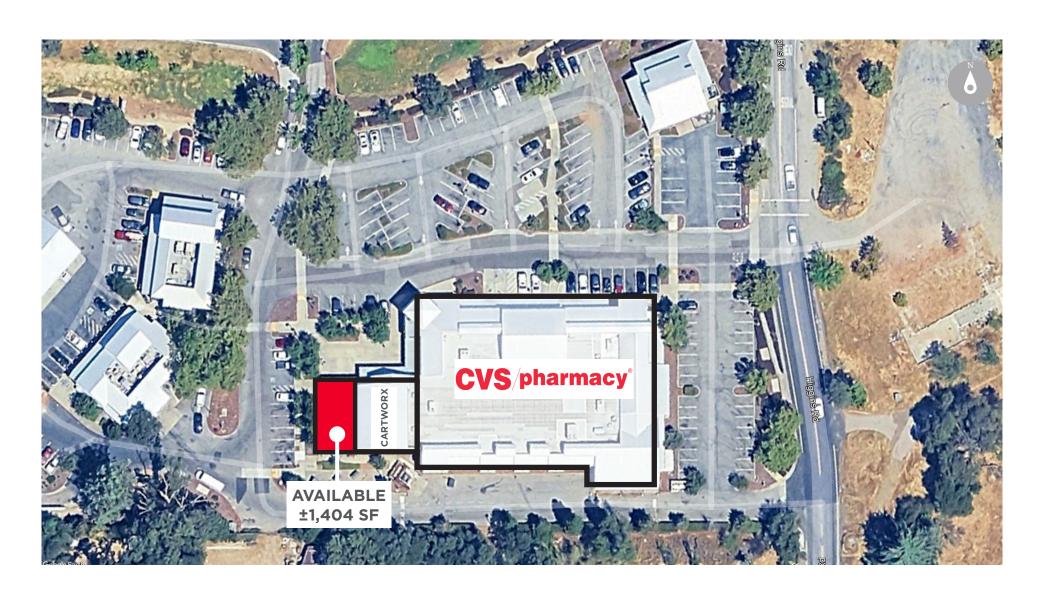
- Anchored by CVS Pharmacy
- Located at the intersection of Highway 49 & Combie Road
- Close proximity to Highway 49, the Lake of the Pines residential community, Darkhorse Golf Club and Bear River High School
- Strong growth area & is adjacent to Higgins Marketplace; a newly constructed shopping center anchored by Holiday Market
- Regional draw from the foothill communities of Auburn, Grass Valley, Penn Valley and Nevada City





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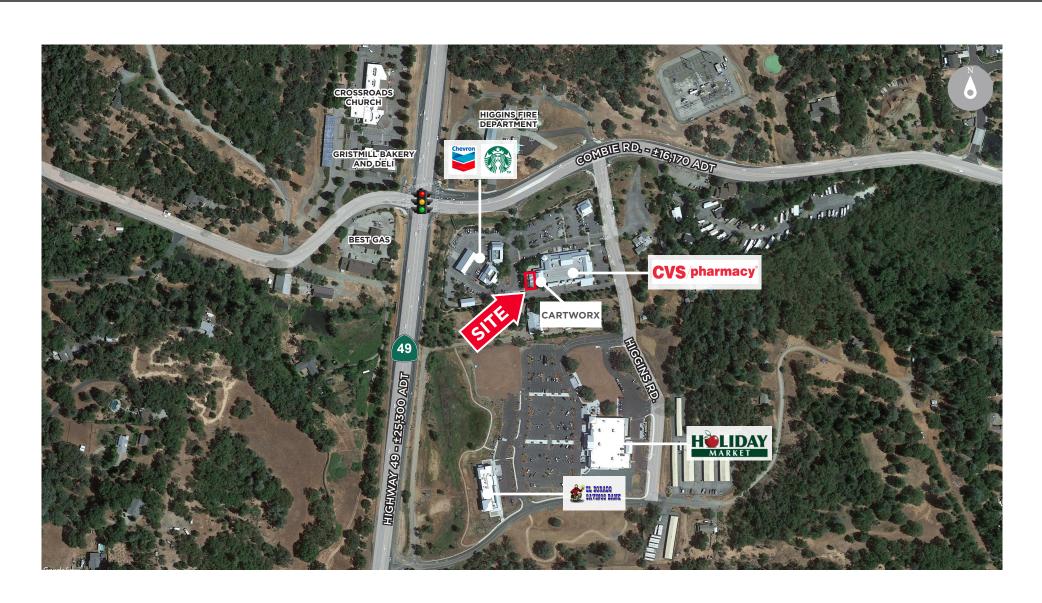
**SITE PLAN** FOR LEASE



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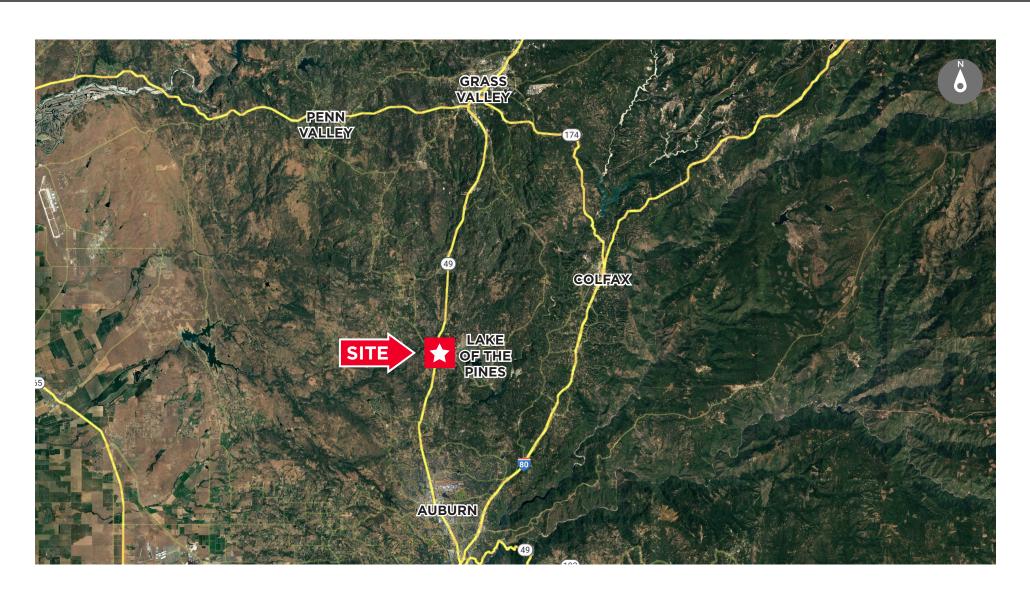
**NEIGHBORHOOD MAP** 

FOR LEASE



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**LOCATION MAP** FOR LEASE



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#### **DEMOGRAPHICS**

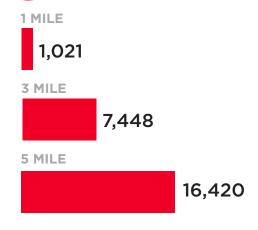
FOR LEASE



3 MILE 8,451

5 MILE 19,341

# DAYTIME POPULATION





51.8 YEARS OLD

53.5
YEARS OLD

54.2 YEARS OLD



1 MILE \$80,884

3 MILE \$82,907

5 MILE \$89,353





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