

AVAILABLE FOR LEASE
±2,162 SF

10045 COMBIE RD.
AUBURN, CA 95602



Blair J. Wheatley
Director

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cushmanwakefield.com



COVID-19 Site Specific Plan for Tours

ABOUT

10045 COMBIE RD.
AUBURN, CA 95602

PROPERTY PROFILE

Location:	10045 Combie Rd. Auburn, CA 95602
Space Available:	±2,162 SF
APN:	057-260-018-000
Zoning:	Commercial
Trade Area Neighbors:	CVS Pharmacy, Subway, Starbucks, Holiday Market, Chevron & 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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DEMOGRAPHICS

10045 COMBIE RD.
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TOTAL POPULATION

1 MILE

950

3 MILE

8,451

5 MILE

19,341



DAYTIME POPULATION

1 MILE

1,021

3 MILE

7,448

5 MILE

16,420



MEDIAN AGE

1 MILE

51.8
YEARS OLD

3 MILE

53.5
YEARS OLD

5 MILE

54.2
YEARS OLD



MED. HOUSEHOLD INCOME

1 MILE

\$80,884

3 MILE

\$82,907

5 MILE

\$89,353



TRAFFIC COUNTS



HIGHWAY 49 ---> 25,300 ADT



COMBIE RD. ---> 16,170 ADT

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AERIAL - CLOSE UP

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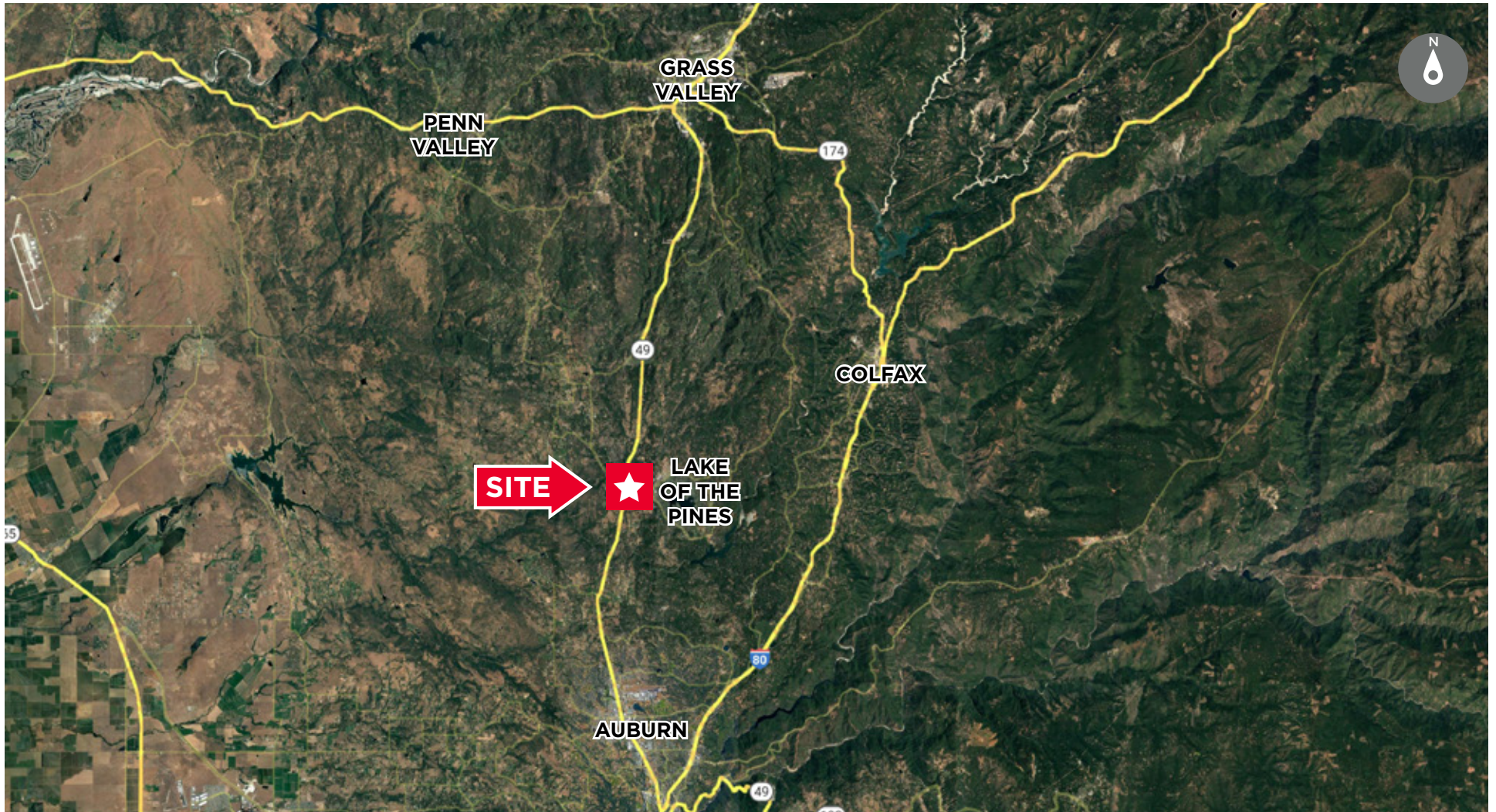
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AERIAL - FAR

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