

**SKYRIDGE COURTYARD**  
**660, 670 & 680 AUBURN FOLSOM RD**  
**AUBURN, CA**  
FOR LEASE  
1,470 SF RETAIL SUITE

**ETHAN CONRAD**  
PROPERTIES INC.



**REMODEL COMPLETE**

FOR MORE INFORMATION CONTACT:

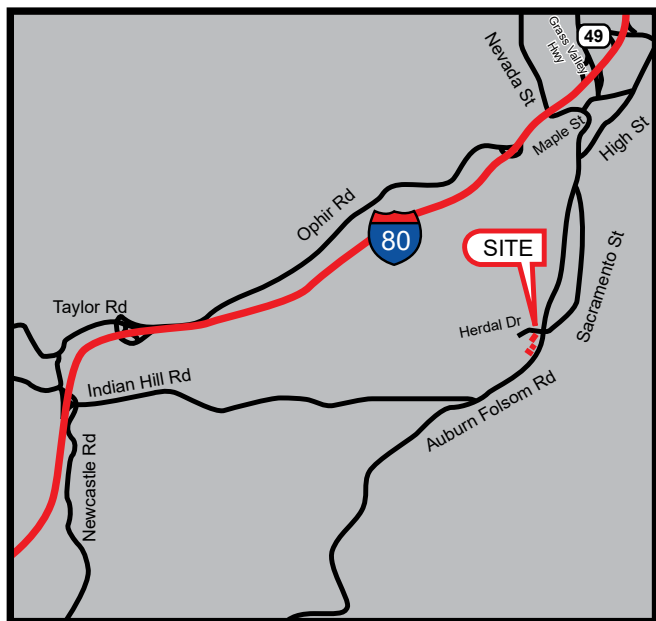
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**FEATURES:**

- Suite 101 is a former Starbucks with existing cafe improvements
- Minutes from I-80, downtown Auburn, and Old Town Auburn
- Frontage on Auburn Folsom Rd. with excellent visibility
- Strong daytime population
- Monument signage available



**PROPERTY DETAILS:**

Attractive mixed-use building with mature landscaping and excellent visibility facing Auburn Folsom Rd in Auburn, CA. Well-located on a busy thoroughfare with high traffic counts and in an area with strong household demographics. Property consistently over 95% occupied.

Excellent opportunity for a cafe, coffee/tea shop, sandwich shop, or any uses for a small kitchen.

**LEASE RATE:**

660 Auburn Folsom Rd  
 Suite 101                      1,470 SF                      \$2,573.00 (\$1.75 PSF, NNN)

NNN costs are approximately \$0.54 PSF.

**DEMOGRAPHICS:**

	<b>1 Mile</b>	<b>3 Mile</b>	<b>5 Mile</b>
2023 Total Population (est):	4,607	17,994	39,767
2023 Average HH Income:	\$132,025	\$116,921	\$123,069
Traffic Count @ Auburn Blvd:	19,087 vehicles per day		

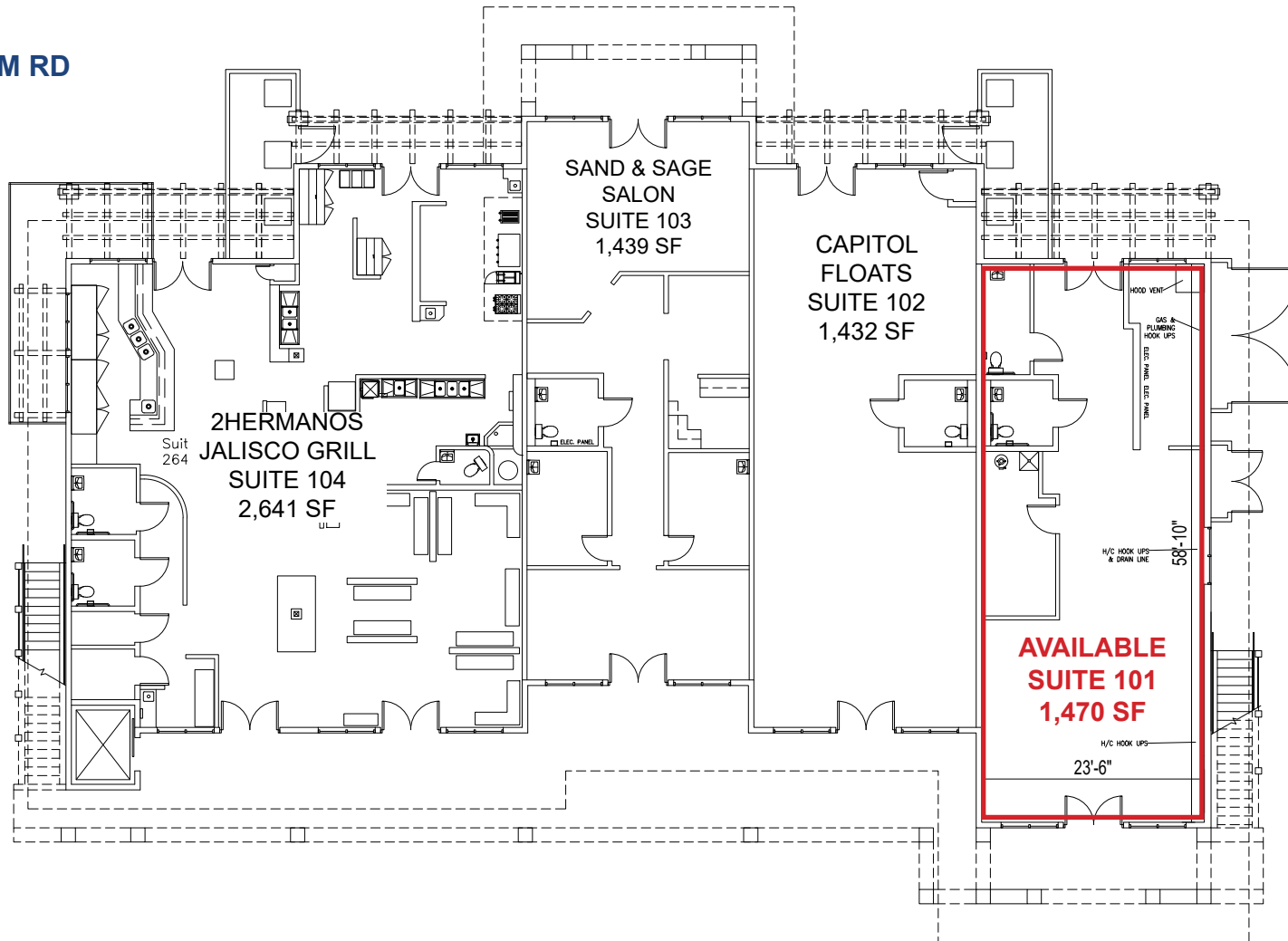
**ETHAN CONRAD PROPERTIES, INC.**

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.



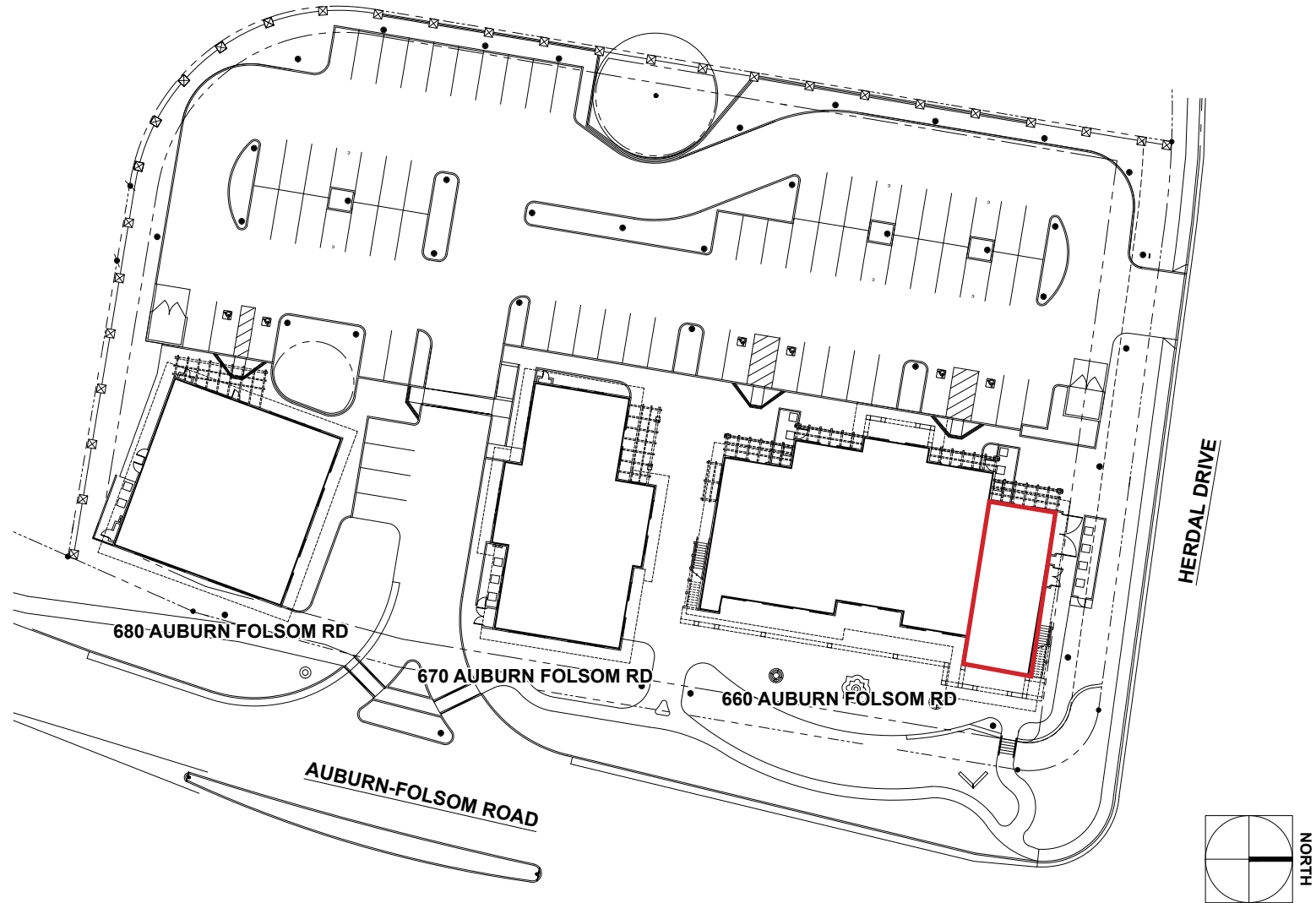
FLOOR PLAN  
660 AUBURN FOLSOM RD  
1ST FLOOR



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SITE PLAN



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