

# THE LIVINGSTON BUILDING

605 - 725 HIGH STREET  
AUBURN, CA

FOR LEASE

1,456 SF - 7,278 SF RETAIL/RESTAURANT  
SUITES AVAILABLE

ETHAN CONRAD  
PROPERTIES INC.



**MAJOR REMODEL COMPLETE**

FOR MORE INFORMATION CONTACT:

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**VIEW VIRTUAL TOUR**

**916.779.1000**

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

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AUBURN, CA

## FEATURES:

- Restaurant/Banquet Room suites 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 \$0.33 PSF.

See [Restaurant Brochure](#) for details.

## DEMOGRAPHICS:

	1 Mile	3 Mile	5 Mile
2024 Total Population (est):	7,179	24,535	41,504
2024 Average HH Income:	\$94,365	\$115,941	\$122,340
Traffic Count:	I-80: 65,000, High Street: 6,600		

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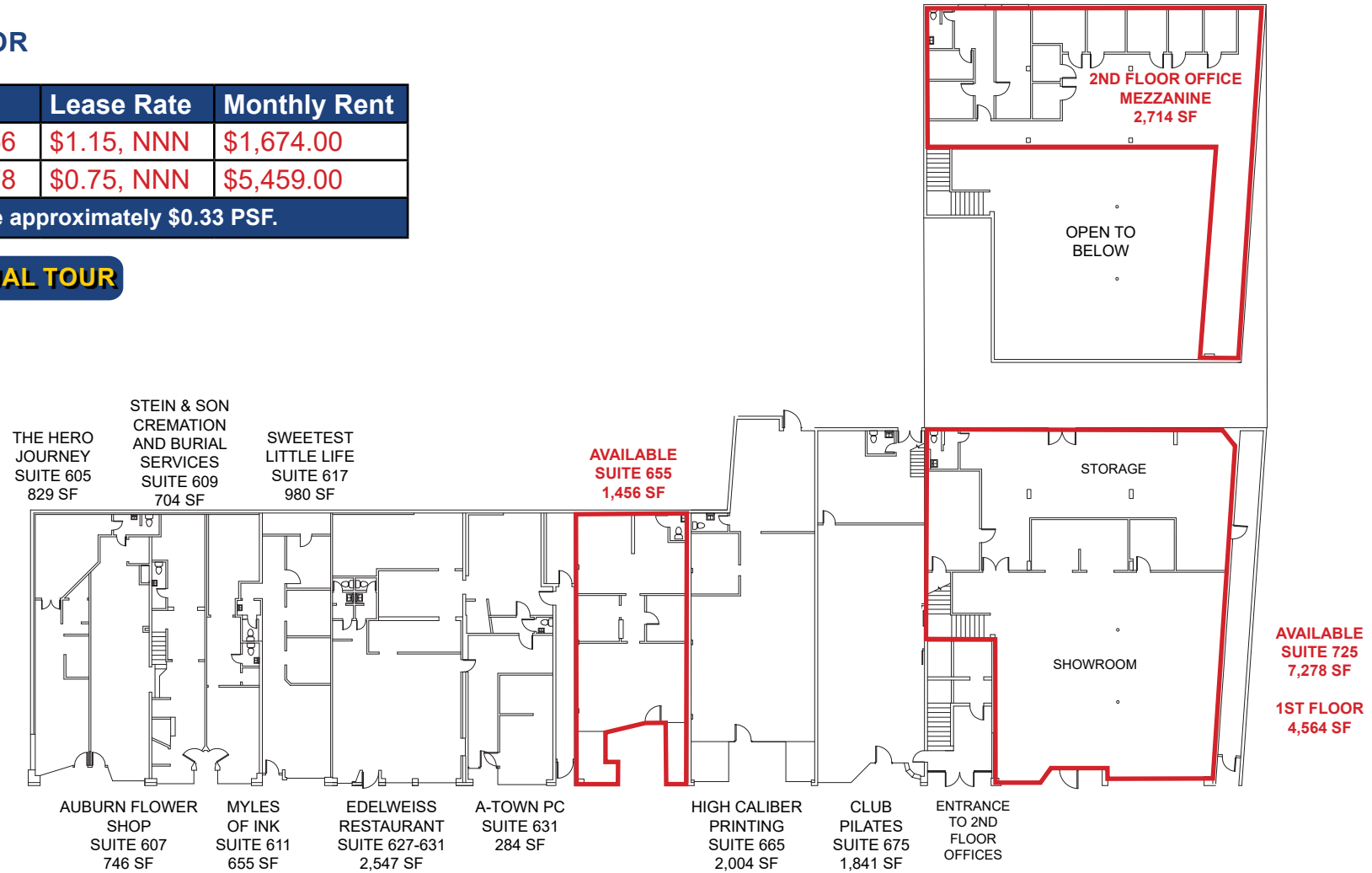
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## FIRST FLOOR

Suite	SF	Lease Rate	Monthly Rent
655	1,456	\$1.15, NNN	\$1,674.00
725	7,278	\$0.75, NNN	\$5,459.00

NNN costs are approximately \$0.33 PSF.

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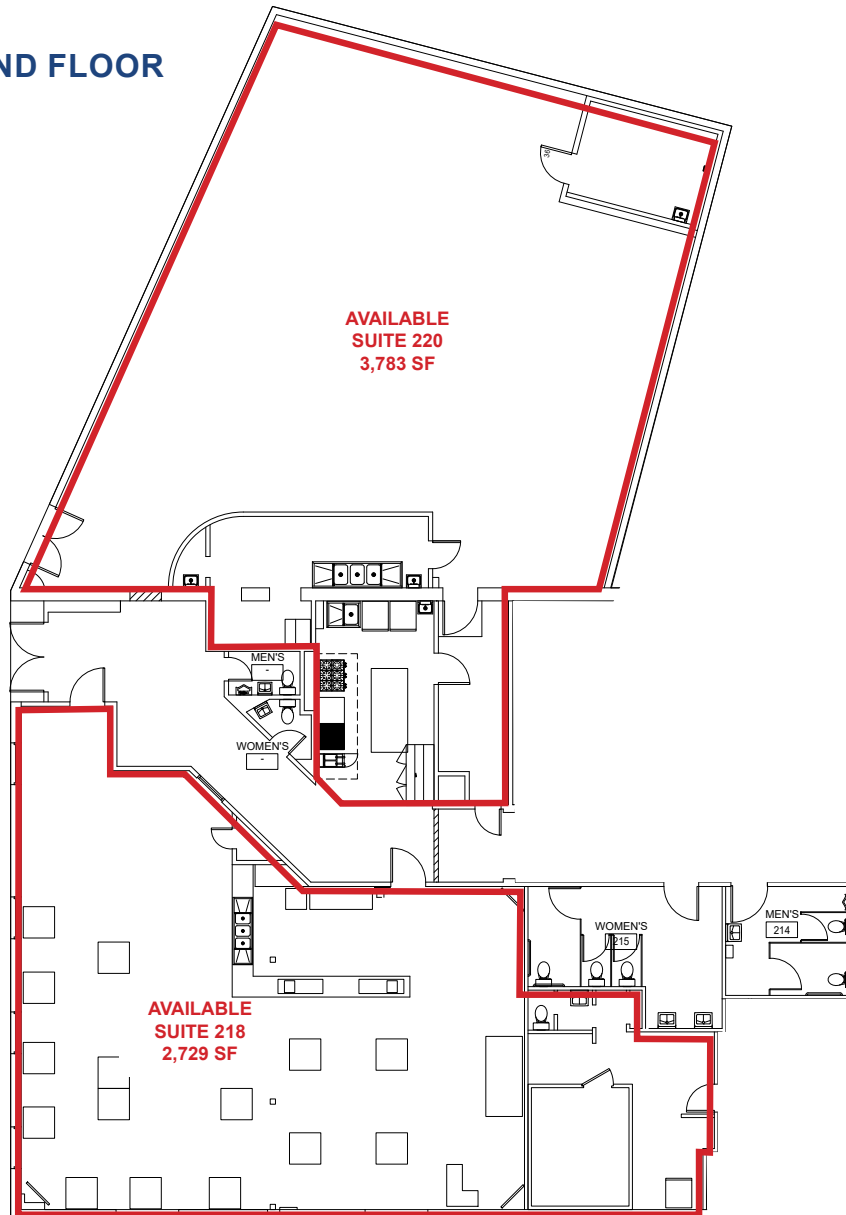
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SECOND FLOOR



Suite	SF	Lease Rate	Monthly Rent
218 Brewery/ Restaurant/Bar	2,729	\$1.79, NNN	\$4,885.00
220 Banquet Room	3,783	\$0.99, NNN	\$3,745.00
Total	6,512	\$1.29, NNN	\$8,319.00

NNN costs are approximately \$0.33 PSF.

[VIEW VIRTUAL TOUR](#)

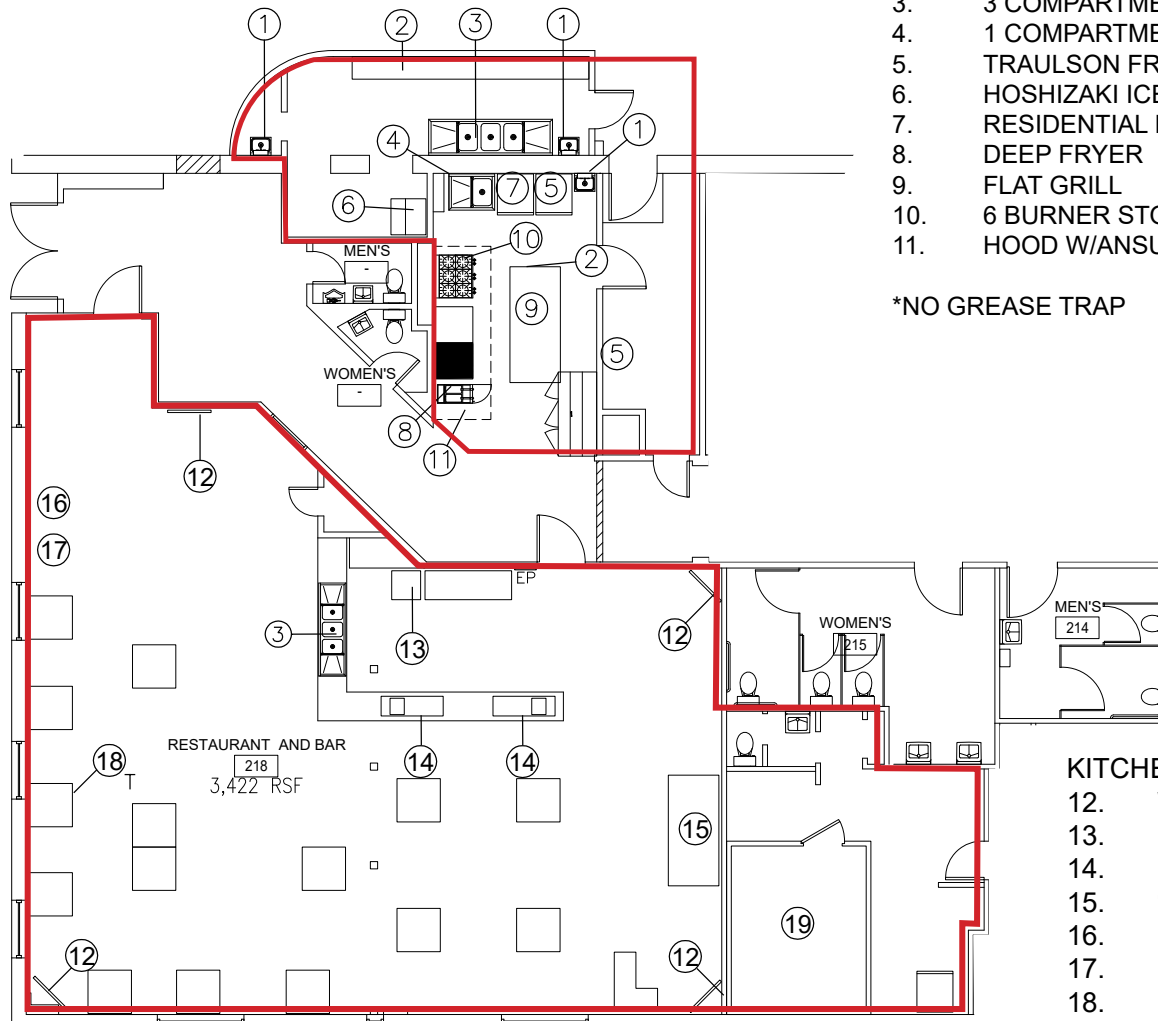
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**SUITE 218****KITCHEN EQUIPMENT LIST**

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

\*NO GREASE TRAP

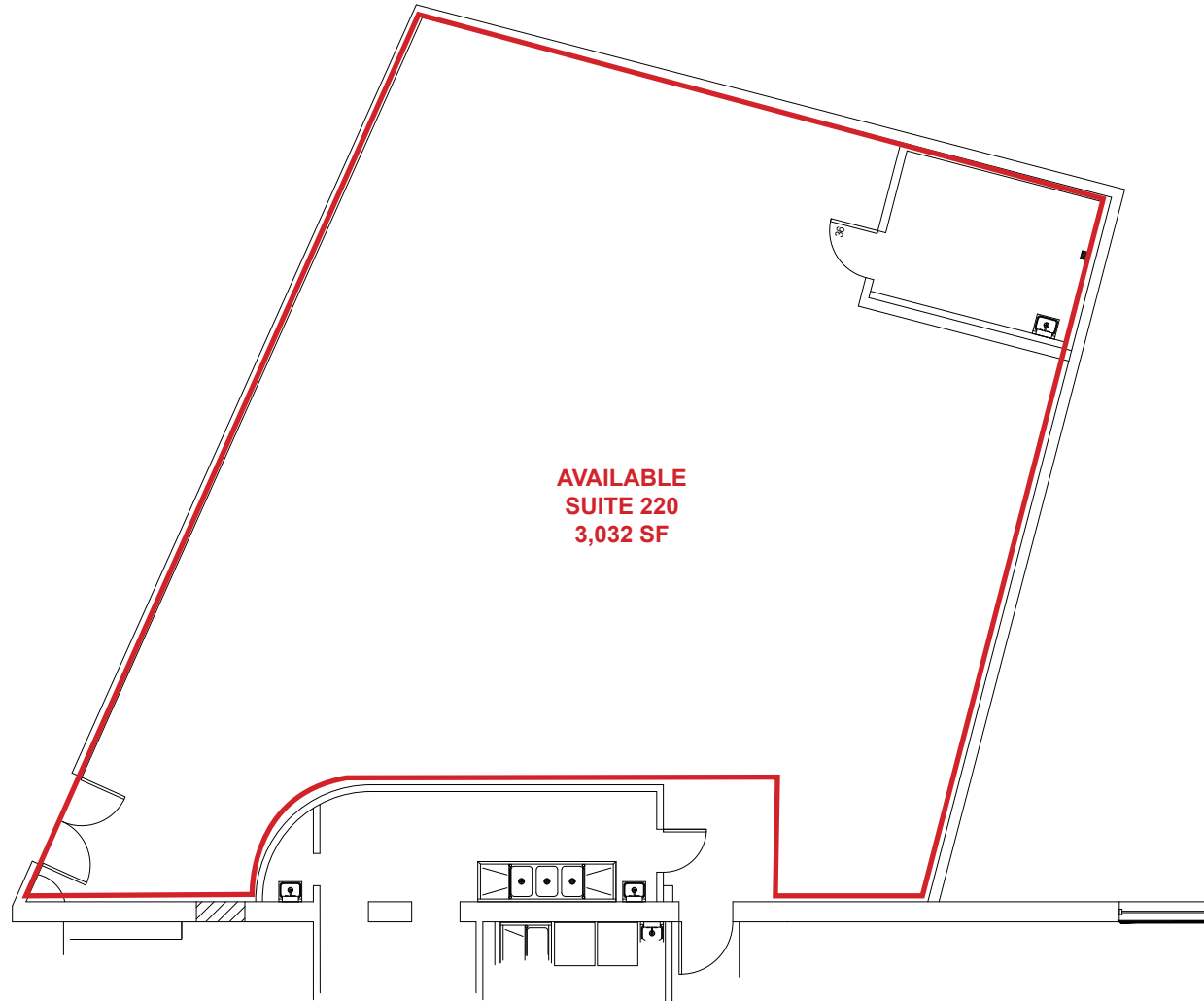
**KITCHEN EQUIPMENT LIST**

12. WALL MOUNTED TV
13. POINT OF SALE REGISTER
14. STAINLESS STEEL TABLE W/WASH BASIN
15. "RANDELL" REFRIGERATED MULTI BEER TAP
16. (37) HIGH BACK CHAIRS – NOT SHOWN ON PLAN
17. (41) BAR STOOLS – NOT SHOWN ON PLAN
18. 3'X3' TABLE
19. WALK IN FRIDGE

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SUITE 220



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