

# THE LIVINGSTON BUILDING

## 701 HIGH STREET

### AUBURN, CA

FOR LEASE

3,032 SF - 6,512 SF RESTAURANT/  
BANQUET ROOM

# 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

**FEATURES:**

- Restaurant/Banquet Room suites available with a significant amount of furniture, fixtures and equipment
- High visibility building signage
- 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.

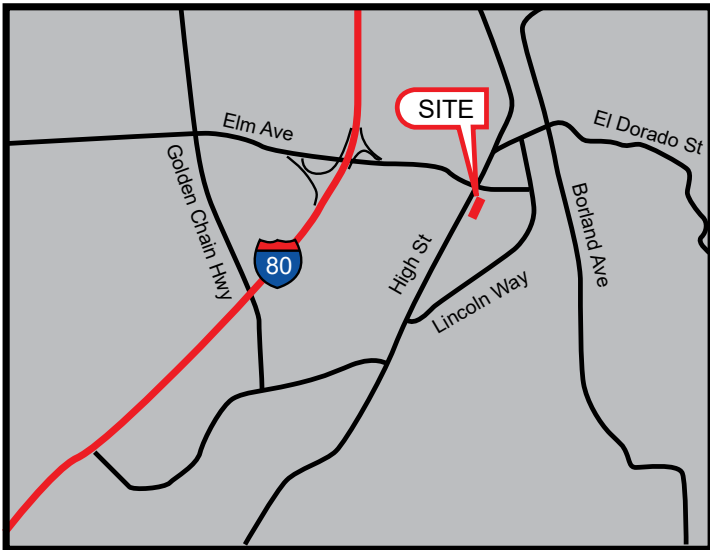
**LEASE RATES:**

Suite 218	3,480 SF	\$6,229.00 (\$1.79, NNN)
Suite 220	3,032 SF	\$3,002.00 (\$0.99, NNN)
Combined	6,512 SF	\$8,400.00 (\$1.29, NNN)

NNN costs are approximately \$0.39 PSF.

**DEMOGRAPHICS:**

	1 Mile	3 Mile	5 Mile
2022 Total Population (est):	17,449	40,255	45,384
2022 Average HH Income:	\$88,632	\$100,115	\$101,016
2022 Traffic Count:	I-80: 65,000, High Street: 6,600		



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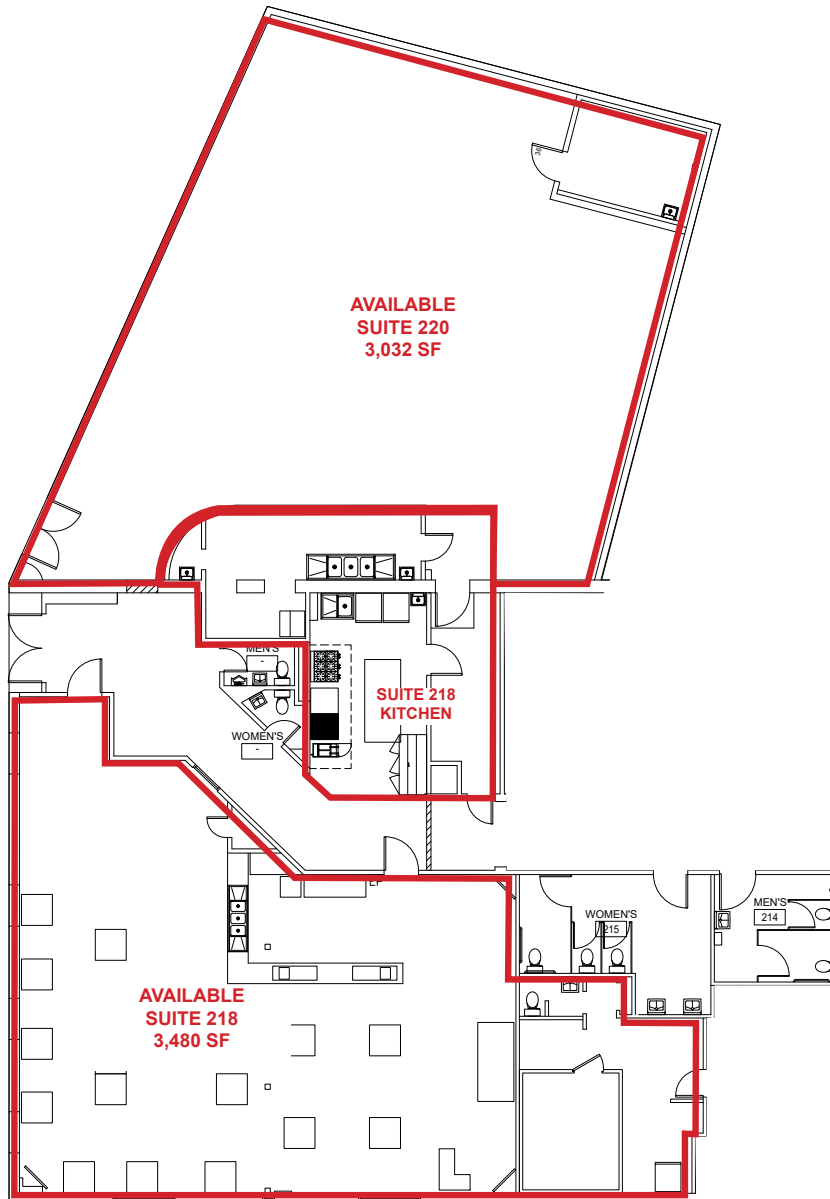
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FOR LEASE

# THE LIVINGSTON BUILDING | RESTAURANT

701 HIGH STREET  
AUBURN, CA

SECOND FLOOR



Suite	SF	Lease Rate	Monthly Rent
218	3,480	\$1.79, NNN	\$6,229.00
220	3,032	\$0.99, NNN	\$3,002.00
Total	6,472	\$1.29, NNN	\$8,349.00

NNN costs are approximately \$0.39 PSF.

[VIEW VIRTUAL TOUR](#)

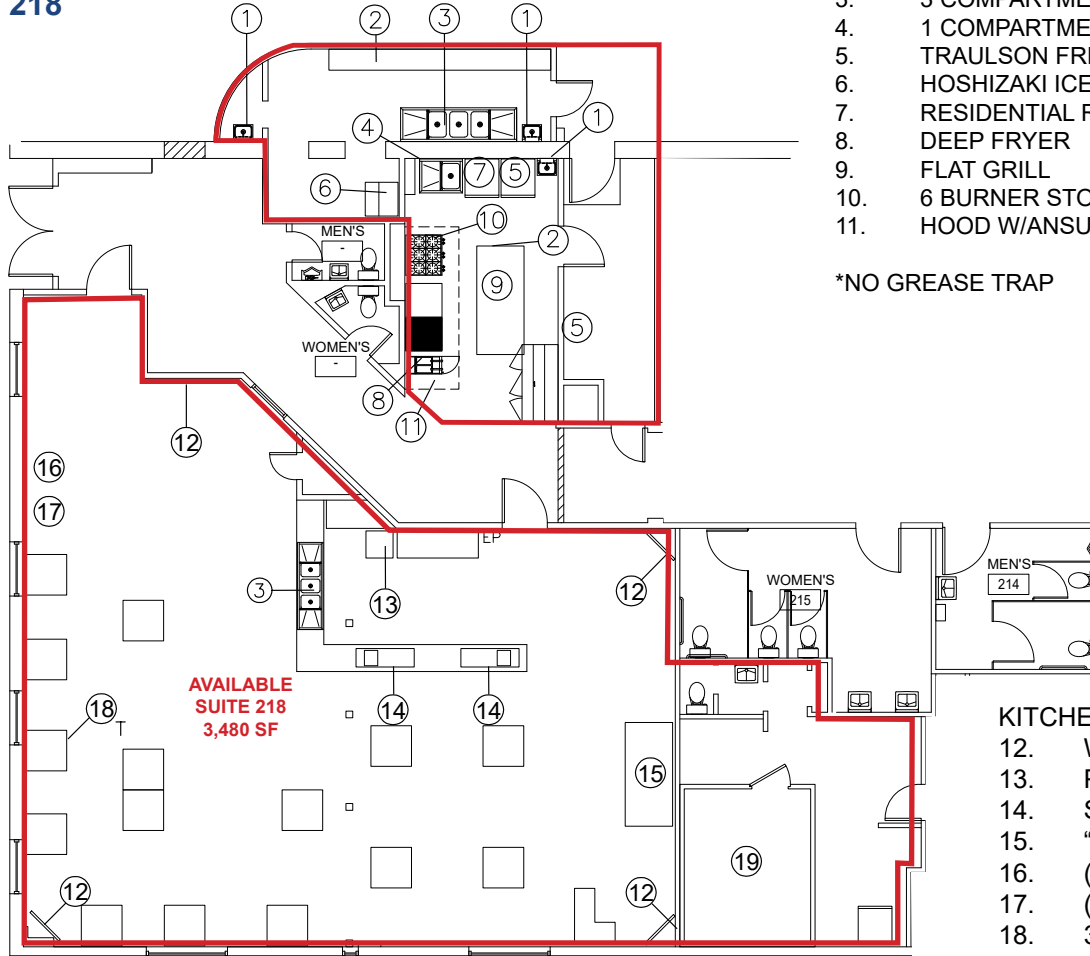
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SUITE 218



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. TRAUHLSON FREEZER
6. HOSHIZAKI ICE MAKER
7. RESIDENTIAL REFRIGERATOR
8. DEEP FRYER
9. FLAT GRILL
10. 6 BURNER STOVE
11. HOOD W/ANSUL SYSTEM

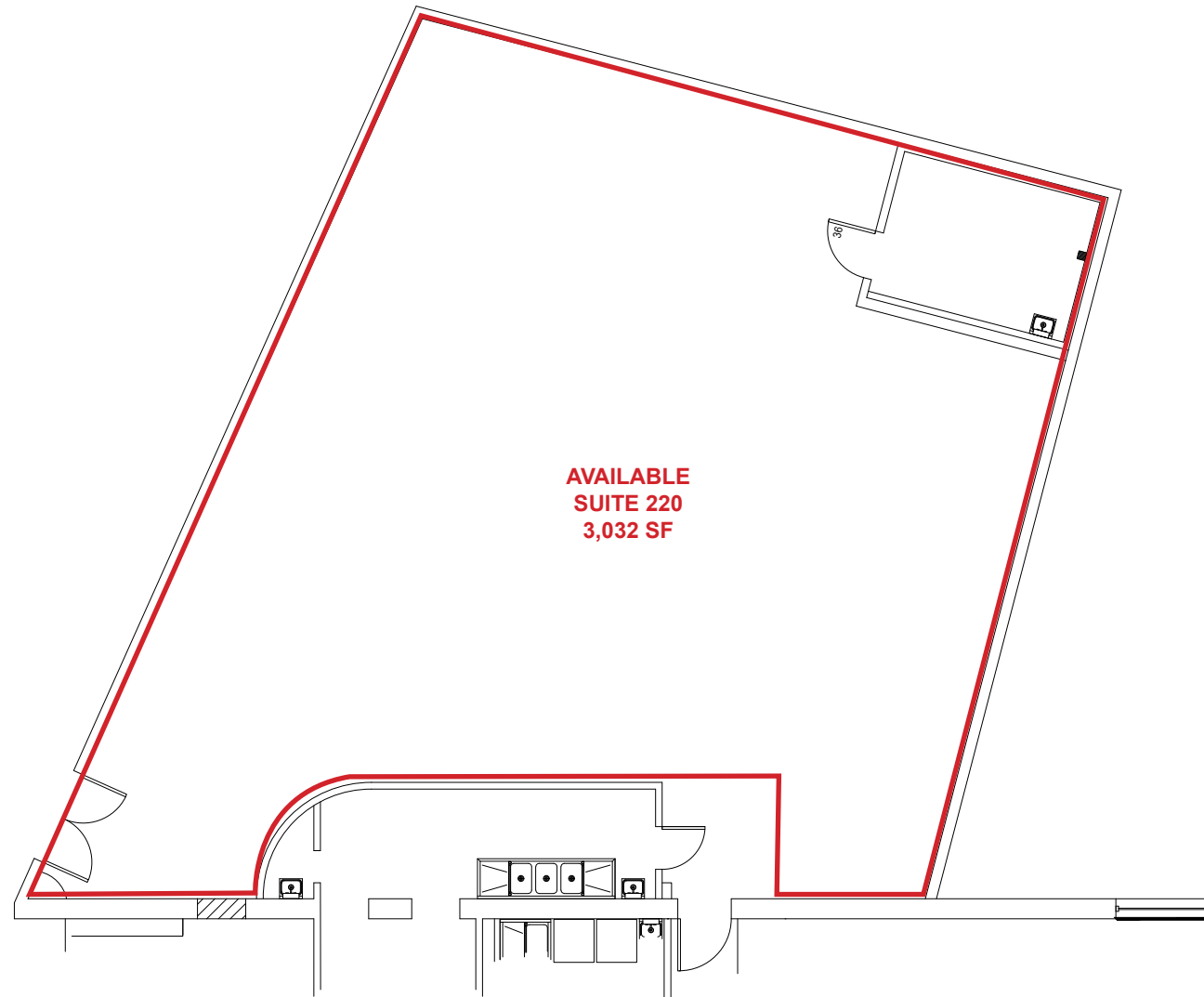
\*NO GREASE TRAP

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

AVAILABLE  
SUITE 218  
3,480 SF

SUITE 220



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