

# **GOLD COUNTRY MALL**

**1031 HIGH ST & 884 LINCOLN WAY**  
**AUBURN, CA**

**OFFICE AND RETAIL FOR LEASE**  
**338 SF - 2,701 SF AVAILABLE**

**ETHAN CONRAD**  
PROPERTIES INC.



**MAJOR REMODEL COMPLETE**

**VIEW VIRTUAL TOUR**

FOR MORE INFORMATION CONTACT:

**Joey Chiurazzi**  
DRE: #02123466  
joey@ethanconradprop.com

**Ethan Conrad**  
DRE: #01298662  
ethan@ethanconradprop.com

**916.779.1000**

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



## FEATURES:

- Excellent access to Hwy 80 at Elm Ave
- Great location in Old Town Auburn
- Access from High St and Lincoln Way
- Beautiful foyer
- Retail and Office suites available
- Highly visible retail suite available facing High St and Lincoln Way



## PROPERTY DETAILS:

Located in the heart of Downtown Auburn. Part of historic Auburn since 1938. Three blocks from I-80. Many retail and eatery options in close proximity. Close to Auburn Fair Grounds.

1st floor & 2nd Retail suites and 3rd floor Office suites are available.

Completely remodeled interior and exterior.



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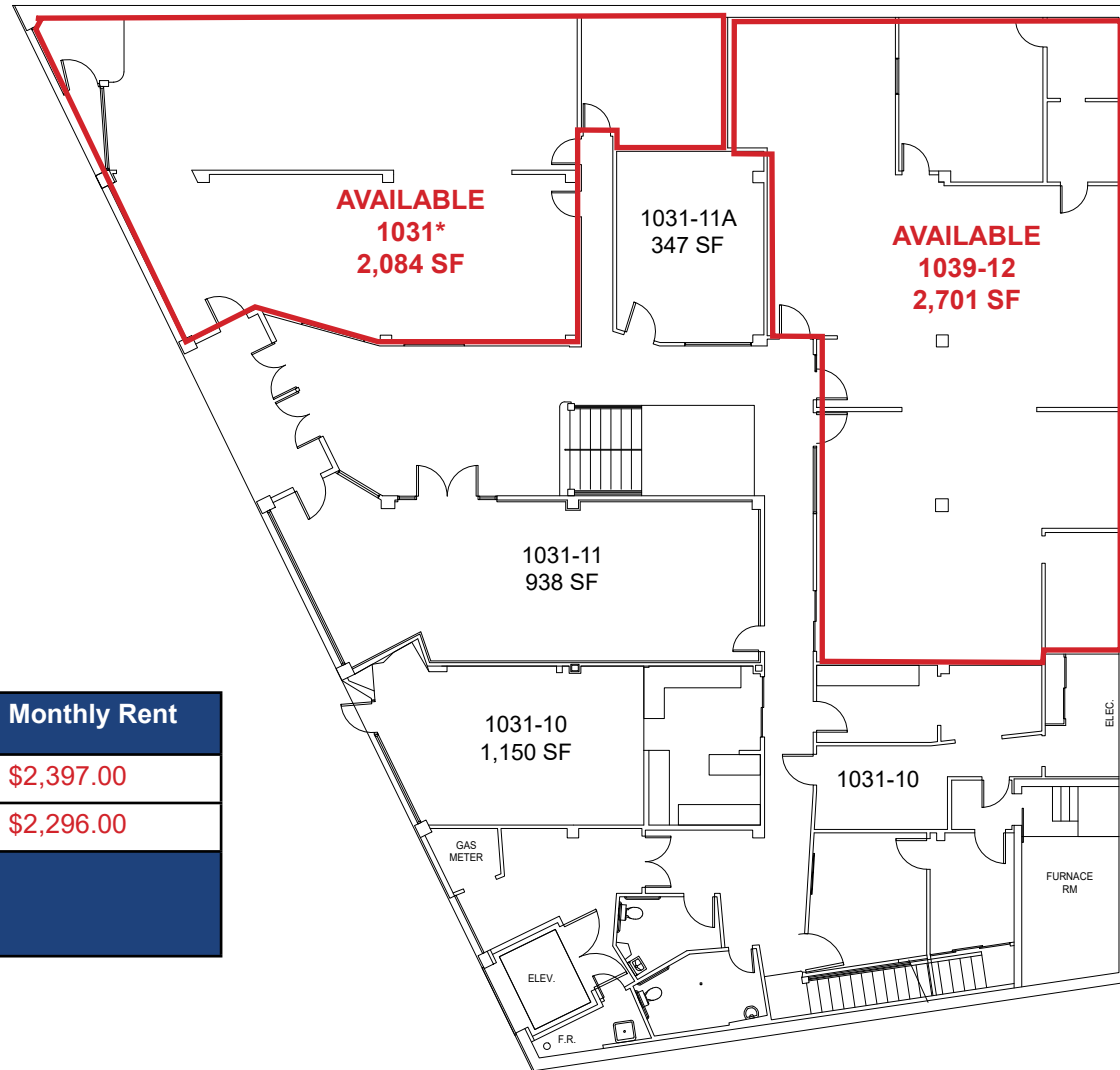
[www.ethanconradprop.com](http://www.ethanconradprop.com)

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.

# FOR LEASE

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### 1ST FLOOR PLAN RETAIL SUITES



Suite	SF	Lease Rate	Monthly Rent
1031*	2,084	\$1.15 PSF, NNN	\$2,397.00
1039-12	2,701	\$0.85 PSF, NNN	\$2,296.00
NNN costs are approximately \$0.43 PSF. Estimated utility costs are \$0.17 PSF. *Available with 30 days' notice.			

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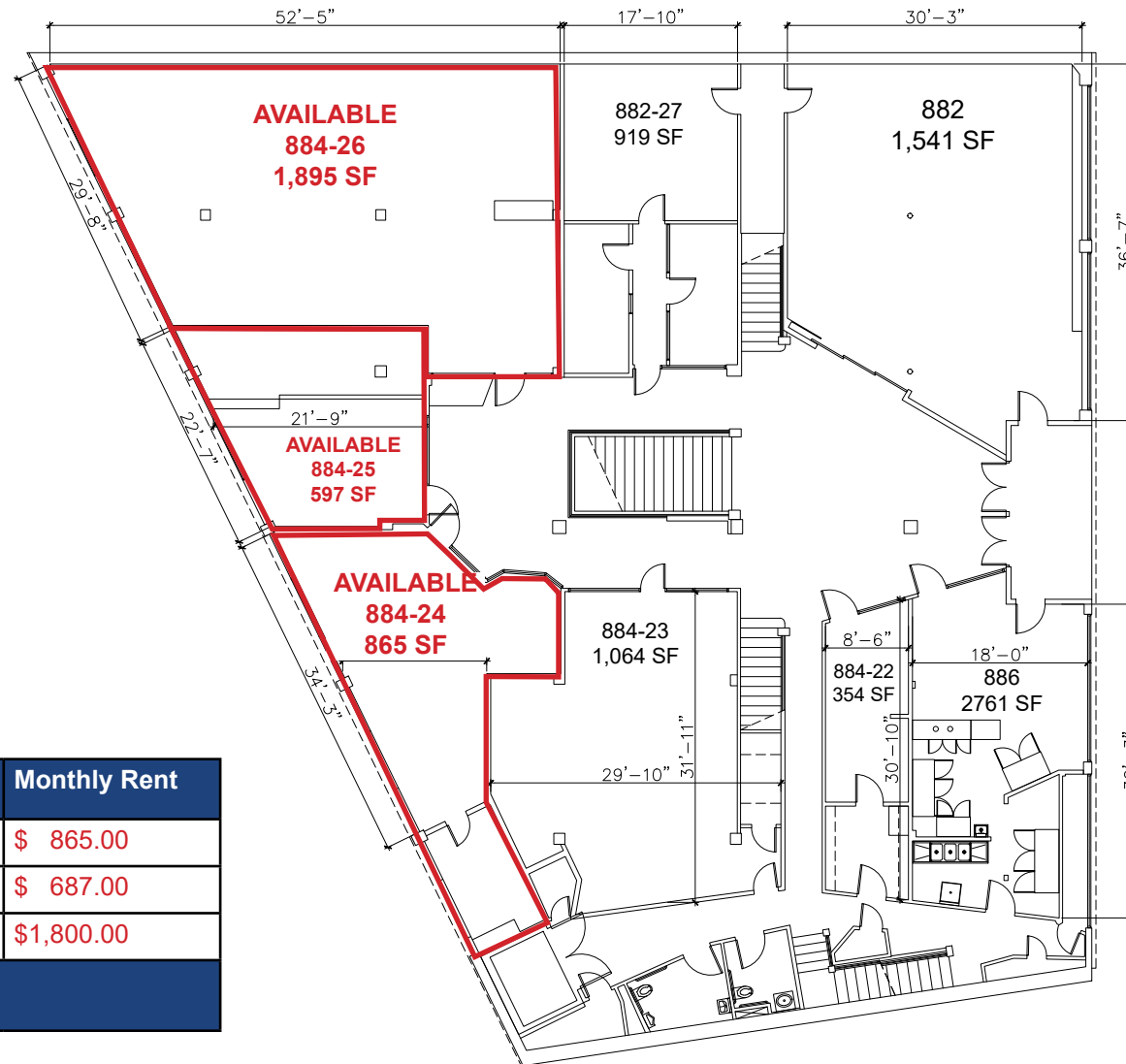
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**2ND FLOOR PLAN**  
**RETAIL SUITES**



**VIEW VIRTUAL TOUR**

Suite	SF	Lease Rate	Monthly Rent
884-24	865	\$1.00 PSF, NNN	\$ 865.00
884-25	597	\$1.15 PSF, NNN	\$ 687.00
884-26	1,895	\$0.95 PSF, NNN	\$1,800.00

NNN costs are approximately \$0.43 PSF.  
Estimated utility costs are \$0.17 PSF.

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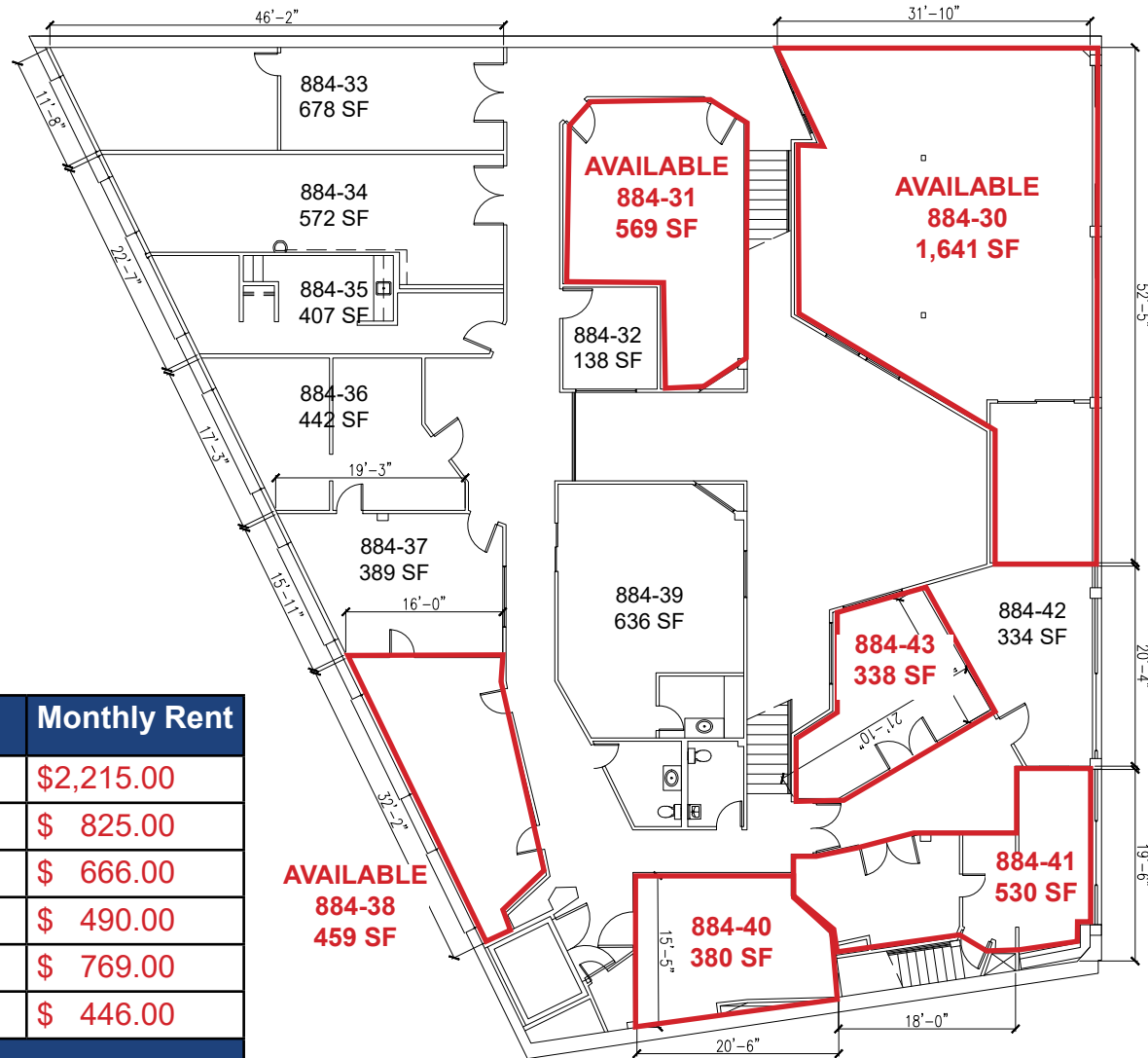
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### 3RD FLOOR PLAN OFFICE SUITES

Suite	SF	Lease Rate	Monthly Rent
884-30	1,641	\$1.35 PSF, FS	\$2,215.00
884-31	569	\$1.45 PSF, FS	\$ 825.00
884-38	459	\$1.45 PSF, FS	\$ 666.00
884-40	380	\$1.29 PSF, FS	\$ 490.00
884-41	530	\$1.45 PSF, FS	\$ 769.00
884-43	338	\$1.32 PSF, FS	\$ 446.00
FS less janitorial.			



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