

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

FOR MORE INFORMATION CONTACT:

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VIEW VIRTUAL TOUR

916.779.1000

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.

**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.

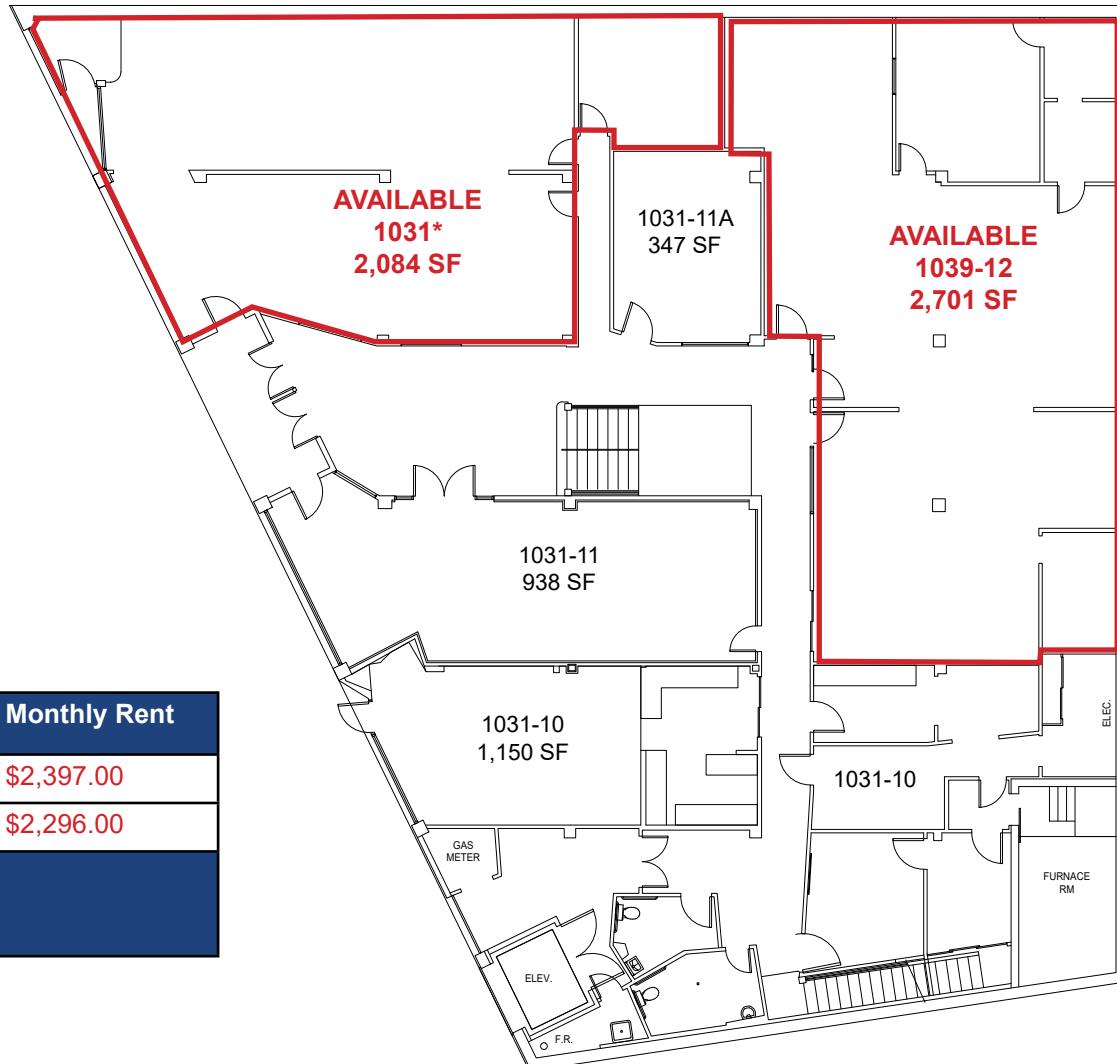
**1ST FLOOR PLAN
RETAIL SUITES**

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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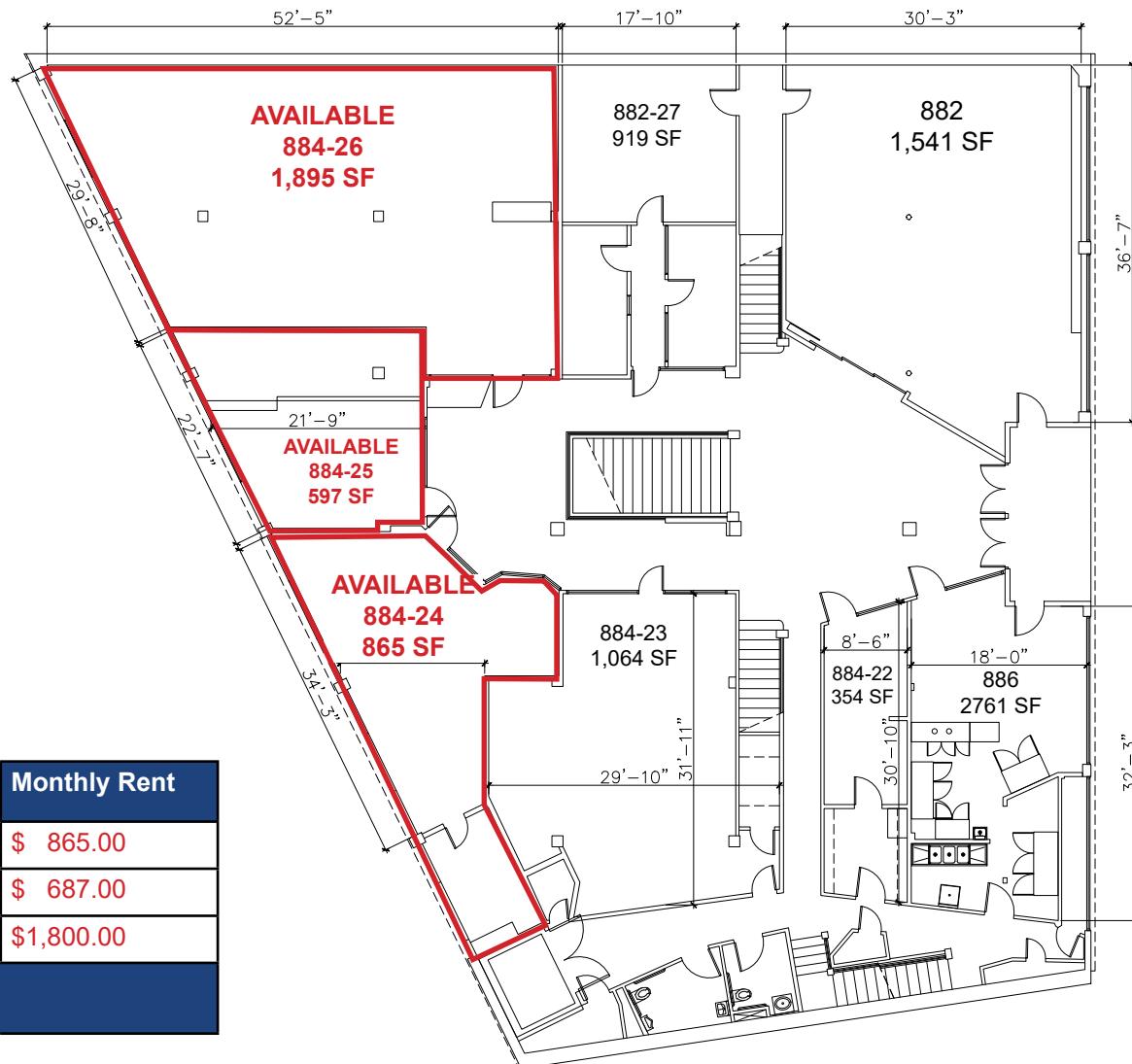
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2ND FLOOR PLAN
RETAIL SUITES



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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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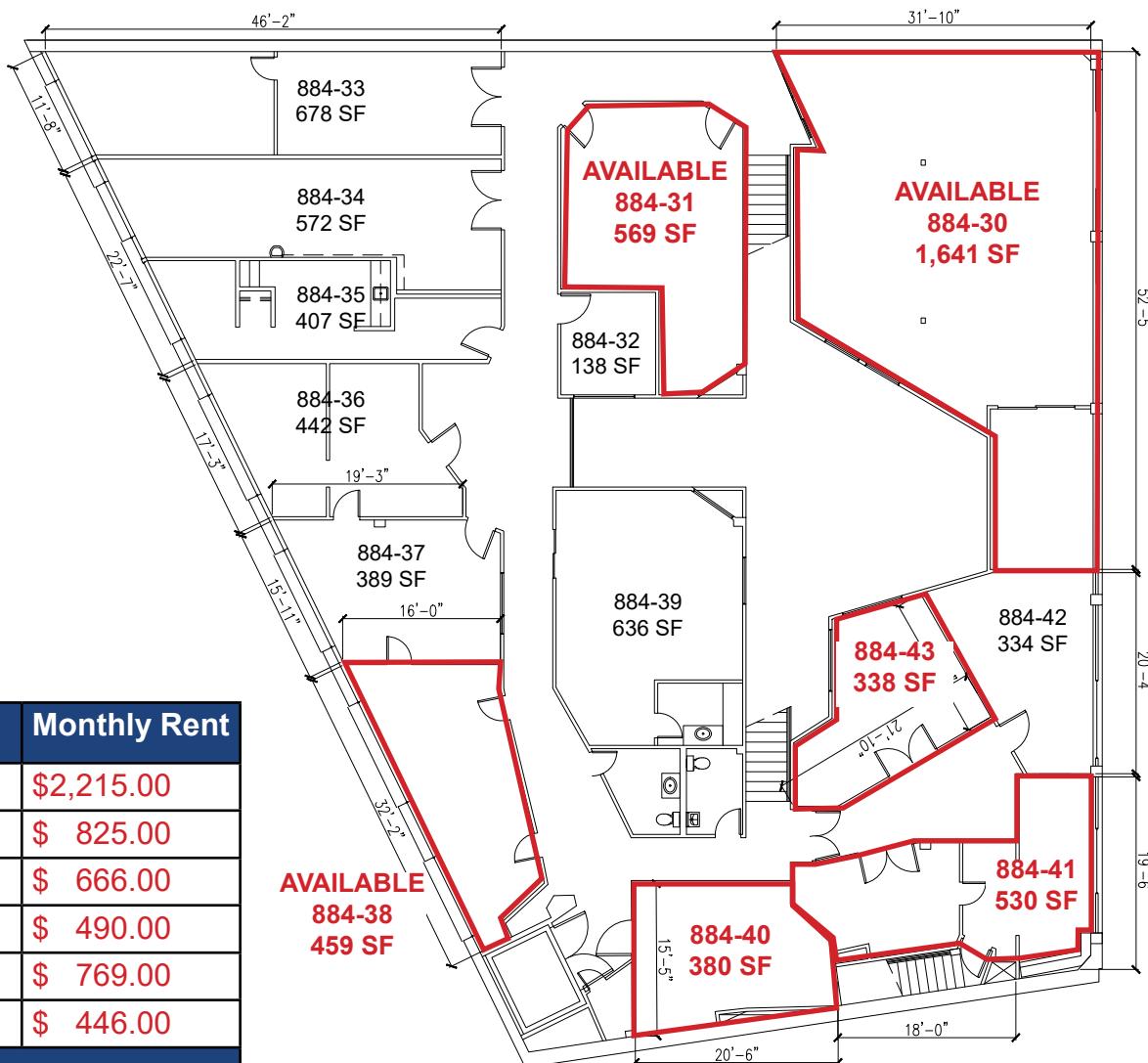
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**3RD FLOOR PLAN
OFFICE SUITES**

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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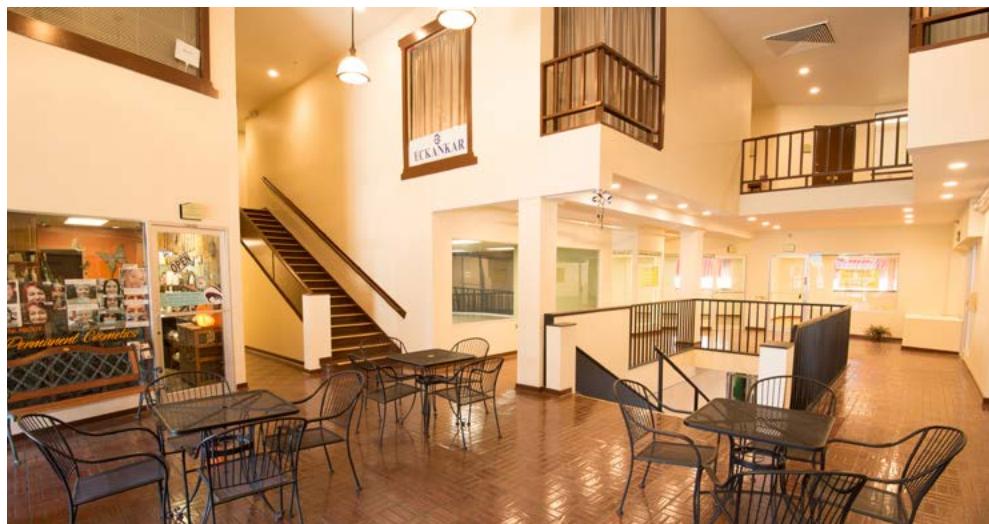
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