

GOLD COUNTRY MALL

1039 HIGH ST

AUBURN, CA

FOR LEASE

1,150 SF RESTAURANT SUITE

ETHAN CONRAD

PROPERTIES INC.

AVAILABLE
916-779-1000

GOLD COUNTRY MALL

MAJOR REMODEL COMPLETE

FOR MORE INFORMATION CONTACT:

Joey Chiurazzi

DRE: #02123466

joey@ethanconradprop.com

Ethan Conrad

DRE: #01298662

ethan@ethanconradprop.com

916.779.1000

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1300 NATIONAL DRIVE, SUITE 100 | SACRAMENTO CA, 95834 | 916.779.1000

www.ethanconradprop.com

FEATURES:

- Suite 1039-10 is a second generation restaurant space with a 5.5' wide hood
- Excellent access to Hwy 80 at Elm Ave
- Well-located in downtown Auburn
- Accessible from High St and Lincoln Way
- 15' of window line facing High St

**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 floor Retail suites and 3rd floor Office suites are available.

Completely remodeled interior and exterior.






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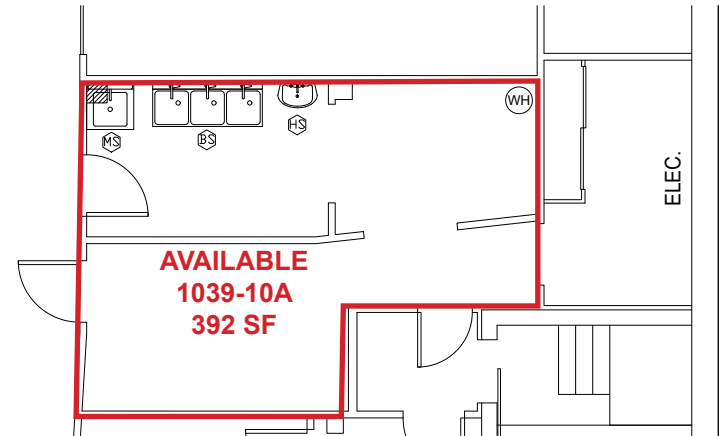
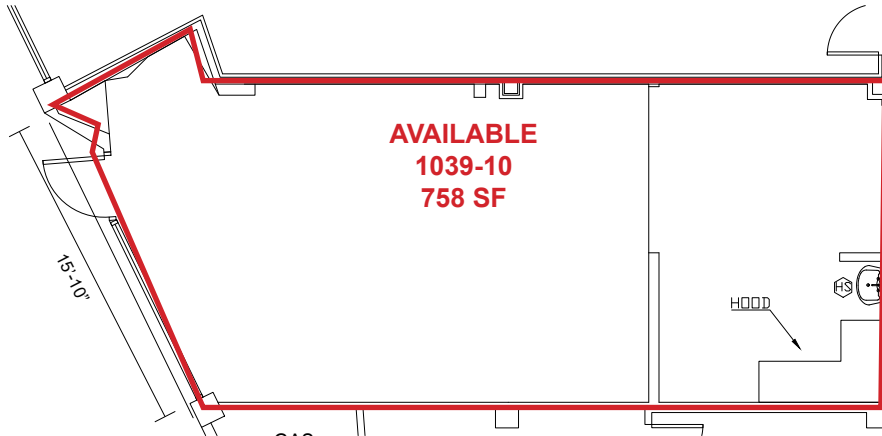
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The information contained herein has been obtained from sources we believe to be reliable. However, we cannot guarantee, warrant or represent its accuracy and all information is subject to error, change or withdrawal. An interested party and their advisors should conduct an independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

FLOOR PLAN

PLUMBING FIXTURE SCHEDULE				
IDENTIFYING SYMBOL	FIXTURE NAME	DIMENSIONS		
		L (INCHES)	W (INCHES)	H (INCHES)
	3-Bin Sink	54	24 1/2	41
	Hand Sink	9	9	13
	Mop Sink	24	24	12



Suite	SF	Lease Rate	Monthly Rent
1039-10	1,150	\$1.45 PSF, NNN	\$1,668.00

NNN costs are approximately \$0.39 PSF.
 Estimated utility costs are \$0.17 PSF.

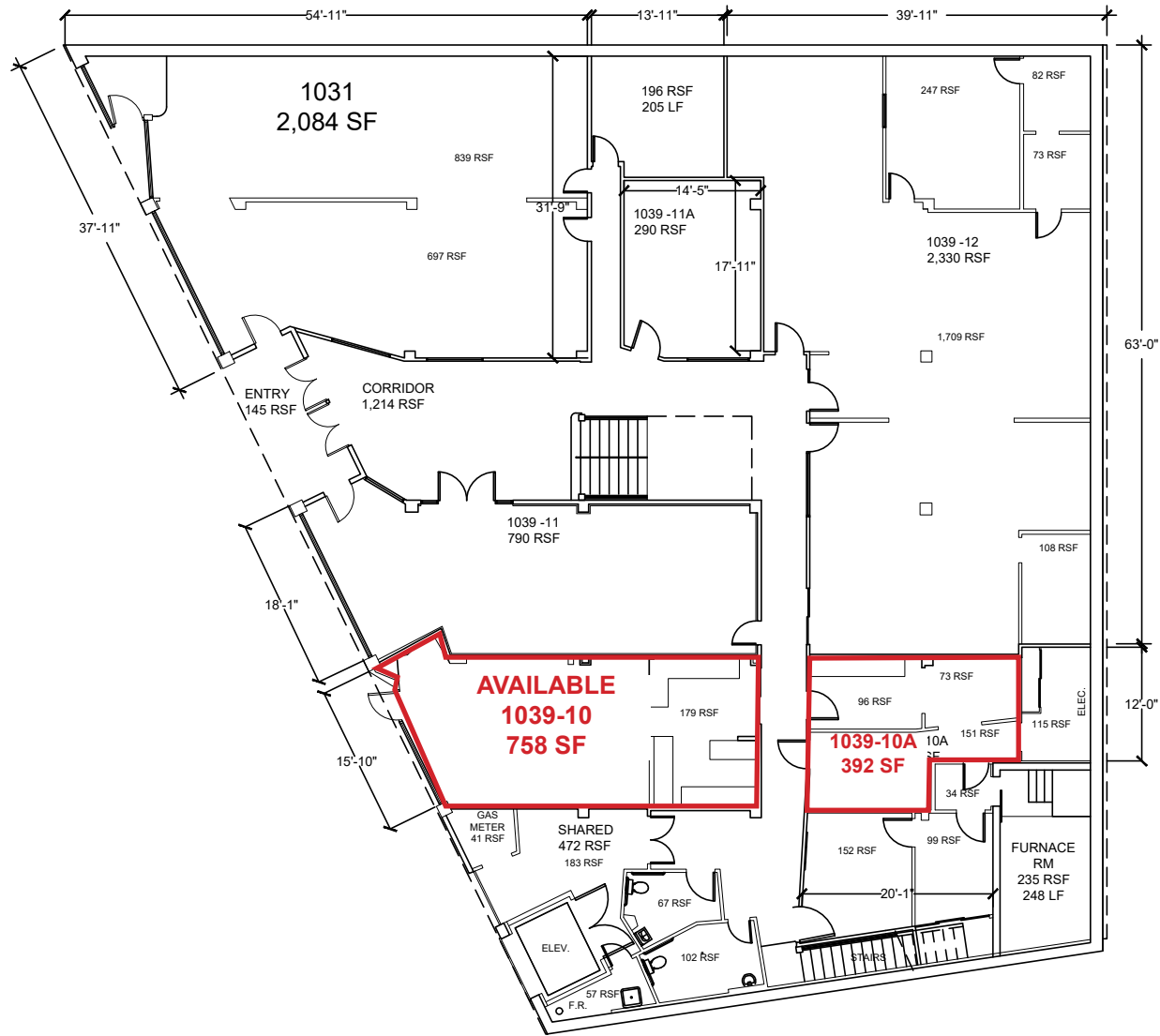
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