

GRANITE BAY VILLAGE
8665B AUBURN FOLSOM RD
GRANITE BAY, CA
FOR LEASE
16,174 SF RETAIL/FITNESS SUITE

ETHAN CONRAD
PROPERTIES INC.



COMPLETELY REMODELED

FOR MORE INFORMATION CONTACT:

Race Merritt

DRE: #01700659

race@ethanconradprop.com

Joey Chiurazzi

DRE: #02123466

joey@ethanconradprop.com

Austin Barron

DRE: #02082721

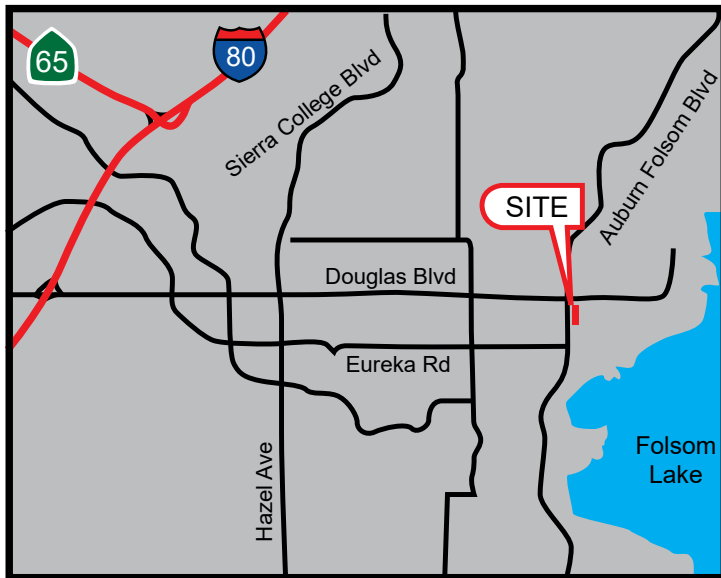
abarron@ethanconradprop.com

916.779.1000

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

FEATURES:

- 16,174 SF retail/fitness suite
- Located at the intersection of Douglas Blvd and Auburn Folsom Rd
- Anchored by high volume Ace Hardware
- Notable tenants include The Shop by Design Shop, FishEye Scuba, Dutch Bros Coffee, Dominick's Italian Market & Deli, Susie's Country Oaks Cafe, Verizon, Hazumi Sushi Bar and Arco
- Ample parking

**PROPERTY DETAILS:**

Granite Bay has the highest income demographics in the Greater Sacramento Area.

Granite Bay Village is one of Granite Bay's most prominent shopping centers. Located at the busy intersection of Douglas Blvd and Auburn Folsom Rd within the highly desirable neighborhood of Placer County.

Granite Bay has some of the region's finest and most exclusive homes with the highest household income of any sub-market in the greater Sacramento area.



KING
ENERGY

Tenants save up to
10% vs traditional
utility costs.

LEASE RATE:

8665B 16,174 SF \$24,099.00 (\$1.49 PSF, NNN)

NNN costs are approximately \$0.40 PSF.

DEMOGRAPHICS:

	1 Mile	3 Mile	5 Mile
2023 Total Population (est):	5,699	25,665	120,906
2023 Average HH Income:	\$171,475	\$194,379	\$141,593
Traffic Count @			
	Auburn Folsom Rd:	27,367	
	Douglas Blvd:	28,983	

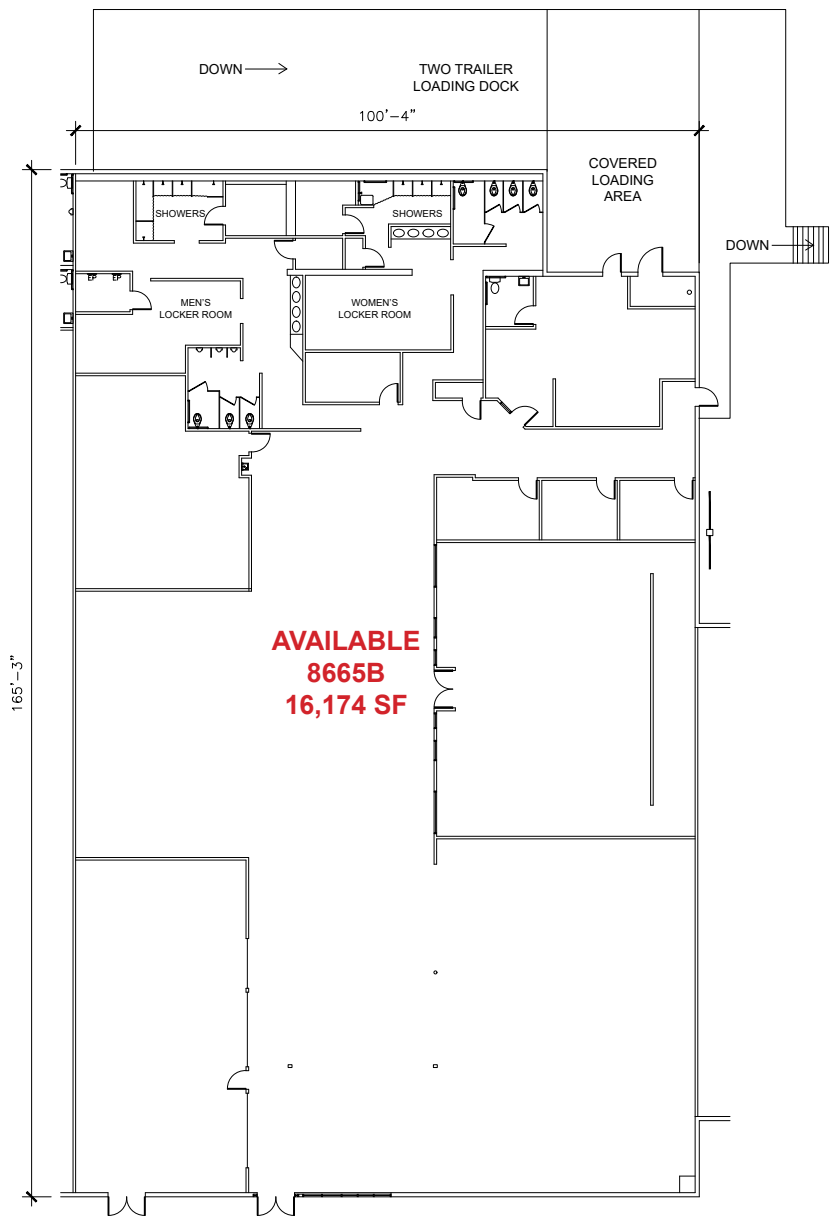
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FOR LEASE

FLOOR PLAN



GRANITE BAY VILLAGE | GYM
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Suite	SF	Lease Rate	Monthly Rent
8665	16,174	\$1.49 PSF, NNN	\$24,099.00
NNN costs are approximately \$0.40 PSF.			

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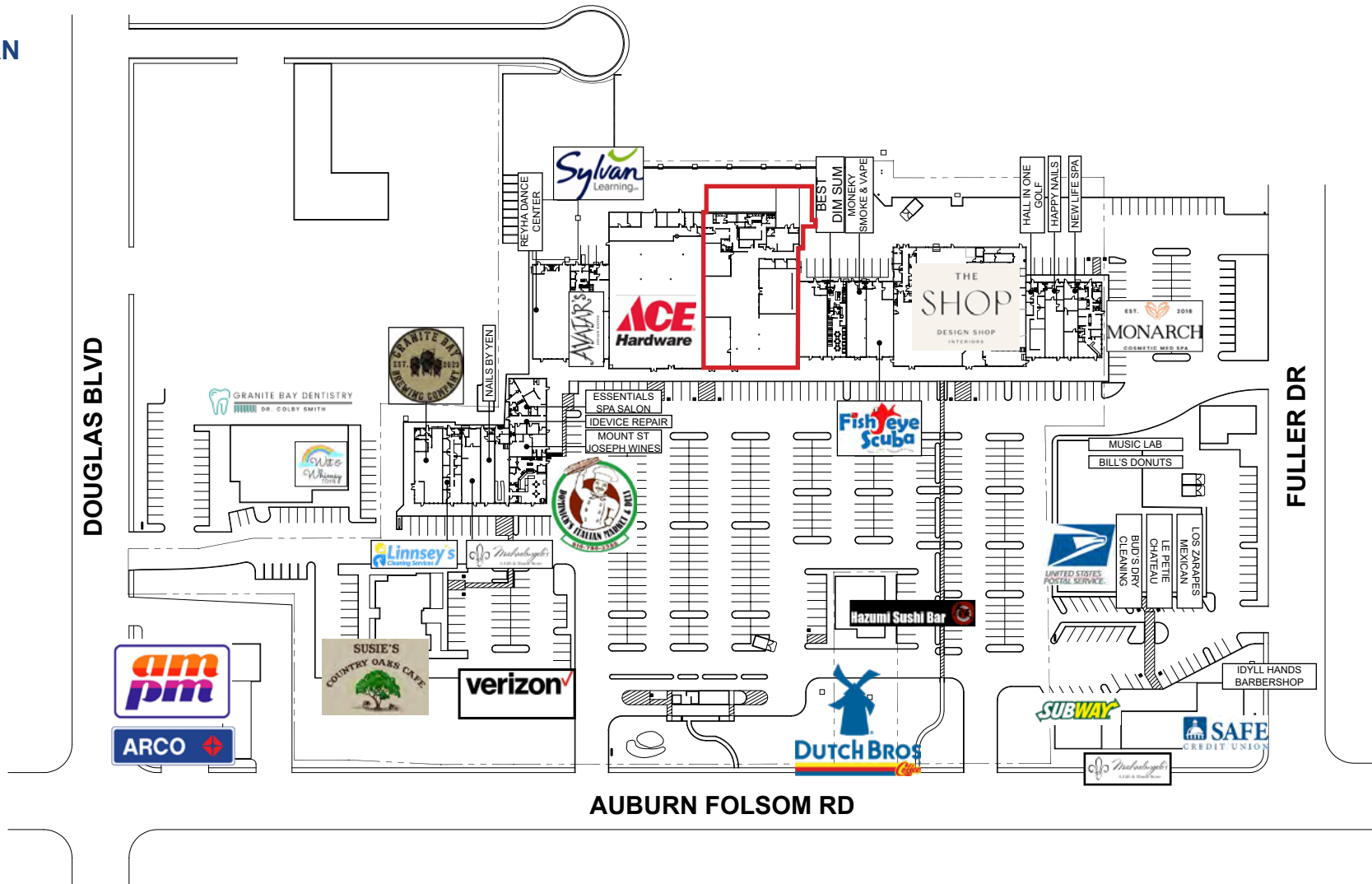
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SITE PLAN



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