GRANITE BAY VILLAGE

8595 - 8727 AUBURN FOLSOM RD

GRANITE BAY, CA

FOR LEASE

1,592 SF - 3,184 SF RETAIL SUITES

ETHAN CONRAD PROPERTIES INC.

COMPLETELY REMODELED

VIEW VIRTUAL TOUR

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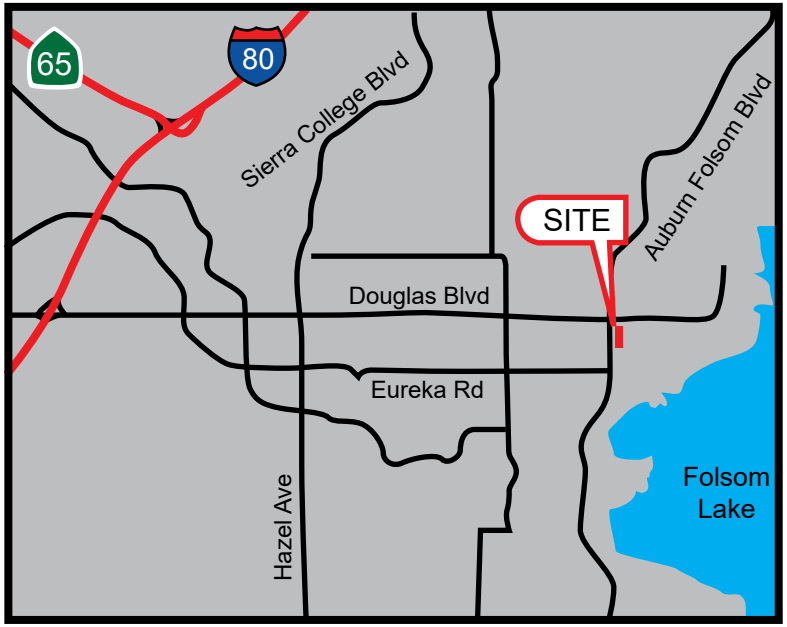
FEATURES:

- Located at the intersection of Douglas Blvd and Auburn Folsom Rd
- Anchored by Ace Hardware and MAP Training
- Notable tenants include Dutch Bros Coffee, Bank of America, Dominick's Italian Market & Deli, and Arco
- Ample parking



PROPERTY DETAILS:

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.

LEASE RATES:

8605*	1,592 SF	$ 3,168.00 ($1.99 PSF, NNN)
8609	1,592 SF	$ 3,104.00 ($1.95 PSF, NNN)
8649B	1,968 SF	$ 3,247.00 ($1.65 PSF, NNN)

NNN costs are approximately $0.40 PSF.
*Available with 30 days notice.

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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FLOOR PLAN

Suite	SF	Lease Rate	Monthly Rent
8605*	1,592	$1.99 PSF, NNN	$3,168.00
8609	1,592	$1.95 PSF, NNN	$3,104.00
NNN costs are approximately $0.40 PSF. *Available with 30 days notice.			

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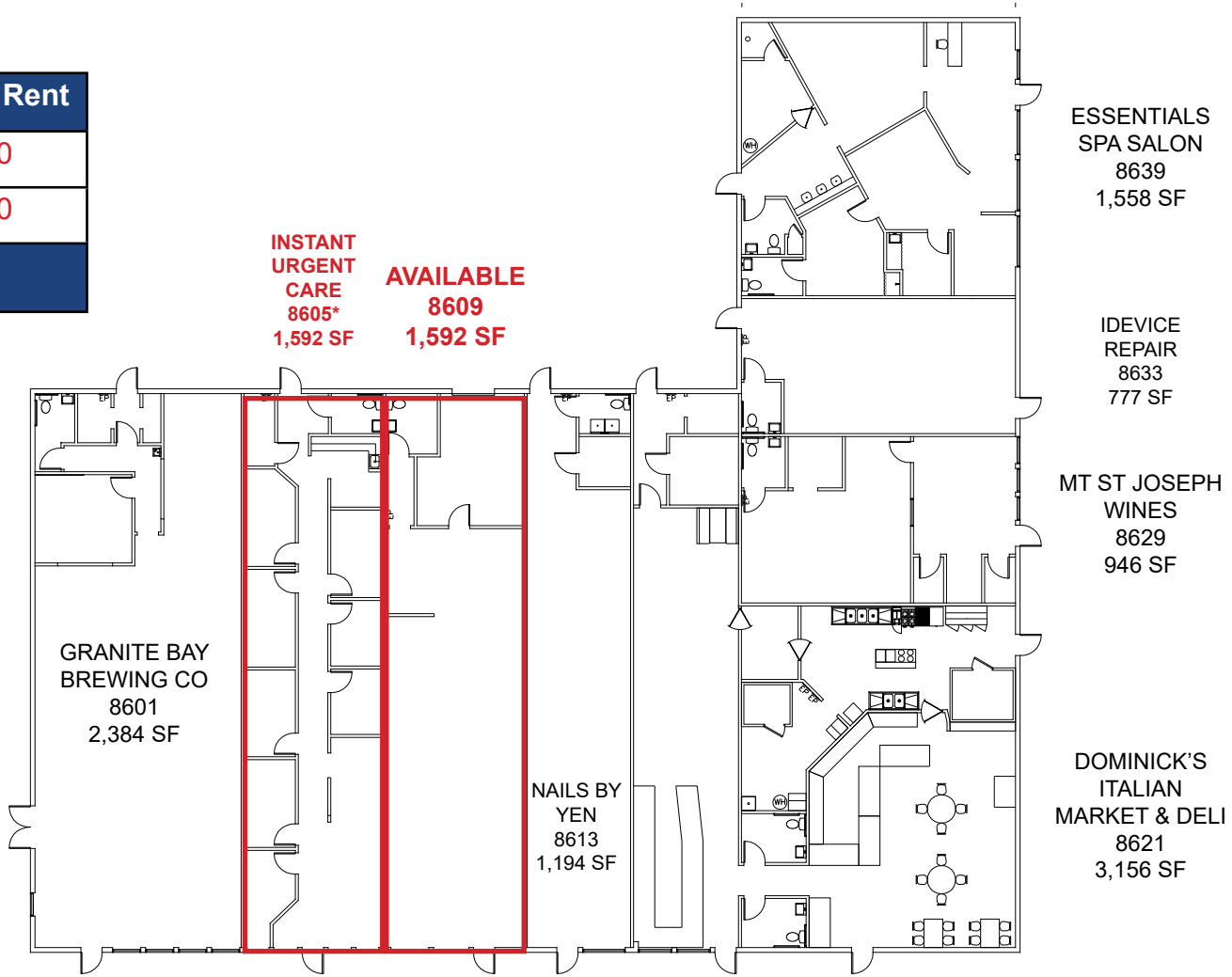

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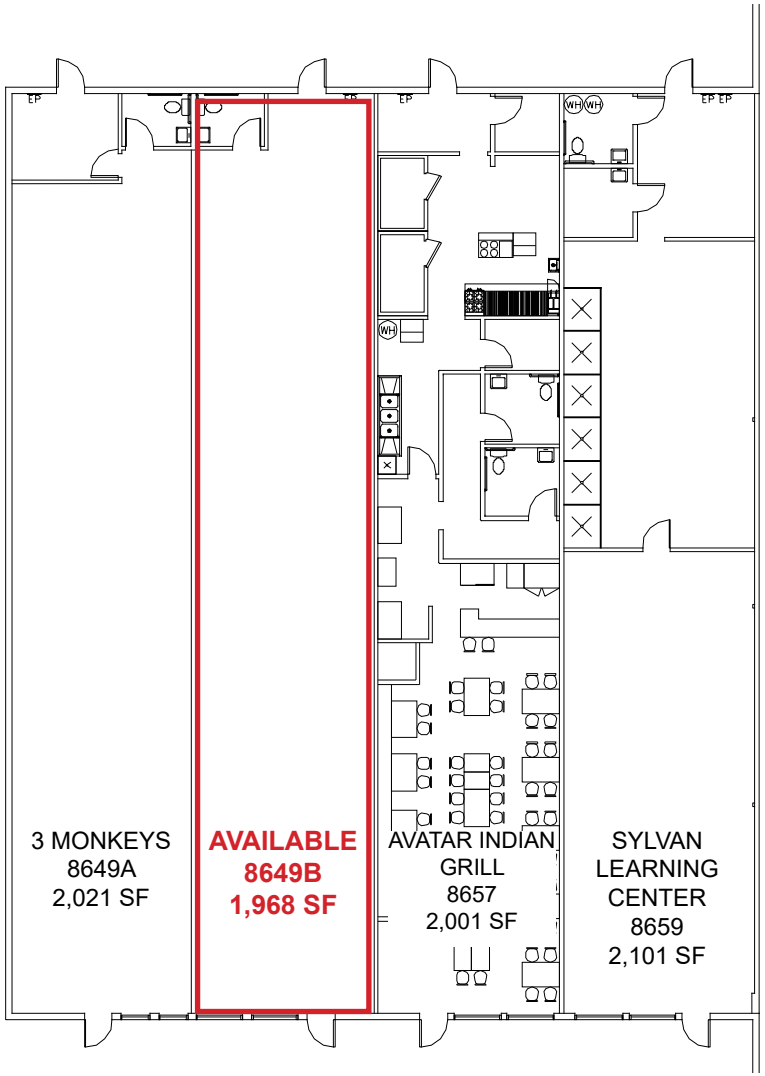

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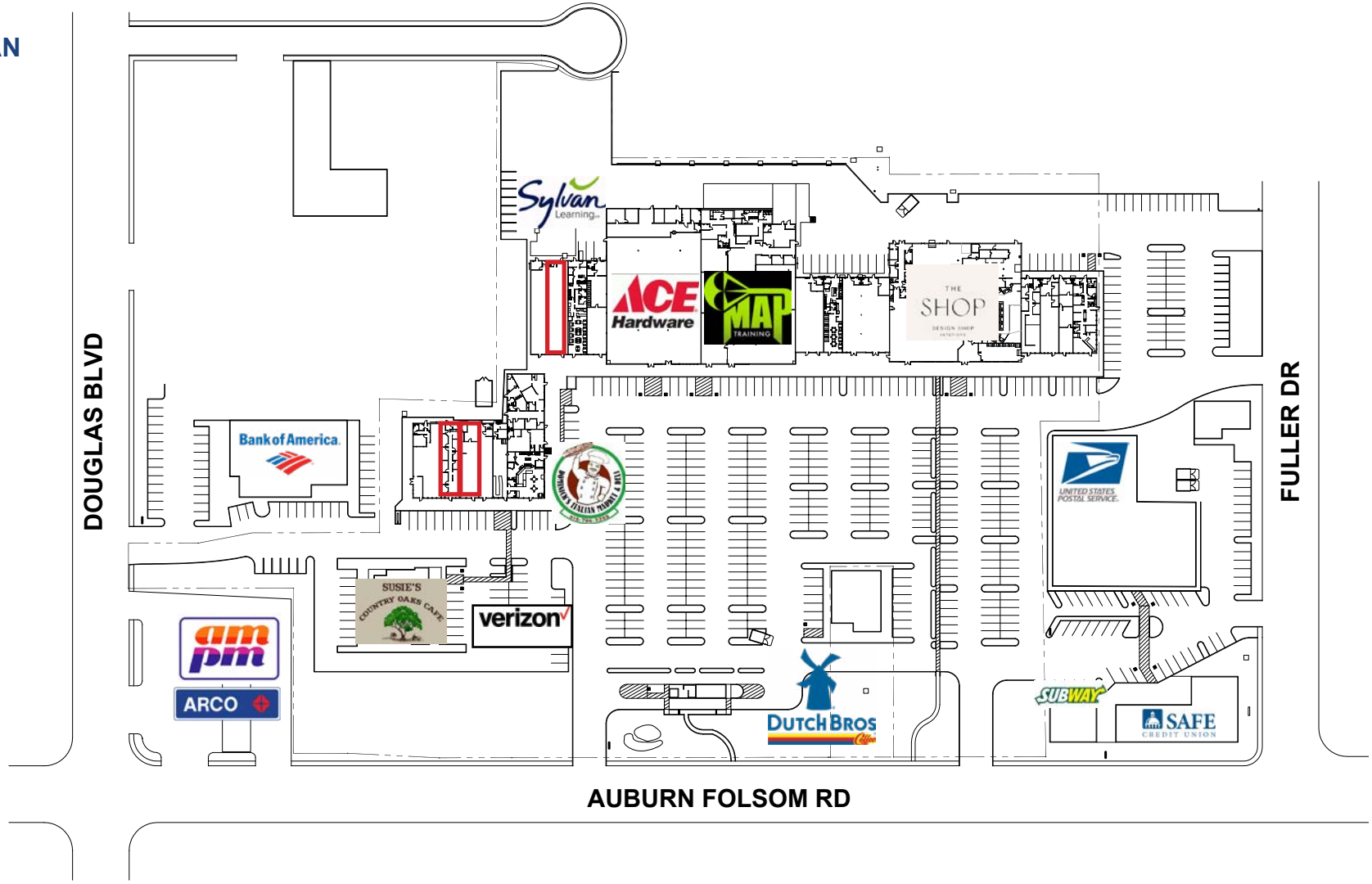
SITE PLAN



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