

GRANITE BAY VILLAGE
8595 - 8727 AUBURN FOLSOM RD
GRANITE BAY, CA
FOR LEASE
2,400 SF RETAIL SUITE

ETHAN CONRAD
PROPERTIES INC.



COMPLETELY REMODELED

FOR MORE INFORMATION CONTACT:

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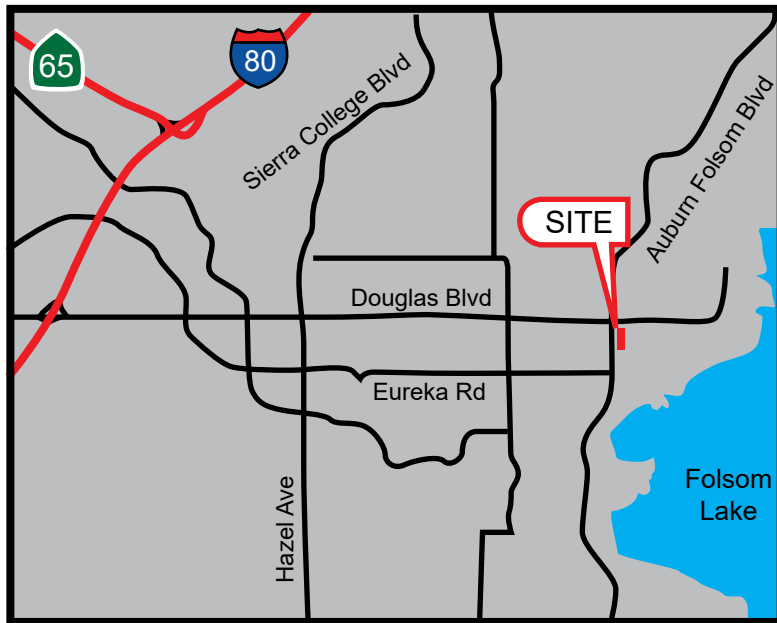
DRE: #02082721

abarron@ethanconradprop.com

916.779.1000

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.

	Tenants save up to
	10% vs traditional utility costs.

LEASE RATE:

\$1.85 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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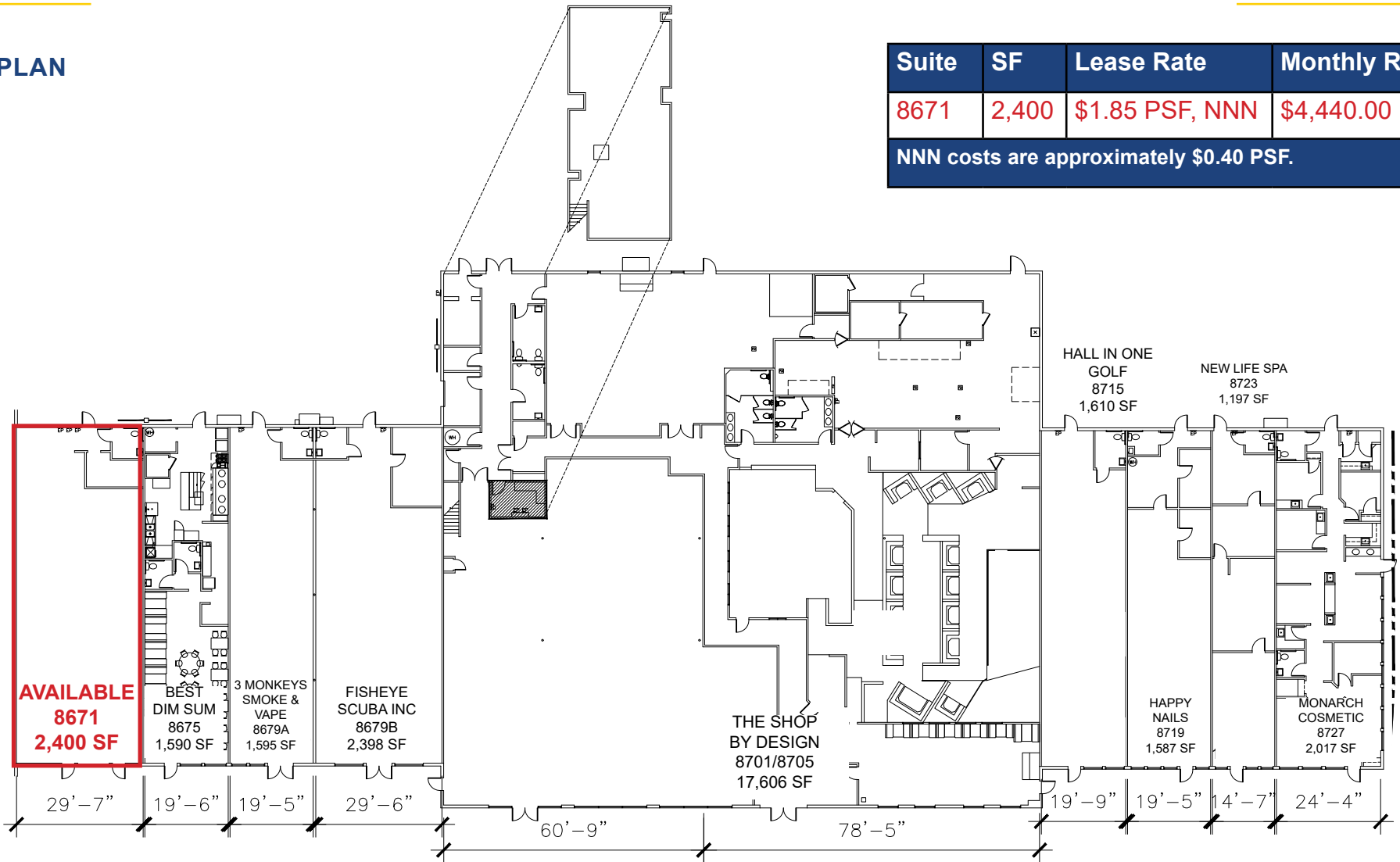
The information contained herein has been obtained from sources we believe to be reliable. However, we cannot guarantee, warrant or represent its accuracy and all information is subject to error, change or withdrawal. An interested party and their advisors should conduct an independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

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FLOOR PLAN

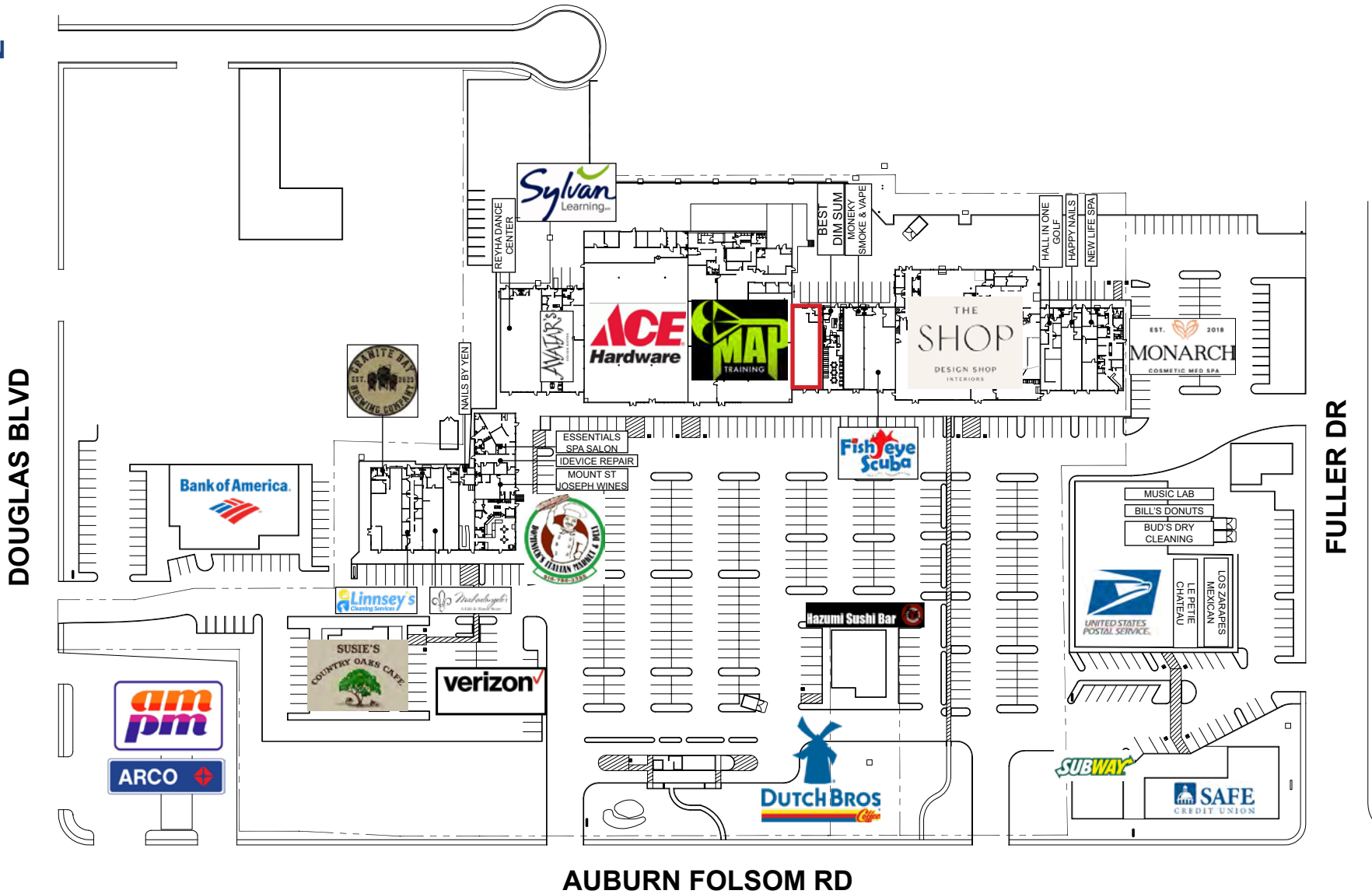
Suite	SF	Lease Rate	Monthly Rent
8671	2,400	\$1.85 PSF, NNN	\$4,440.00
NNN costs are approximately \$0.40 PSF.			



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SITE PLAN



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