

GRANITE BAY VILLAGE
8595 - 8727 AUBURN FOLSOM RD
GRANITE BAY, CA

±27,000 SF LAND PAD WITH DRIVE-THRU

ETHAN CONRAD
PROPERTIES INC.



FOR MORE INFORMATION CONTACT:

Chase Burke
DRE: #01879336
chase@ethanconradprop.com

Andy Jonsson
DRE: #02076108
andy@ethanconradprop.com

Jake Matheus
DRE: #02108454
jake@ethanconradprop.com

916.779.1000

ETHAN CONRAD PROPERTIES, INC.
1300 NATIONAL DRIVE, SUITE 100 | SACRAMENTO CA, 95834 | FAX: 916.779.1200
www.ethanconradprop.com

FOR SALE OR LEASE

GRANITE BAY VILLAGE | PAD 8595 - 8727 AUBURN FOLSOM RD GRANITE BAY, CA

FEATURES:

- Located at the intersection of Douglas Blvd and Auburn Folsom Rd
- 120' of frontage on Auburn Folsom Road
- Anchored by Ace Hardware & Granite Bay Fitness
- Notable tenants include Dutch Bros Coffee, Bank of America, Dominick's Italian Market & Deli and Arco

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 submarket in the greater Sacramento area.

LEASE RATE:

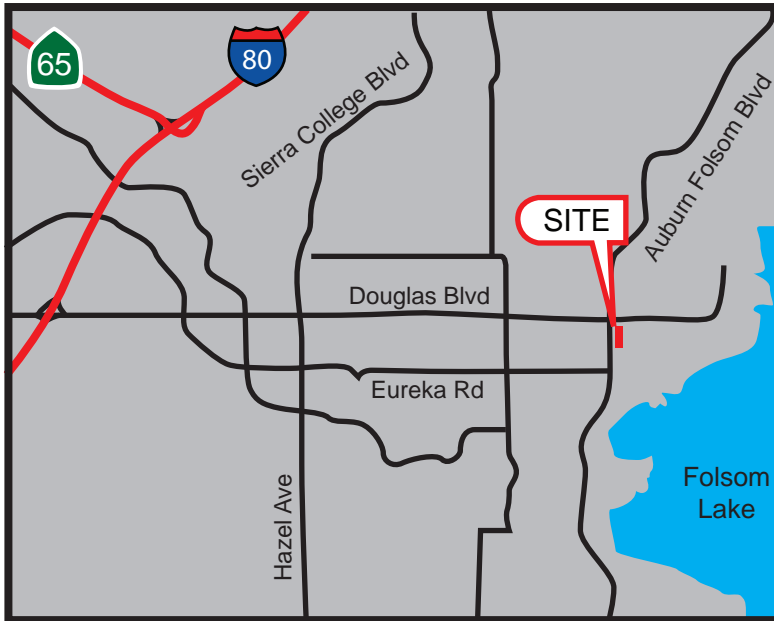
\$5,800.00 per month, NNN (NNN costs are \$0.37 PSF)

PURCHASE PRICE:

\$783,000.00 (\$29.00 PSF)

DEMOGRAPHICS

	<u>1 Mile</u>	<u>3 Mile</u>	<u>5 Mile</u>
2018 Ave. Population	5,748	26,966	117,752
2018 Avg. HH Income:	\$148,513	\$155,362	\$124,930
Avg. Daily Traffic Count:	Auburn Folsom Rd 27,367 Douglas Blvd 28,983		



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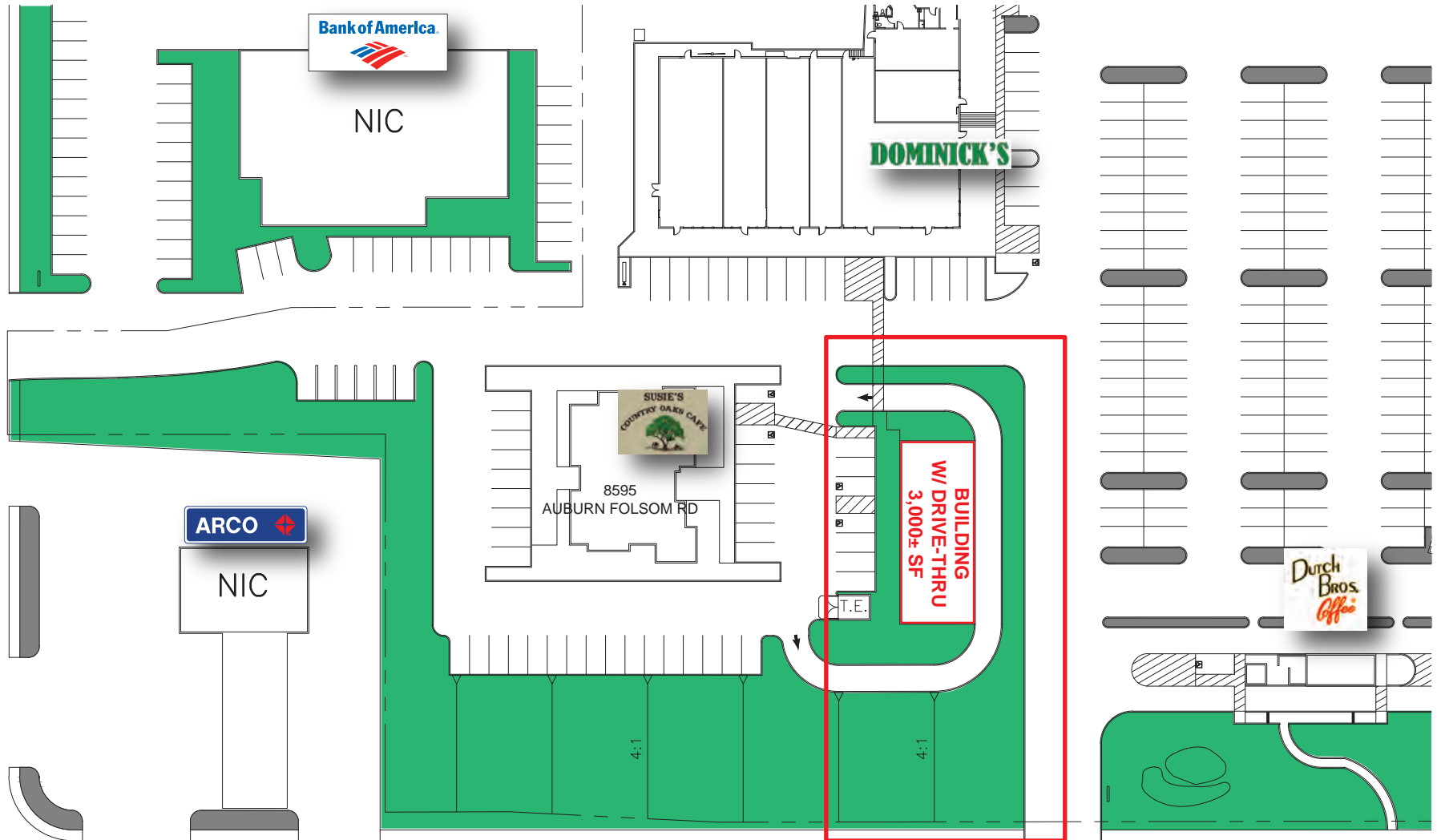
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The information contained herein has been obtained from sources we believe to be reliable. However, we cannot guarantee, warrant or represent its accuracy and all information is subject to error, change or withdrawal. An interested party and their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

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DRIVE-THRU PAD - OPTION B



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