

Auburn Ravine Shopping Center Auburn, CA

80 Freeway
Foresthill Rd
Lincoln Way



Granite CRE, Inc.



Property Highlights

Anchor Tenants:
Raley's, Original Pete's, Dawn's

Size:
98,000 +/- sf

Availability:
900-7,900 sf

Traffic Counts

80 Freeway at 2 Serving off-ramps
98,000 ADT

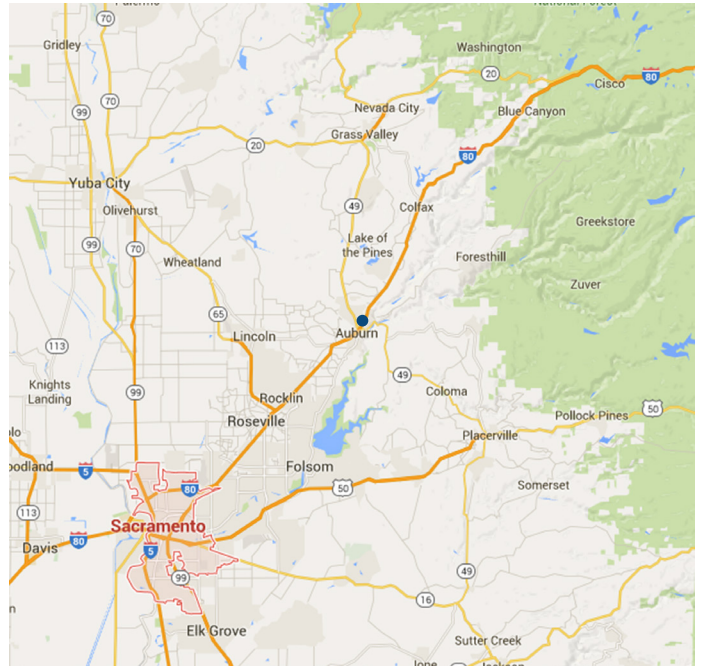
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Licensed as Real Estate Broker by the CA Bureau of Real Estate. The information contained herein has been obtained from sources we deem reliable. While we have no reason to doubt its accuracy, we do not guarantee it.

- Excellent Auburn Location with 80 Freeway Visibility
- Easy Freeway On/Off with two on/off ramps (Foresthill and Bowman)
- Window to the Sierras
- Good combination of regional and local tenants
- Rafting shuttle location
- Excess Parking in Back



Recent Upgrade

- Painting
- Improved Lighting
- Parking Lot Design
- Improved Landscaping

Available Suites

• 900 sf front pad suite could be food service or other	o Attractive modern architectural lighting / ceilings / counters
• 1,100 sf front pad suite could be food service and combined with 900 sf	o Large walk-in freezer/cooler
• 2,500 sf in line suite	o Non-divisible o Could be combined with suite below o Very nice TI's-showroom, office, kitchen, storage
• 5,400 sf in line suite	o Divisible o Could be combined with 2,500 s.f.

Market Overview

The Auburn Ravine Shopping Center is located at the 80 Freeway at Lincoln Way and Foresthill Rd, in the beautiful foothills of Eastern Placer County. There are on / off ramps for the 80 Freeway to the west and east of the property, via Foresthill Rd and Bowman Road.

The Center serves the market area of Auburn, Meadow Vista, Winchester, Colfax, Foresthill, and the surrounding foothill marketplace where services to the east and south are limited, and will be so in the future.

The popular gas/C-stores and restaurants nearby enhance this center's exclusive position as the favorite spot for the 80 Freeway, Year-Round traffic heading to and from North Lake Tahoe and Reno. The recent Starbuck's move to be on both sides of the freeway, and the popular downtown Auburn restaurant move by Awful Annie's just up the street, further mark this location.

Adjacent or nearby businesses: Arco, 76, Starbucks (2), Burger King, McDonalds, Carl's Jr, Ikeda's, Awful Annie's, Taco Bell, Vallero, Black Bear Dinner, Sierra Grill, and Flag Motels. A high-end national flag hotel is evaluating a new location just across the freeway.

