

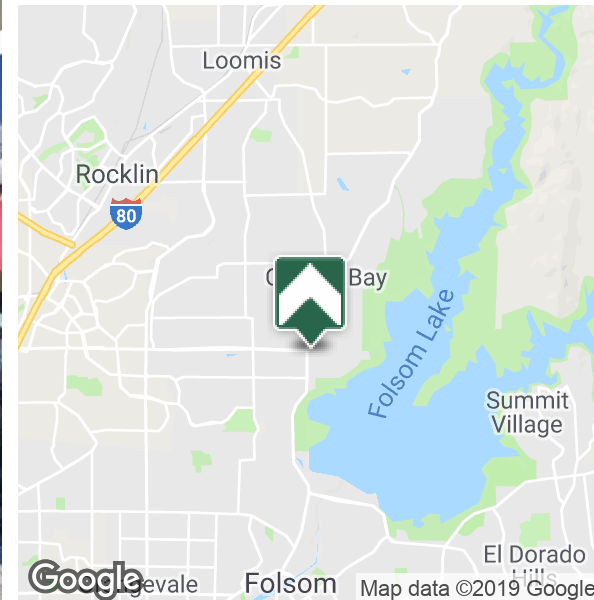


PROPERTY HIGHLIGHTS

- Located at the intersection of Douglas Blvd. and Auburn Folsom Rd.
- Anchors: Ace Hardware & Ripped Fitness
- Notable tenants include: Dutch Bros Coffee, Bank of America, Dominicks Italian Market & Deli, Susi's, Subway, Safe Credit Union & Bernardos Restaurant.

LOCATION OVERVIEW

One of Granite Bay's most prominent shopping centers. 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.



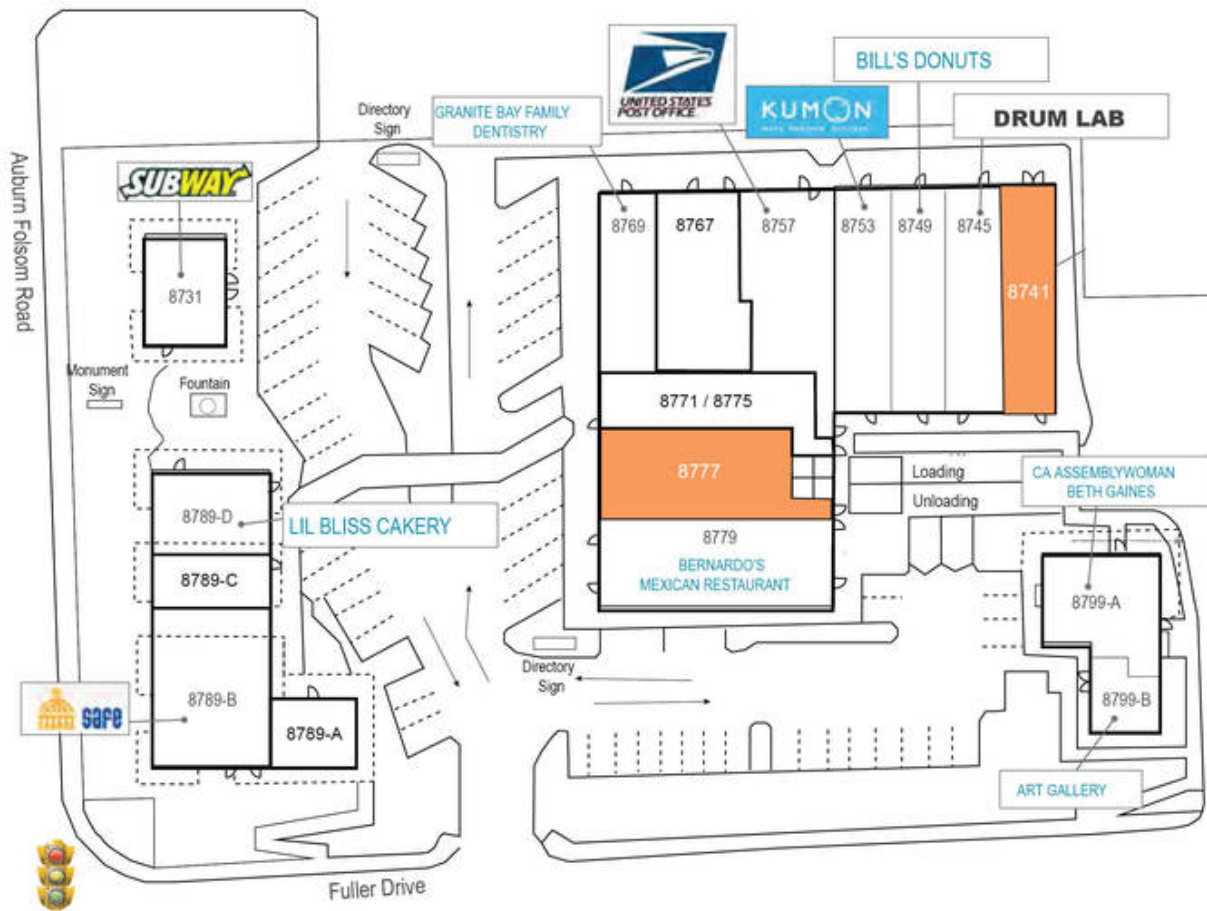
FOR LEASE

8731-8799 Auburn Folsom Rd. Granite Bay, CA 95746

Granite Bay Town Center

8731-8799 Auburn Folsom Rd., Granite Bay, CA 95746

SITE PLAN



Lease Rate: \$1.50-\$2.00/SF; NNN
NNN: ±\$0.62/SF

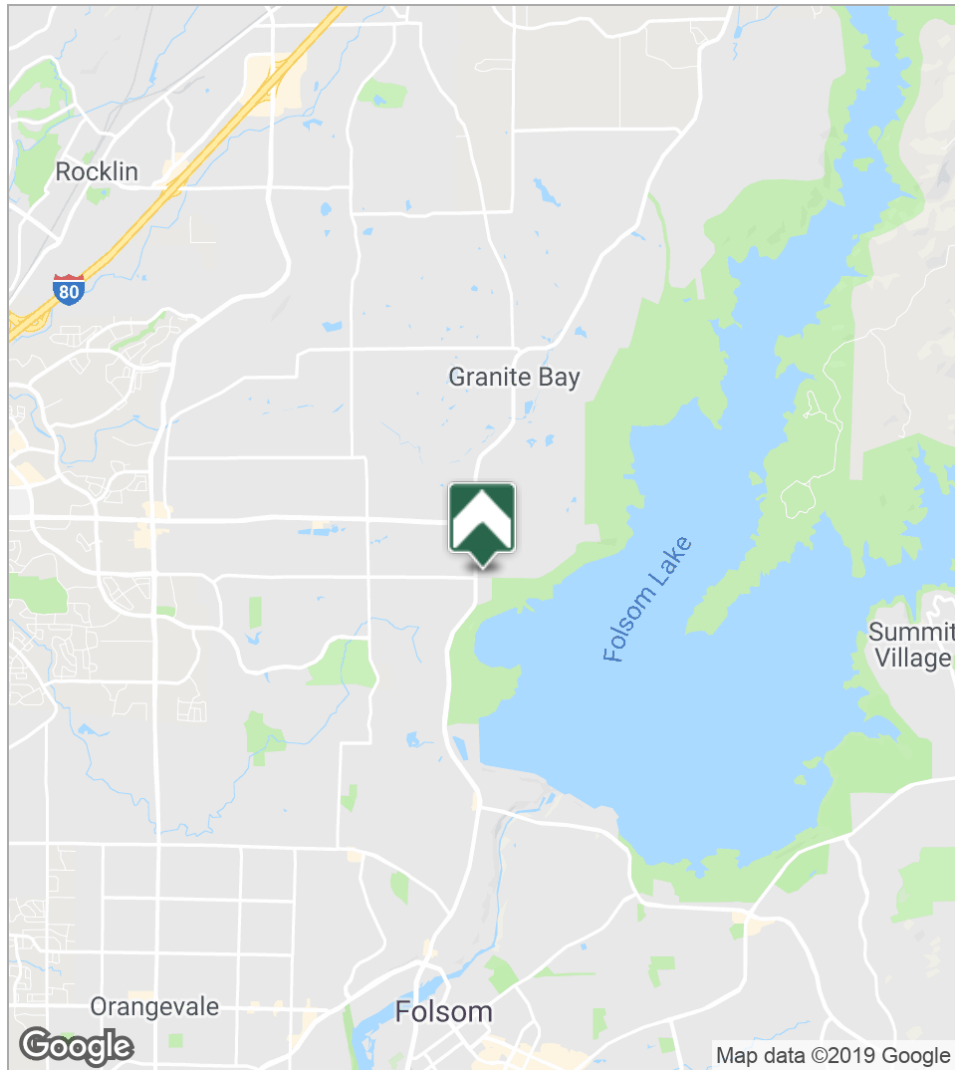
DIRECTORY

RSF	Suites	Tenant
1,120	8731	Subway
1,600	8741	AVAILABLE
1,600	8745	The Drum Lab
1,600	8749	Bill's Donuts
1,600	8753	Kumon Learning Center
2,190	8757	US Post Office
1,920	8767	Stay Fit
1,300	8769	Granite Bay Family Dentistry
1,630	8771/8775	Cleaners
2,200	8777	AVAILABLE
2,360	8779	Bernardo's Mexican Restaurant
673	8789-A	Leased
2,178	8789-B	Safe Credit Union
672	8789-C	Leased
1,470	8789-D	Lil Bliss Cakery
1,518	8799-A	CA Assemblywoman Beth Gaines
575	8799-B	Mya Louw Art Gallery

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LOCATION MAPS



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DEMOGRAPHICS MAP



	1 Mile	5 Miles	10 Miles
Total Population	2,723	103,765	498,504
Population Density	867	1,321	1,587
Median Age	43.0	40.6	38.6
Median Age (Male)	42.0	40.0	37.4
Median Age (Female)	43.7	41.7	40.0
Total Households	910	33,820	185,170
# of Persons Per HH	3.0	3.1	2.7
Average HH Income	\$158,448	\$121,892	\$97,536
Average House Value	\$726,810	\$668,032	\$477,289

* Demographic data derived from 2010 US Census

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