

FOR LEASE

NOW UNDER CONSTRUCTION!

Willow Creek Shopping Center / Auburn



Property Profile

- Location:** NWC Highway 49 & Willow Creek Drive
Auburn, Placer County, CA
- Spaces Available:** Shop Space Range - 975 SF up to 2,021 SF
Junior Anchor - 12,000 SF
- Ideal Tenants:** Apparel, Banking, Crafts & Supplies, Home Electronics, Housewares, Office Supplies



Property Highlights

Located off Highway 49, Willowcreek Shopping Center is ideally located along one of Auburn's busiest retail corridors. The center will benefit from a fully-signalized intersection at Highway 49 and Willow Creek Drive allowing excellent ingress and egress. Center will be highly visible to Highway 49 and seen by more than 62,000 commuters a day!

Highway 49 is a major highway which connects the foothill communities from Oakhurst to Grass Valley - a distance of over 160 miles. Major retailers in the immediate area are Home Depot, Target, Ross, Safeway, Rite Aid, Bel Air, CVS and more.

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Area Retail Map



2014 DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Population	5,995	26,110	41,446
Median HH Income	\$57,855	\$67,358	\$75,864
Median Age	39.3	46.5	48

TRAFFIC COUNTS

Highway 49	62,500
Bell Road	24,417

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Street View



Willow Creek Retail Center
Birdseye View from Willowcreek Road
June 3, 2014



Willow Creek Retail Center
Birdseye View from Bell Road
June 3, 2014



Willow Creek Retail Center
View Looking Northwest Along Hwy 49 from Willowcreek Road
June 3, 2014



Willow Creek Retail Center
View Looking South Along Hwy 49 from Bell Road
June 3, 2014

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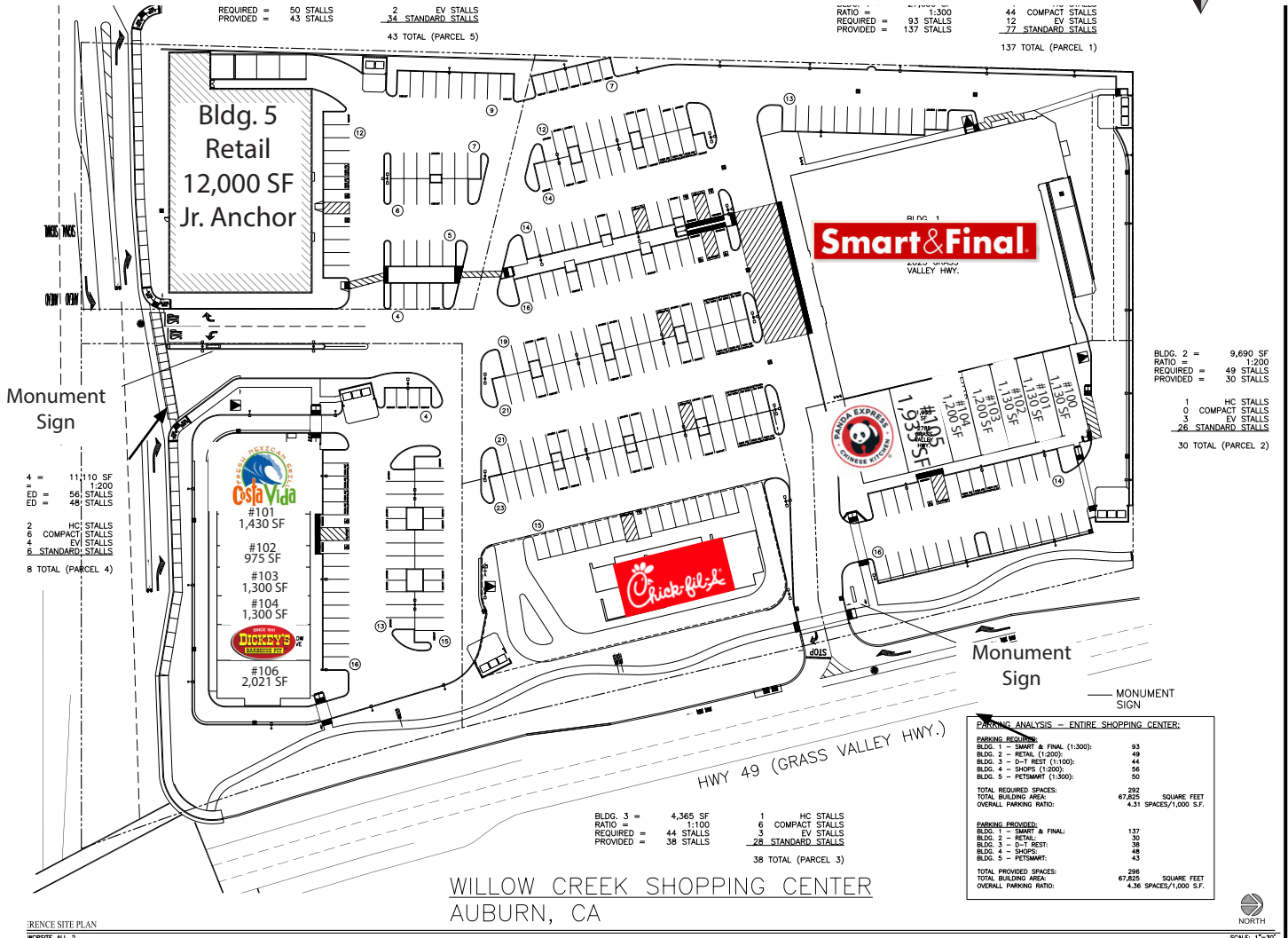
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Site Plan



Building 4

Suite 100	Costa Vida	2,630 SF
Suite 101	AVAILABLE	1,430 SF
Suite 102	AVAILABLE	975 SF
Suite 103	AVAILABLE	1,300 SF
Suite 104	AVAILABLE	1,300 SF
Suite 105	Dickie's BBQ	1,454 SF
Suite 106	AVAILABLE	2,021 SF

Building 2

Suite 100	AVAILABLE	1,130 SF
Suite 101	AVAILABLE	1,130 SF
Suite 102	AVAILABLE	1,130 SF
Suite 103	AVAILABLE	1,200 SF
Suite 104	AVAILABLE	1,200 SF
Suite 105	AVAILABLE	1,935 SF
Suite 106	Panda Express	1,950 SF

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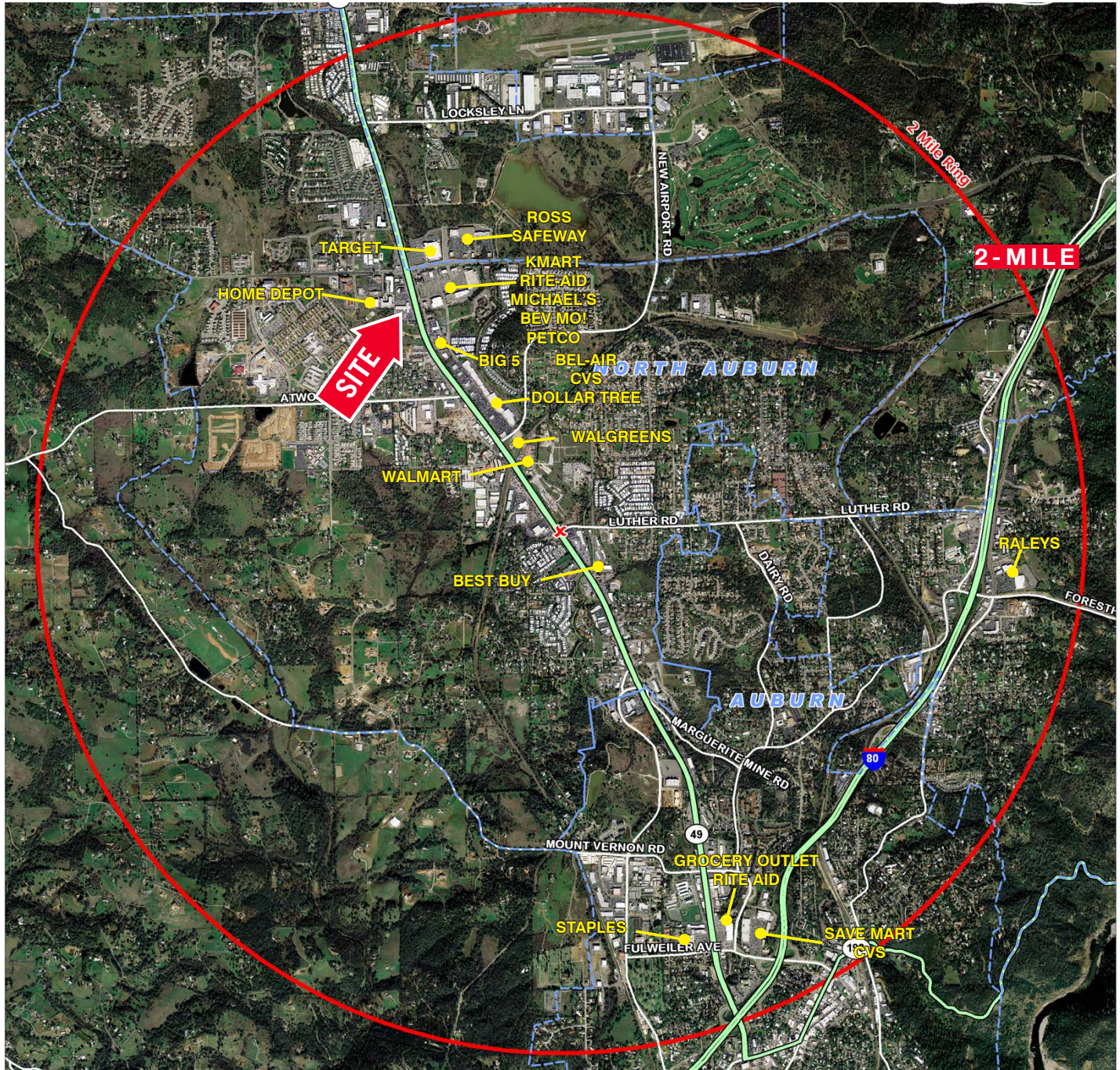
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Aerial Map



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