

GRANITE BAY VILLAGE
8665B AUBURN FOLSOM RD
GRANITE BAY, CA
FOR LEASE
16,174 SF RETAIL/FITNESS SUITE

ETHAN CONRAD
PROPERTIES INC.

LEASES SIGNED!
IONNA™ EVgo
EV CHARGING FAST CHARGING

YOUR NAME HERE

COMPLETELY REMODELED

VIEW VIRTUAL TOUR

FOR MORE INFORMATION CONTACT:

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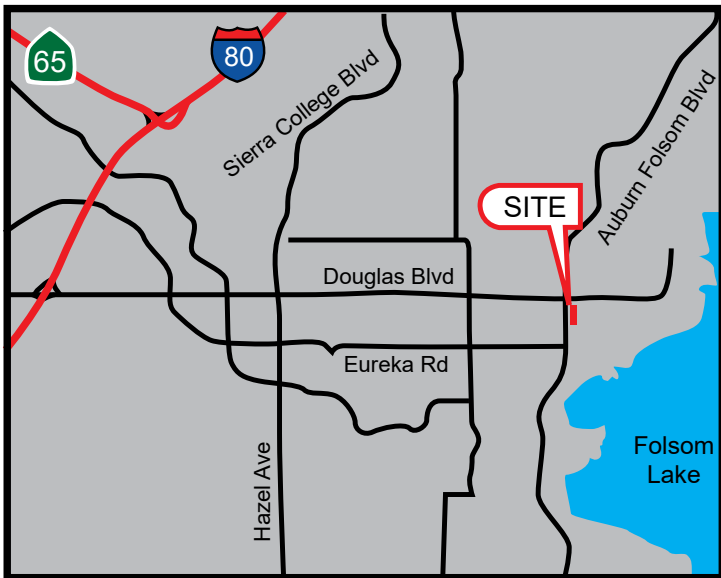
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916.779.1000

FEATURES:

- 16,174 SF retail/fitness suite
- Located at the intersection of Douglas Blvd and Auburn Folsom Rd
- Anchored by high volume Ace Hardware
- Notable tenants include The Shop by Design Shop, FishEye Scuba, Dutch Bros Coffee, Dominick’s Italian Market & Deli, Susie’s Country Oaks Cafe, Verizon, Hazumi Sushi Bar and Arco
- IONNA EV and EVgo charging stations on-site



PROPERTY DETAILS:

Granite Bay has the highest income demographics in the Greater Sacramento Area.

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:

8665B 16,174 SF \$24,099.00 (\$1.49 PSF, NNN)

NNN costs are approximately \$0.41 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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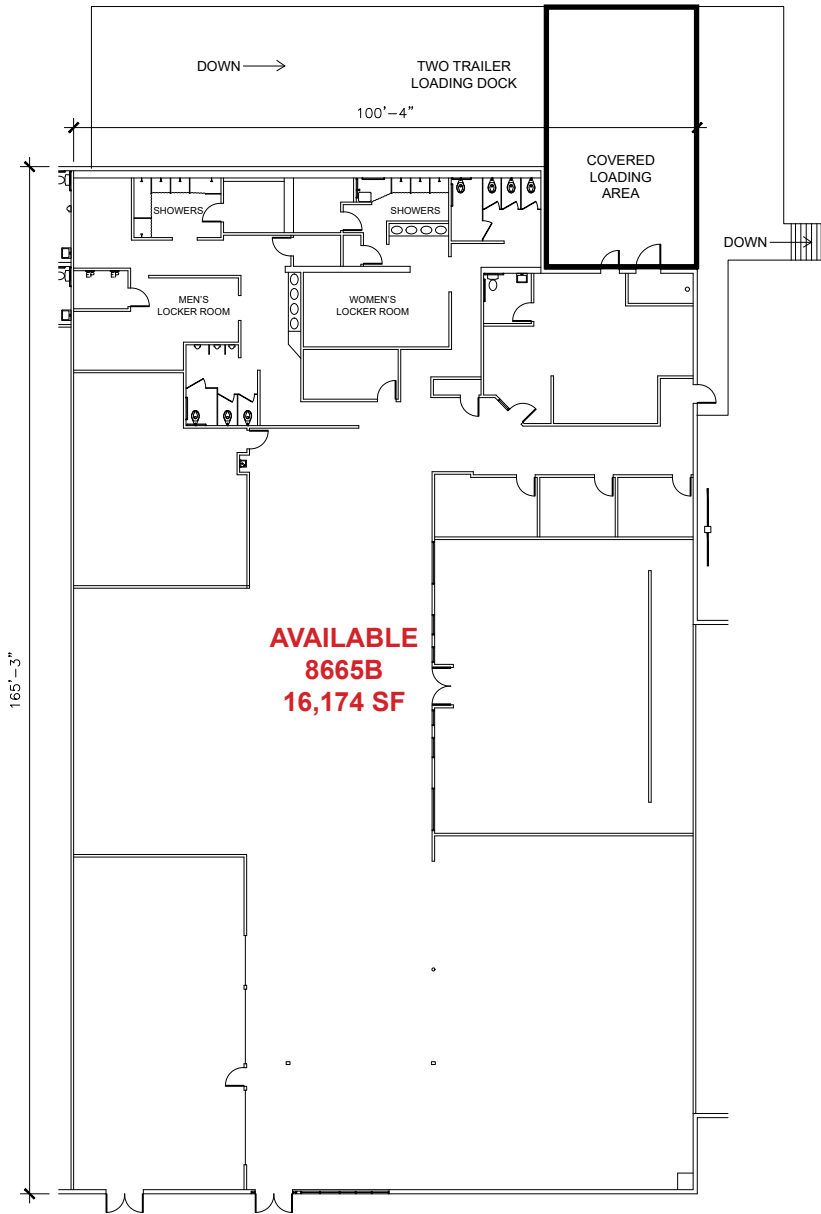
1300 NATIONAL DRIVE, SUITE 100 | SACRAMENTO CA, 95834 | 916.779.1000

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FOR LEASE

FLOOR PLAN



GRANITE BAY VILLAGE | GYM
8665B AUBURN FOLSOM RD
GRANITE BAY, CA

[VIEW VIRTUAL TOUR](#)

Suite	SF	Lease Rate	Monthly Rent
8665	16,174	\$1.49 PSF, NNN	\$24,099.00
NNN costs are approximately \$0.41 PSF.			

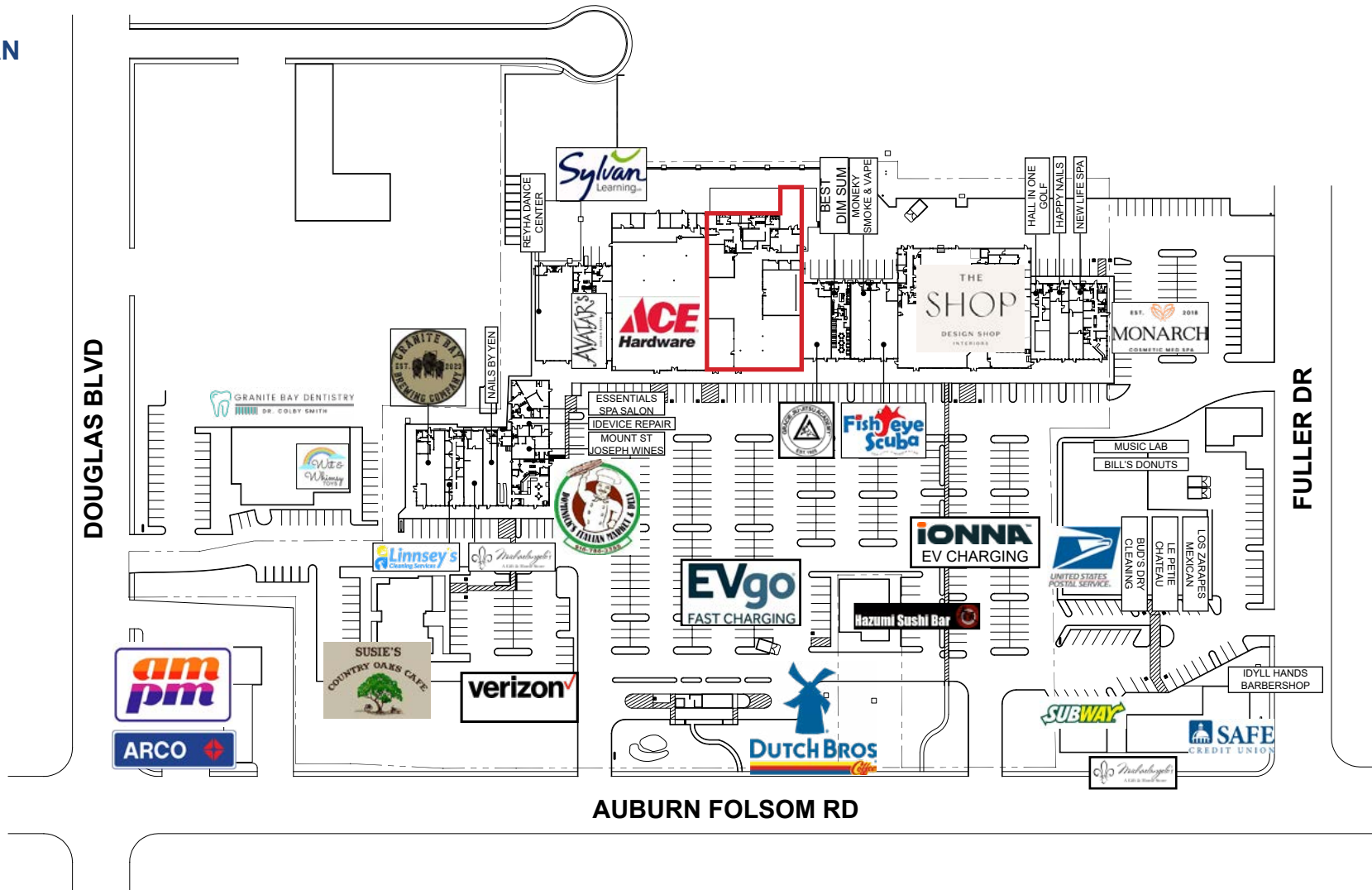
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SITE PLAN



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