

THE LIVINGSTON BUILDING

605 - 725 HIGH STREET

AUBURN, CA

FOR LEASE

829 SF - 7,278 SF RETAIL/RESTAURANT

SUITES AVAILABLE

ETHAN CONRAD

PROPERTIES INC.



MAJOR REMODEL COMPLETE

VIEW VIRTUAL TOUR

FOR MORE INFORMATION CONTACT:

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ETHAN CONRAD PROPERTIES, INC
1300 NATIONAL DRIVE, SUITE 100 | SACRAMENTO CA, 95834 | 916.779.1000
www.ethanconradprop.com

FEATURES:

- Restaurant suite available with a significant amount of furniture, fixtures and equipment
- Tenant improvements on available suites are in good condition and are ready for immediate occupancy
- Excellent access to Hwy 80 at Elm Ave
- Large parking lot in rear
- Great location in Downtown Auburn on the corner of Elm Ave & High Street

PROPERTY DETAILS:

Historic building built in 1928 with lots of charm, located in the heart of downtown Auburn. One block from I-80 access with building access on both High Street and Lincoln Way.

LEASE RATES:

\$0.75 PSF - \$1.79 PSF, NNN

NNN costs are approximately \$0.42 PSF.

See [Restaurant Brochure](#) for details.

DEMOGRAPHICS:

	1 Mile	3 Mile	5 Mile
2024 Total Population (est):	7,179	24,535	41,504
2024 Average HH Income:	\$94,365	\$115,941	\$122,340
Traffic Count:	I-80: 65,000, High Street: 6,600		



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FIRST FLOOR

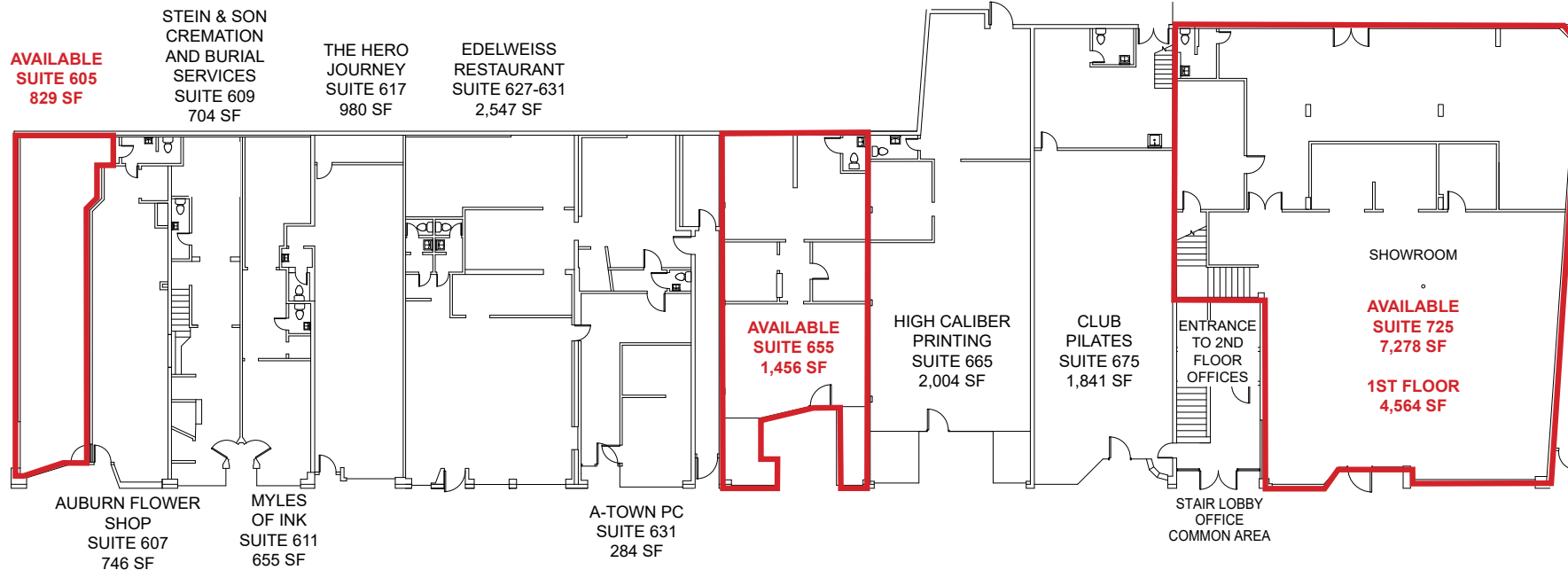
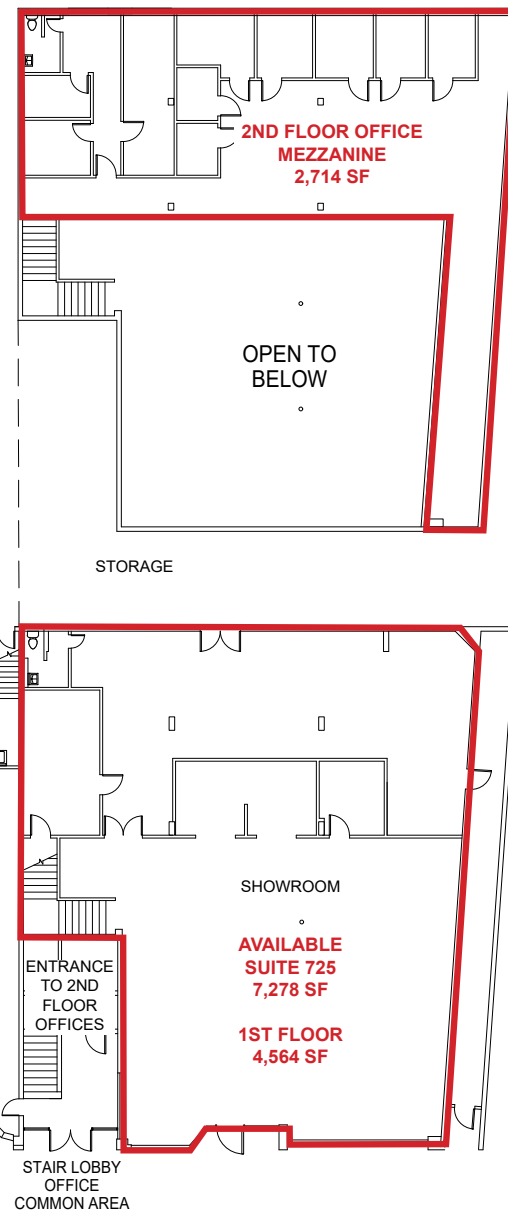
Suite	SF	Lease Rate	Monthly Rent
605	829	\$1.29, NNN	\$1,069.00
655	1,456	\$1.09, NNN	\$1,674.00
725	7,278	\$0.75, NNN	\$5,459.00

NNN costs are approximately \$0.42 PSF.

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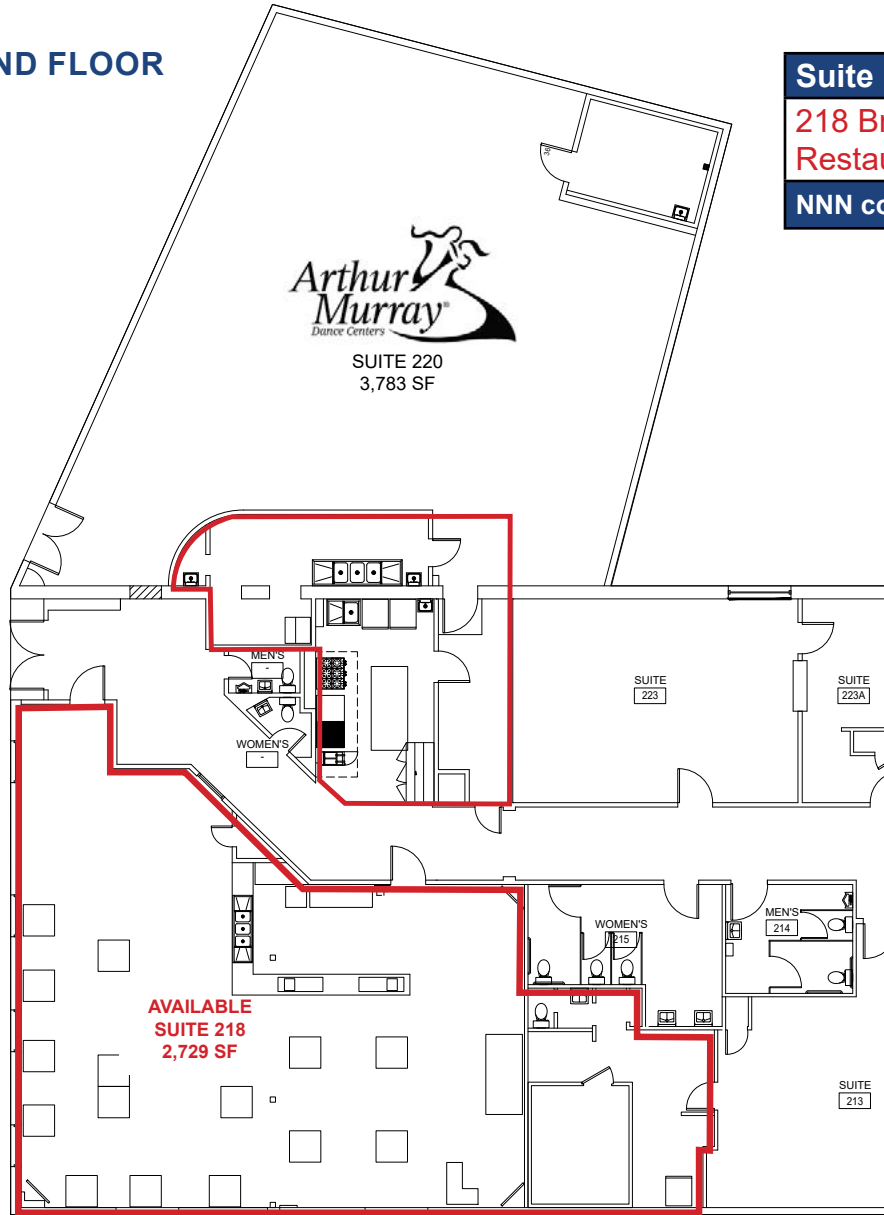
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SECOND FLOOR



Suite	SF	Lease Rate	Monthly Rent
218 Brewery/ Restaurant/Bar	2,729	\$1.79, NNN	\$4,885.00
NNN costs are approximately \$0.42 PSF.			

[VIEW VIRTUAL TOUR](#)

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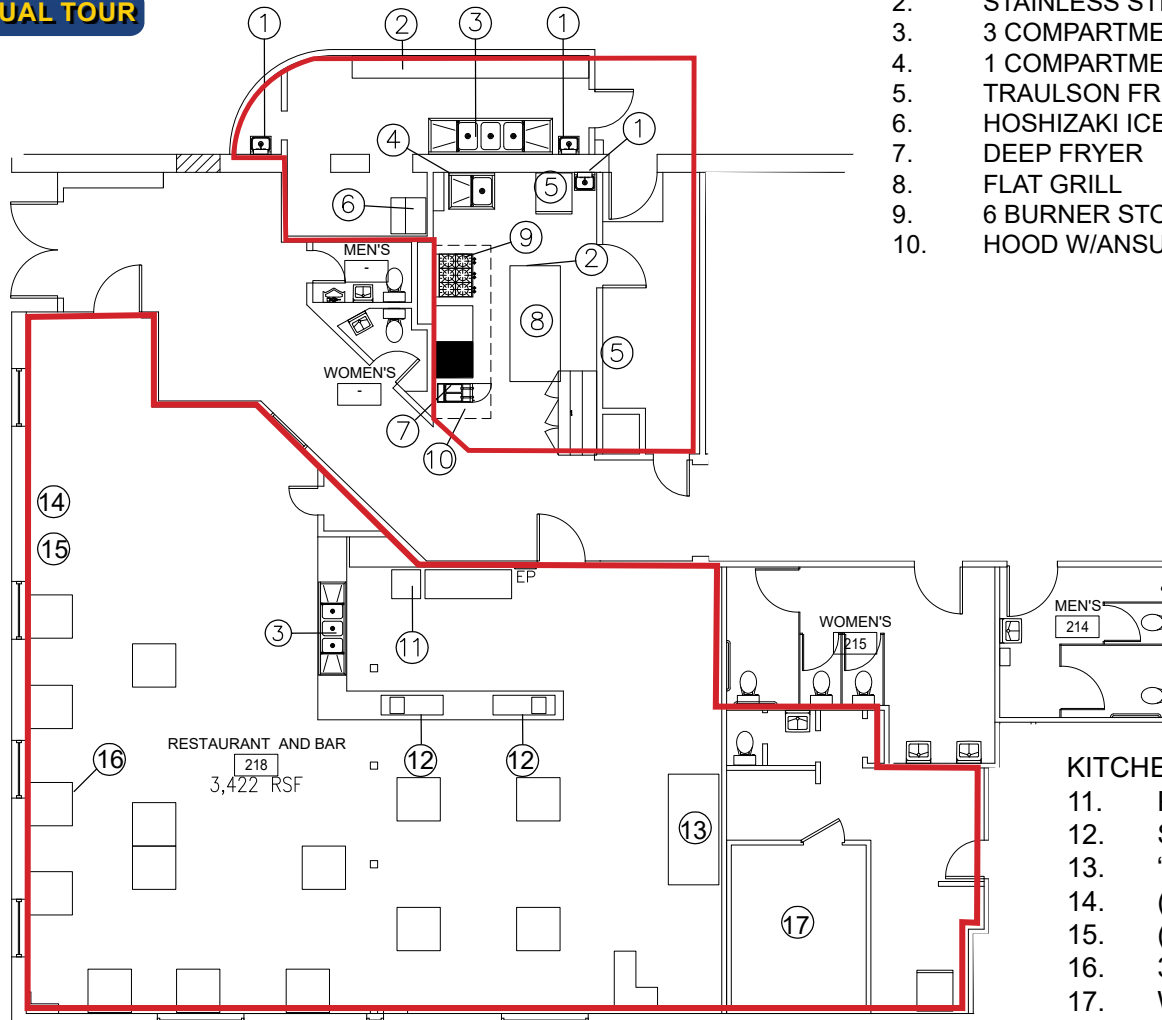
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SUITE 218

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KITCHEN EQUIPMENT LIST

1. WALL HUNG SINK
2. STAINLESS STEEL PREP TABLE
3. 3 COMPARTMENT SINK W/DRAINBOARD
4. 1 COMPARTMENT SINK W/DRAINBOARD
5. TRAUHLSON FREEZER
6. HOSHIZAKI ICE MAKER
7. DEEP FRYER
8. FLAT GRILL
9. 6 BURNER STOVE
10. HOOD W/ANSUL SYSTEM

KITCHEN EQUIPMENT LIST

11. POINT OF SALE REGISTER
12. STAINLESS STEEL TABLE W/WASH BASIN
13. "RANDELL" REFRIGERATED MULTI BEER TAP
14. (37) HIGH BACK CHAIRS – NOT SHOWN ON PLAN
15. (41) BAR STOOLS – NOT SHOWN ON PLAN
16. 3'X3' TABLE
17. WALK IN FRIDGE

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