

GRANITE BAY VILLAGE
8595 - 8727 AUBURN FOLSOM RD
GRANITE BAY, CA
FOR LEASE
2,398 SF RETAIL SUITE

ETHAN CONRAD
PROPERTIES INC.

LEASE SIGNED!

ENCHANTED
INDOOR PLAYGROUND



COMPLETELY REMODELED

FOR MORE INFORMATION CONTACT:

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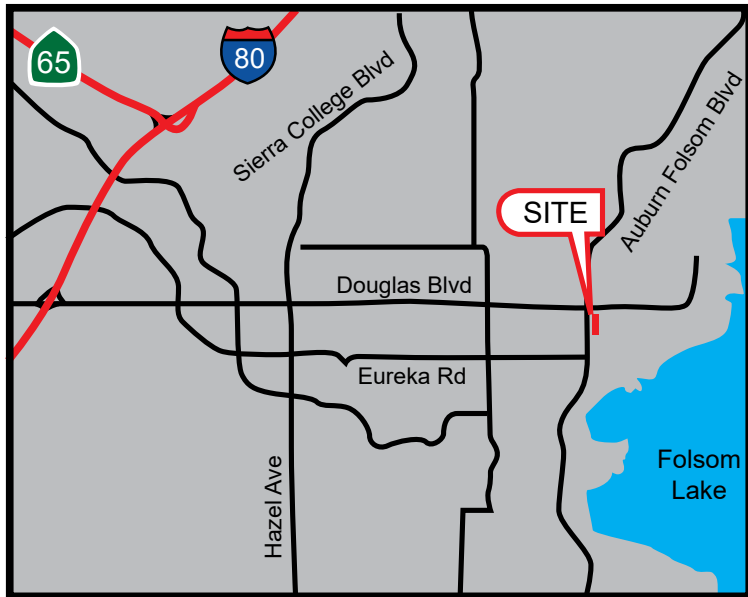
ETHAN CONRAD PROPERTIES, INC
1300 NATIONAL DRIVE, SUITE 100 | SACRAMENTO CA, 95834 | 916.779.1000
www.ethanconradprop.com

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FEATURES:

- 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, Dutch Bros Coffee, Dominick's Italian Market & Deli, Susie's Country Oaks Cafe, Verizon, Hazumi Sushi Bar and Arco
- Ample parking
- Enchanted Indoor Playground lease signed!



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.



KING
ENERGY

Tenants save up to
10% vs traditional
utility costs.

LEASE RATE:

8679B: 2,398 SF \$4,916.00 (\$2.05 PSF, NNN)

NNN costs are approximately \$0.41 PSF.

DEMOGRAPHICS:

	1 Mile	3 Mile	5 Mile
2025 Total Population (est):	5,858	26,774	123,240
2025 Average HH Income:	\$227,965	\$241,673	\$183,080
Traffic Count @			
	Auburn Folsom Rd:	27,367	
	Douglas Blvd:	28,983	

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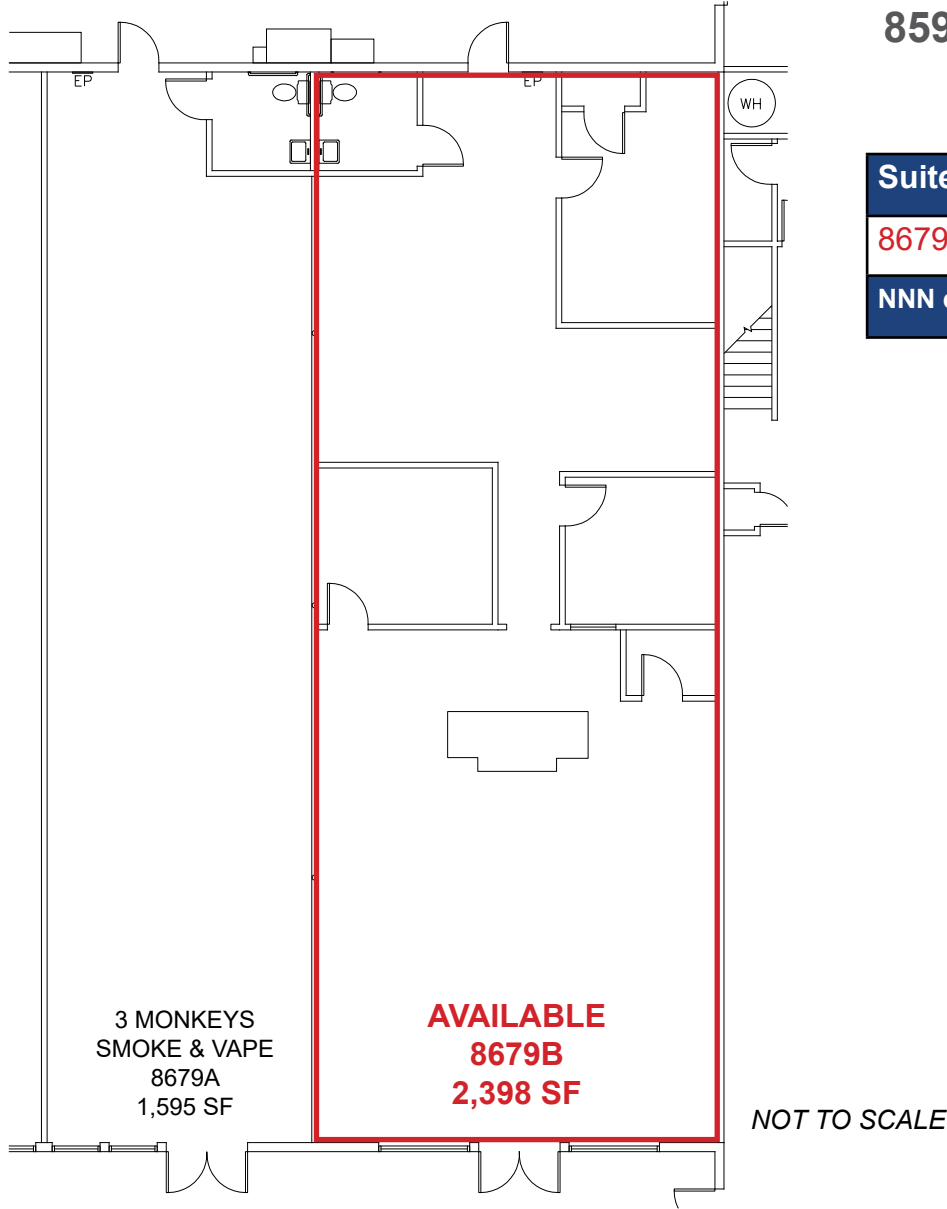
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The information contained herein has been obtained from sources we believe to be reliable. However, we cannot guarantee, warrant or represent its accuracy and all information is subject to error, change or withdrawal. An interested party and their advisors should conduct an independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

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FLOOR PLAN



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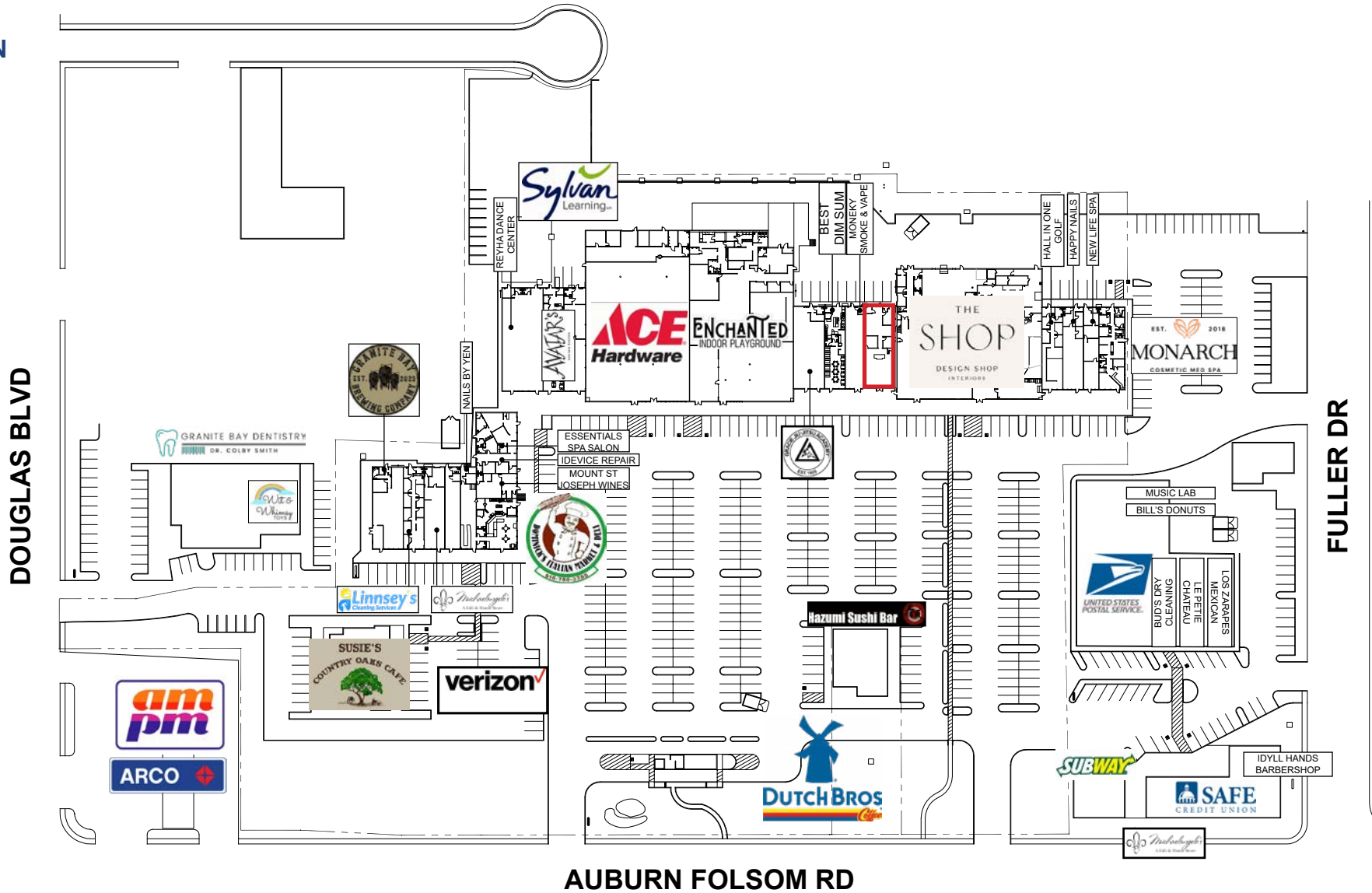
Suite	SF	Lease Rate	Monthly Rent
8679B	2,398	\$2.05 PSF, NNN	\$4,916.00
NNN costs are approximately \$0.41 PSF.			

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SITE PLAN



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