



Colliers



11930 Heritage Oak Place

Auburn, CA

Office-Flex | For Lease

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Property Summary



Colliers is pleased to offer the opportunity to lease space at **11930 Heritage Oak Place**—a flexible, well-maintained office flex building in Auburn, CA. This property gives users the chance to occupy up to 18,150 square feet of office and warehouse space.

Strategically situated near the intersection of Highway 49 and Bell Road, the property benefits from exceptional visibility and ease of access. This location serves as a vital commercial artery, linking northern and southern Placer County and facilitating efficient connectivity to surrounding communities, regional business hubs, and major transportation routes. The site's positioning enhances its desirability for both local enterprises and regional operators seeking logistical convenience and brand exposure.

Demonstrating a strong commitment to long-term stewardship and pride of ownership, the property has

recently undergone strategic capital improvements aimed at preserving its structural integrity and enhancing curb appeal. Notable upgrades include a full exterior repaint and complete parking lot restriping, both completed in 2025.

Additionally, the property benefits from a roof replacement completed in 2018 and a regularly serviced HVAC system, maintained and replaced as needed, ensuring long-term durability and reduced future maintenance obligations.

Property Highlights



Property Address:
11930 Heritage Oak Place
Auburn, CA 95603



Total Rentable Area:
±18,150 SF

- Ground Floor: ±15,360 RSF
- Second Floor: ±2,790 RSF



Zoning:
C-3-Dc-AO
(Heavy Commercial)



Parking Spaces:
69



Lease Rate: \$1.50 Modified Gross
Tenant pays utilities & janitorial

Amenities



Rock Creek Plaza

- Old Navy
- Harbor Freight
- Petco
- Ulta
- Michaels
- McDonald's
- Burger King
- Panera Bread
- Chipotle
- Mexican Grill

Target

Wells Fargo Bank

Smart & Final Extra!

Chick-fil-A

Crumbl

PetSmart

The Home Depot

11930 Heritage Oak Place

Floor Plan

SUITE 1: ±1,160 SF

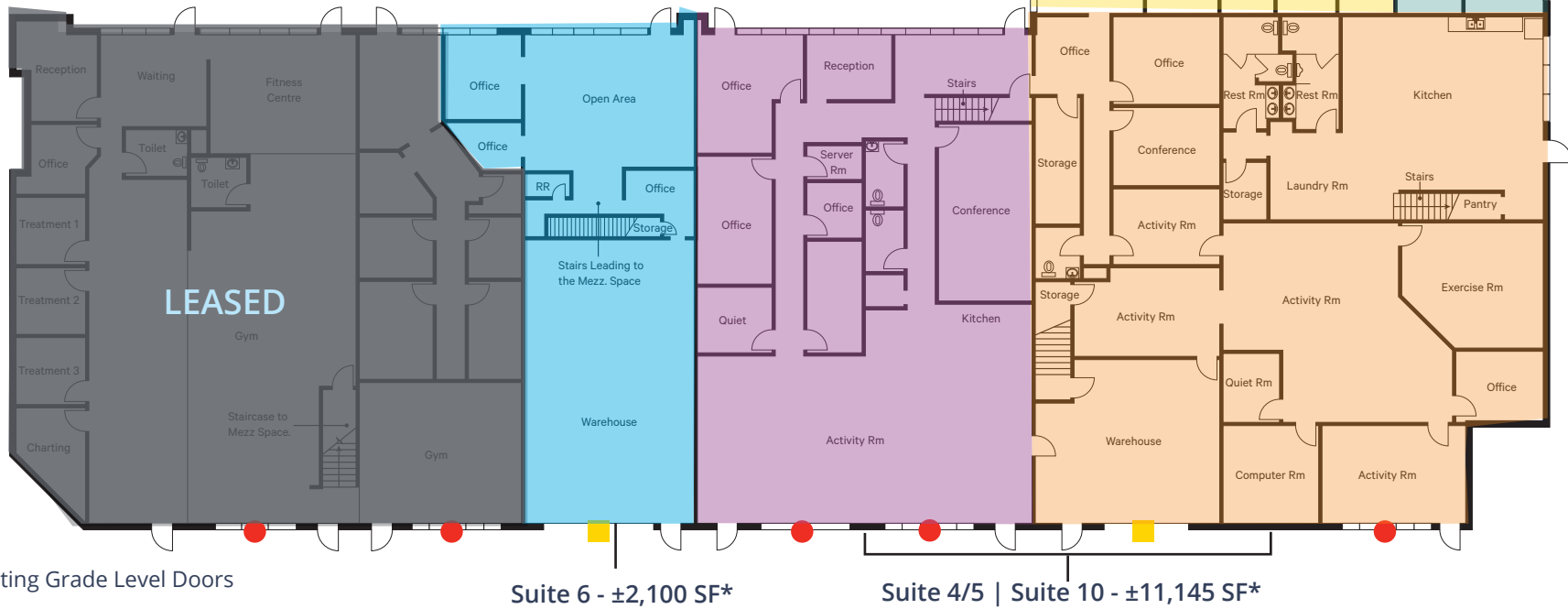
SUITE 2: ±2,605 SF

SUITE 3: ±1,140 SF

SUITE 6: ±2,100 SF*

SUITE 4/5/10: ±11,145 SF*

Total Contiguous Space: ±18,150 SF

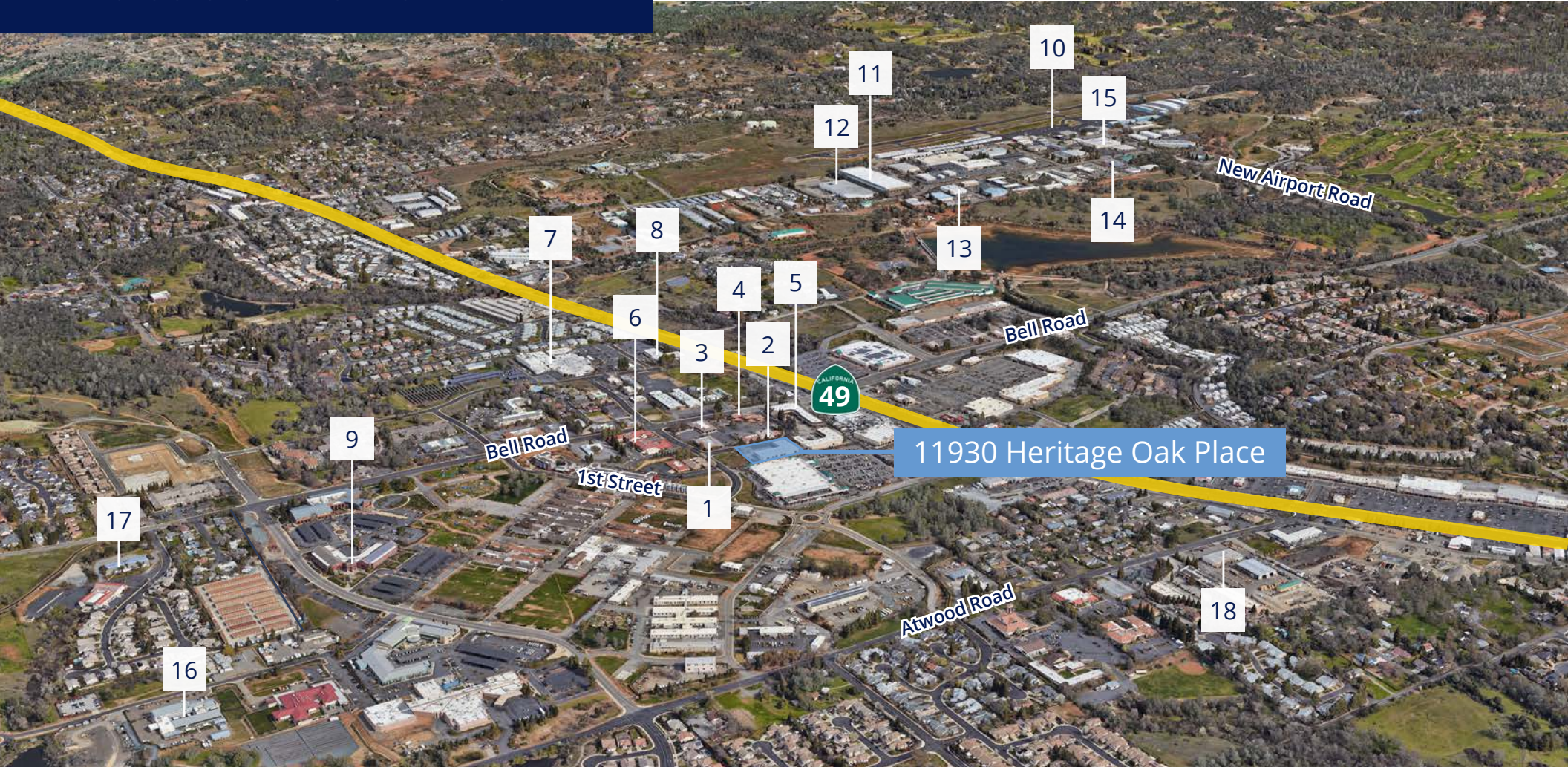


- Existing Grade Level Doors
- Potential Grade Level Doors
- * Includes Mezzanine Space





Location Overview



- 1. Davita
- 2. Pediatric Dentistry
- 3. Sierra Foothills Oral Surgery
- 4. Auburn VA Clinic
- 5. Vitalant Blood Donation
Gold Country Compounding

- 6. Bell Professional Plaza
Quest Diagnostics
Sutter Health
- 7. Sutter Auburn Faith Hospital
- 8. Sutter Health Auburn Urgent
Care
- 9. Placer County Offices

- 10. Auburn Municipal Airport
- 11. Air International Thermal
Systems
- 12. Pre Plastics
- 13. Armstrong Manufacturing and
Engineering
- 14. Moonraker Brewing Co

- 15. Knee Deep Brewing Company
- 16. Placer County Animal Services
Center
- 17. Miyagi Gymnastics Academy
- 18. Diamond Pacific

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