

# THE PLAZA

NEC Highway 49 & Luther Road - Auburn, CA

A PROUD MEMBER OF  
**CHAINLINKS**  
RETAIL ADVISORS



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## PROPERTY HIGHLIGHTS & DEMOGRAPHICS

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**location:** NEC Highway 49 & Luther Road  
Auburn, CA

**anchor tenants:** Best Buy

**shopping center GLA:** ±96,422 Square Feet (GLA)

**availability:** ±1,200 SF Enc Cap Shop Space  
±925 - ±1,410 SF Shop Space  
±10,000 SF Future Jr Anchor  
±14,000 SF Future Jr Anchor



### 2022 total population

1-mile	7,333
3-mile	29,995
5-mile	42,900



### 2022 daytime population

1-mile	9,171
3-mile	47,787
5-mile	58,319



### 2022 total employees

1-mile	4,579
3-mile	29,759
5-mile	32,398



### 2022 total households

1-mile	3,029
3-mile	12,346
5-mile	17,319



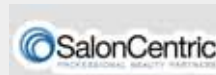
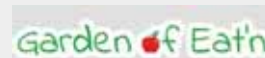
### 2022 average HH income

1-mile	\$102,448
3-mile	\$99,464
5-mile	\$113,226



### traffic counts

Highway 49 (north of Luther Rd)	42,000
Highway 49 (south of Luther Rd)	37,400



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## PROPERTY OVERVIEW

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*The Plaza* is a ±96,422 square foot neighborhood center ideally located just minutes from Interstate 80 along Highway 49 at Luther Road in Auburn, California.

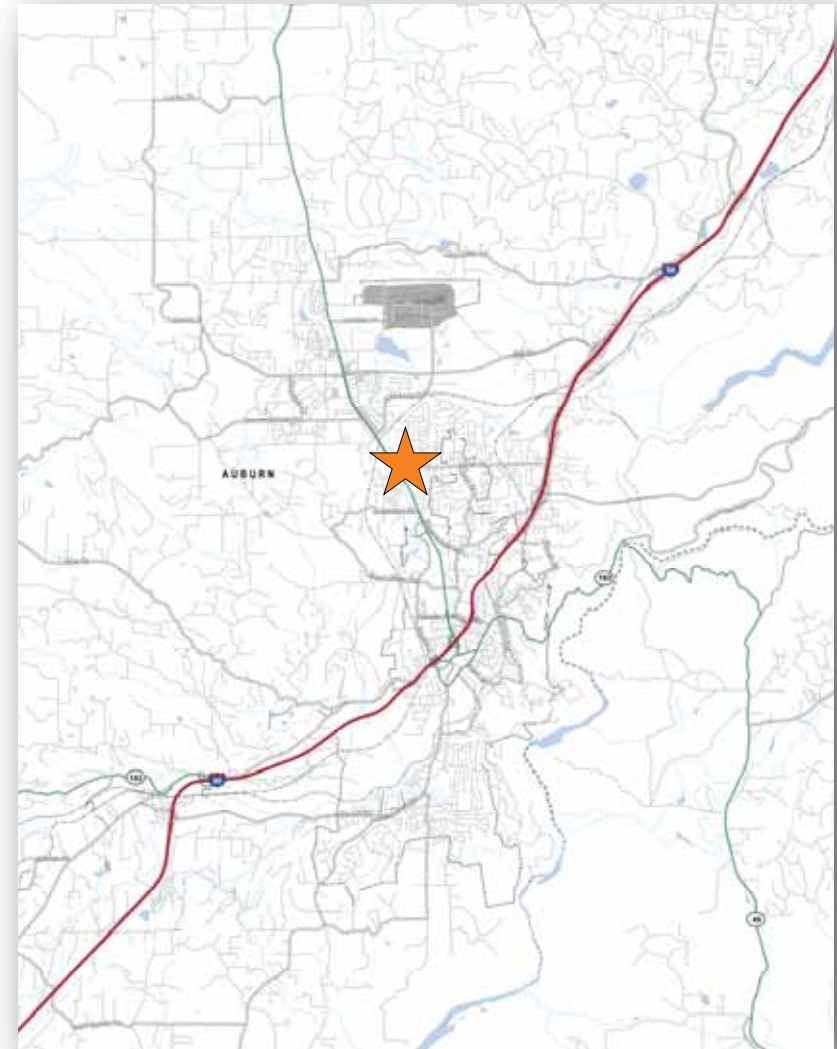
Anchored by Best Buy, the center benefits from fully-signalized access points from Highway 49, the region's primary north-south traffic artery to communities including Grass Valley, Nevada City and points north.

Monument signage is visible to more than 42,000 cars per day.

The City of Auburn is an affluent community in the Greater Sacramento MSA and boasts strong household income demographics of \$113,226 within a 5-mile radius of the site.

The City has a strong tourism industry and, as County Seat of Placer County, has a County government employee base of more than 2,500 workers.

In addition to Best Buy, notable co-tenants in *The Plaza* include Mel's Original Diner, Little Caesar's Pizza, Mattress Firm, Sola Salon Studios, Garden of Eat'n, Lyon Real Estate, Miracle Ear, & SalonCentric and T-Mobile.



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## SITE PLAN



Site Plan - Subject To Change

SUITE	TENANT	SQ. FT.
1730	Mel's Original Diner	4,775
1730-500	Miracle Ear	1,225
1760-100	OE Federal Credit Union	1,105
1760-120	SalonCentric	2,630
1760-130	<b>AVAILABLE</b>	1,410
1760-200	Sola Salon Studios	4,030
1760-500	Best Buy	32,331
1790	Mattress Firm	4,200
1900-50	Stewart Title Company	10,700
1900-100	Lyon Real Estate	
1900-150	Vitek Mortgage	
1900-200	Army Corps of Engineers	2,164
1850-300	<b>AVAILABLE</b>	1,200
1850-310	<b>AVAILABLE</b>	1,200
1850-320	Garden of Eat'n	1,470
1850-330	Pearl Nails	2,065
1850-340		
1850-350	Little Caesars Pizza	1,205
1850-360	<b>AVAILABLE</b>	925
1850-370	T-Mobile	1,606
Future Bldg 1	<b>AVAILABLE</b>	14,000
Future Bldg 2	<b>AVAILABLE</b>	10,000

For leasing information,  
please contact:

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## INTERSECTION AERIAL

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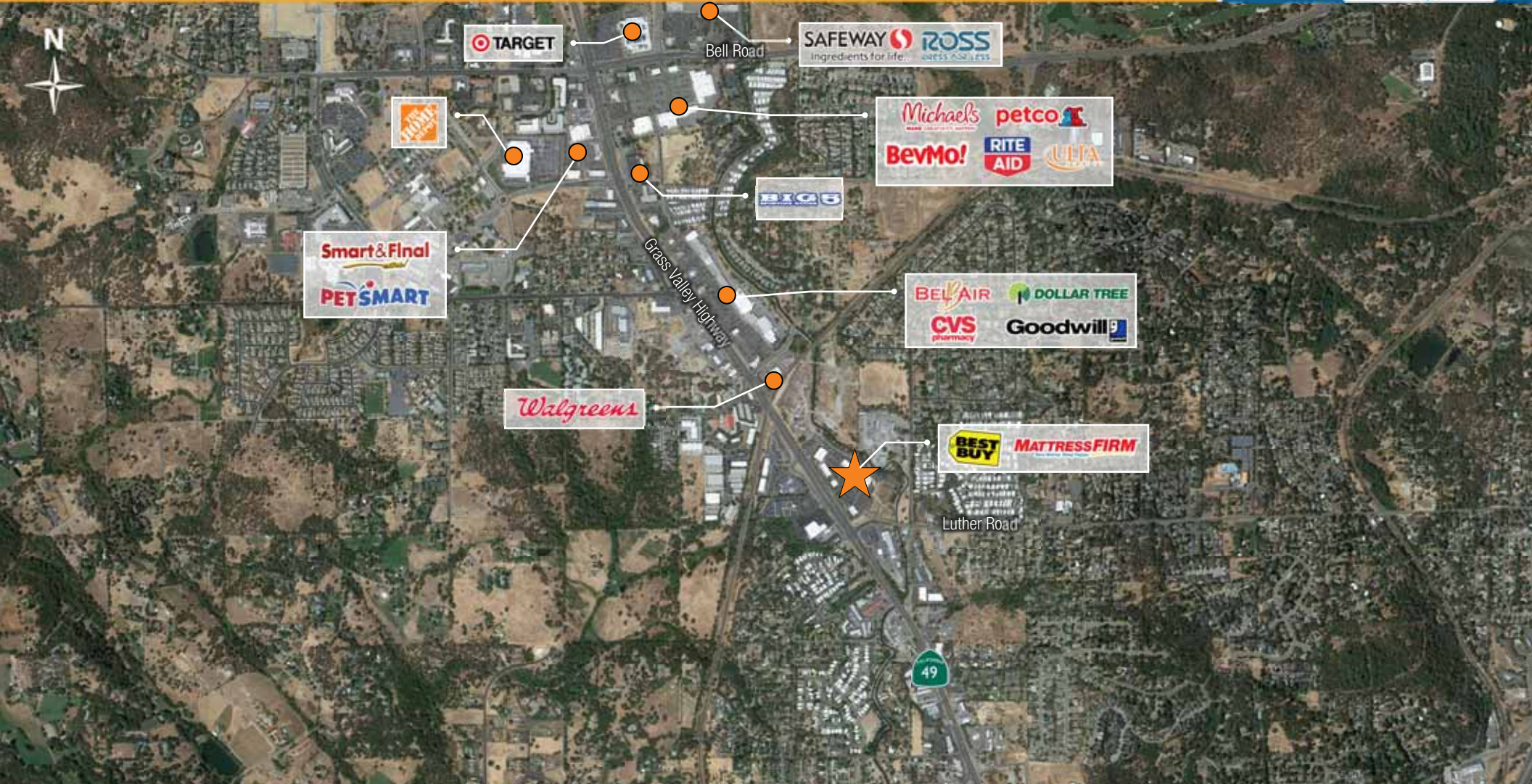
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# THE PLAZA

IMMEDIATE VICINITY RETAIL AERIAL

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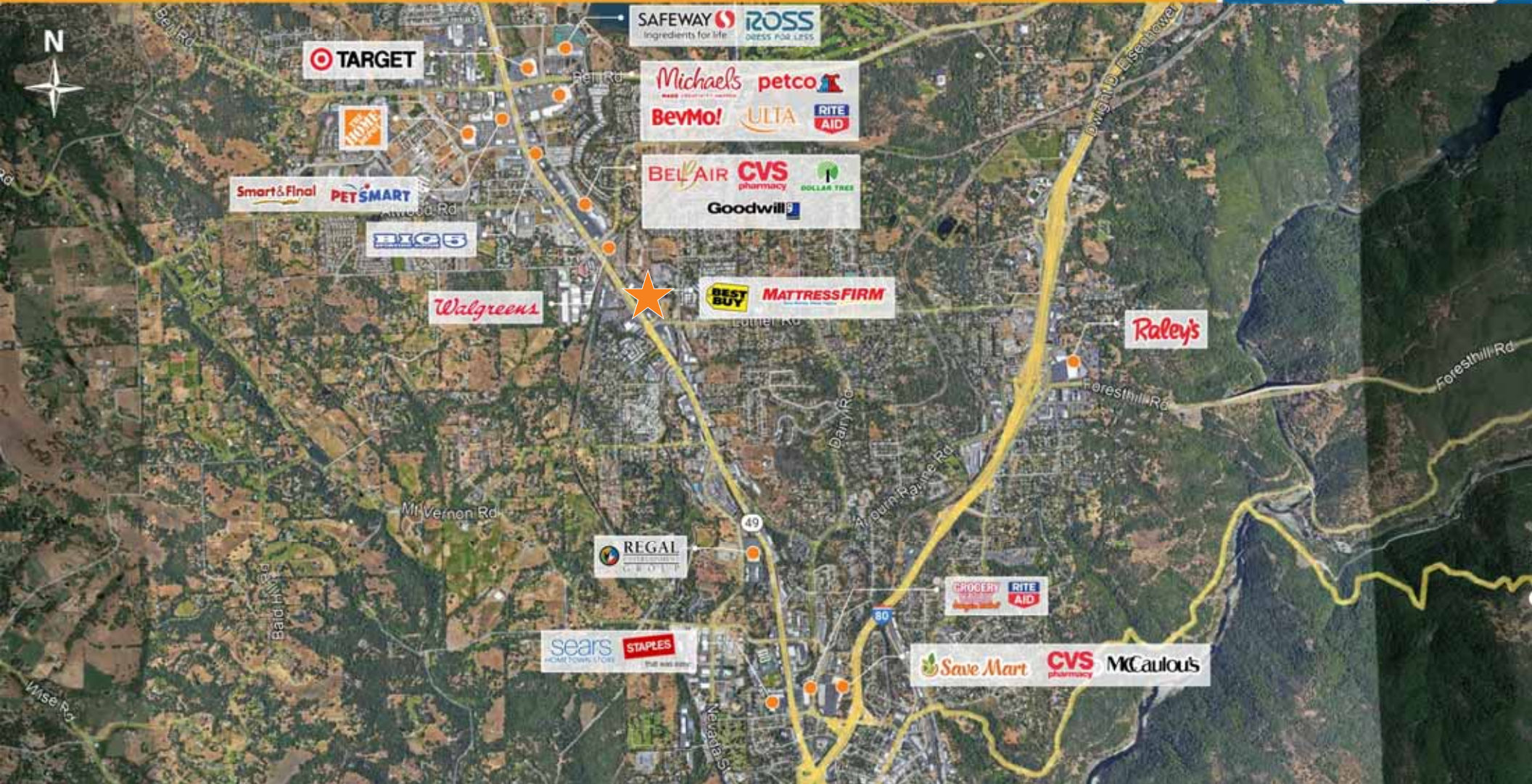
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## OVERALL TRADE AREA AERIAL

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