



1,100 SF Retail Opportunity on Grass Valley Hwy

PRIME COMMERCIAL SPACE | SUITE C

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4086 Grass Valley Hwy
Auburn, CA 95602



GQNorth
real estate

THE SPACE

Location

4086 Grass Valley Hwy
Auburn, CA 95602

Traffic Count

5,103

 **PROPERTY VIDEO**

HIGHLIGHTS

- ✓ Large, floor-to-ceiling glass display windows providing abundant natural light and direct visibility to the parking lot and shopping center exterior.
- ✓ Open layout commercial unit featuring concrete flooring, drop ceiling grid with fluorescent lighting panels, and white painted walls.
- ✓ Features a white wood slat panel wall section (suitable for hanging displays or signage) with existing outlet or mounting cutouts.
- ✓ Equipped with a dedicated wall-mounted circuit breaker panel with labeled switches (including HVAC/Heat and outlet circuits) and conduit wiring along a painted cinderblock wall.
- ✓ Includes a private, single-occupancy restroom fitted with a toilet and wall-mounted sink.
- ✓ Interior cleared out and ready for build-out or cosmetic renovation, with loose drywall/plywood sheets stored against the back wall.

LU ANN HENDERSON

SENIOR VICE PRESIDENT

DRE# 01912126

Commercial Real Estate Sales And Leasing

 San Francisco (415) 982-9496

 Sacramento (916) 798-8559

 info@matrixcre.ai

POPULATION

1.00 MILE	3.00 MILE	5.00 MILE
5,123	20,133	38,499

AVERAGE HOUSEHOLD INCOME

1.00 MILE	3.00 MILE	5.00 MILE
\$111,921	\$134,341	\$134,837

NUMBER OF HOUSEHOLDS

1.00 MILE	3.00 MILE	5.00 MILE
2,071	8,269	16,233

PROPERTY FEATURES

BUILDING SF	1,100
LAND ACRES	1.1
YEAR BUILT	1987

NEIGHBORING PROPERTIES

NORTH	Take Maru Sushi
SOUTH	Beach Hut Deli
EAST	Residential parcels
WEST	Alta Motorsport

MECHANICAL

ELECTRICAL / POWER	120/240 V 3 Phase
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Take an Instant
Walkthrough.

<https://www.youtube.com/@matrixCREai>



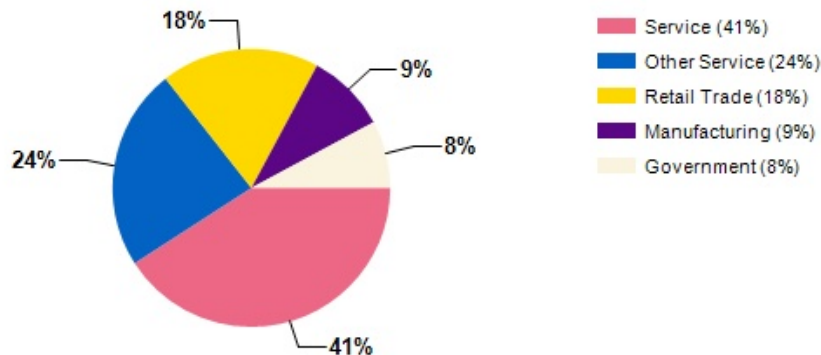
MatrixCRE.AI



Auburn City

- ✓ The property is located on Grass Valley Highway in Auburn, CA, a city known for its historic Old Town district, which features charming shops, restaurants, and a community park. Auburn is situated in the Sierra Nevada foothills, offering residents and visitors access to outdoor recreational activities such as hiking, biking, and camping in the nearby Auburn State Recreation Area. It is home to a diverse array of businesses, from small boutiques to larger retailers, creating a vibrant commercial environment that attracts both locals and tourists. The property's location on Grass Valley Highway provides excellent visibility and access, with high traffic flow, making it an ideal spot for businesses looking to attract customers driving through the area.

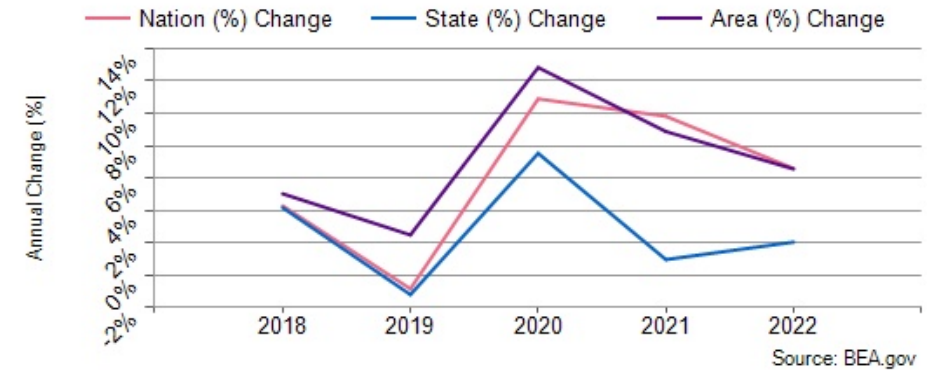
Major Industries by Employee Count

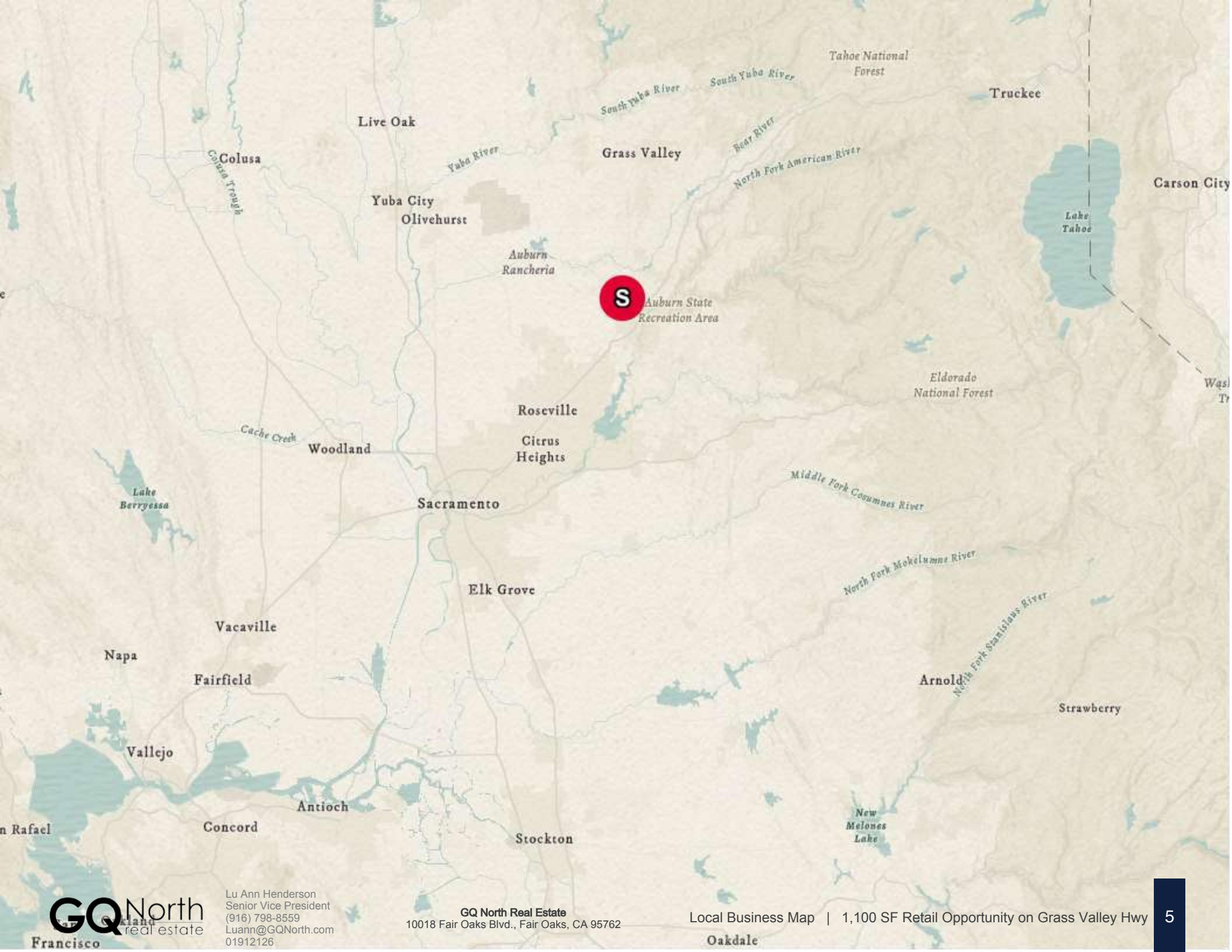


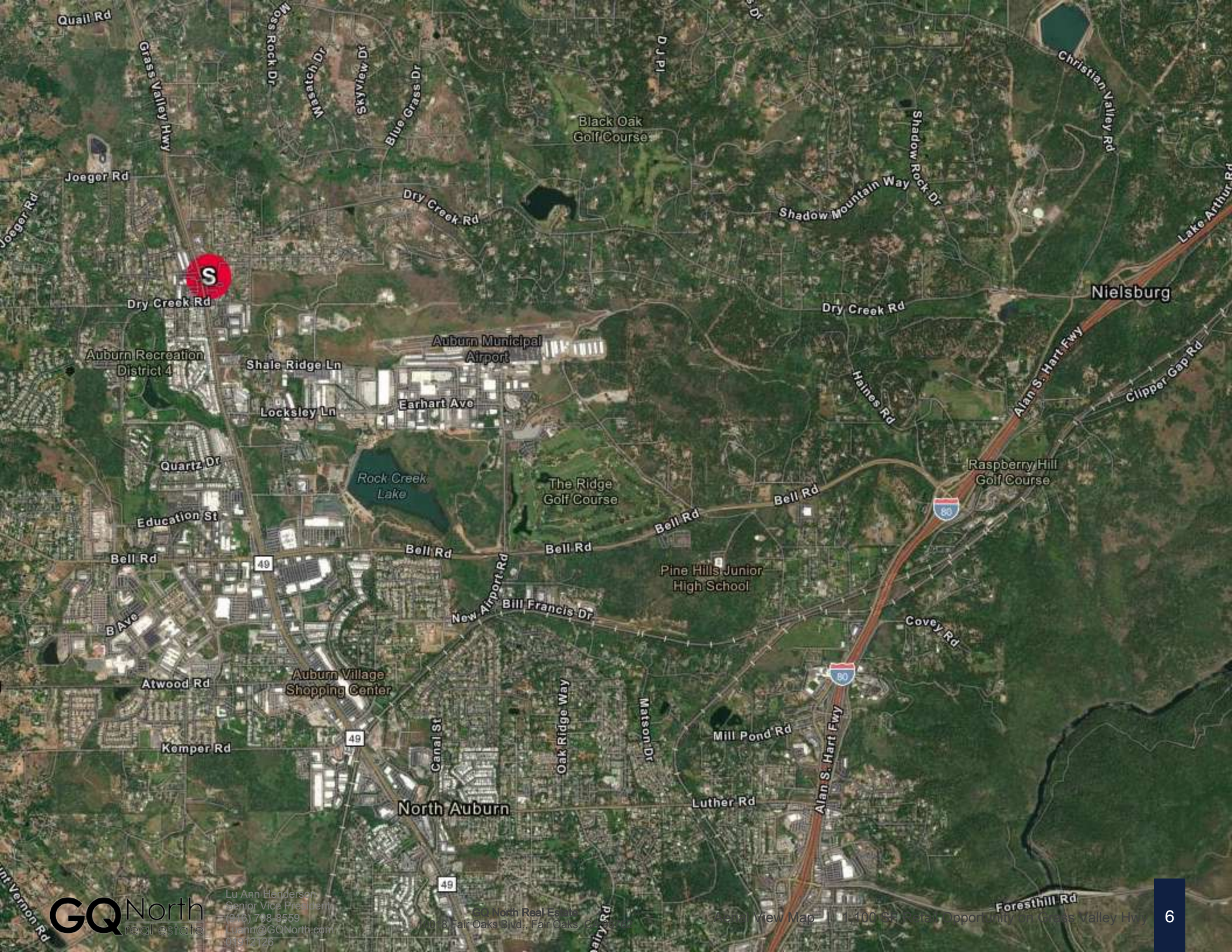
Largest Employers

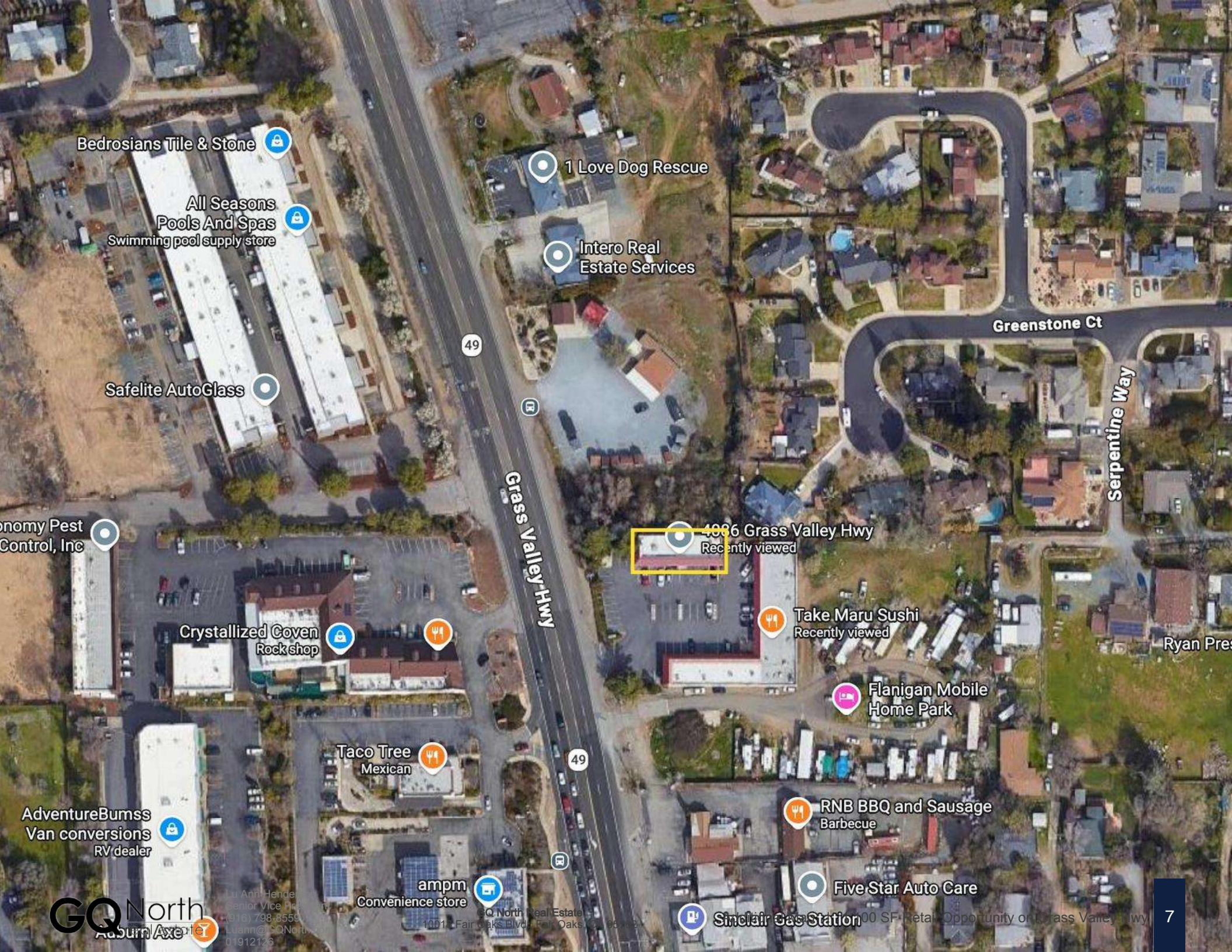
Sutter Health	7,242
Kaiser Permanente	6,015
County of Placer <	2,898
Palisades Tahoe	2,600
Thunder Valley Casino Resort	2,500
Sierra Community College	2,149
Pride Industries	1,291
Hewlett-Packard Enterprise (HP)	1,200

Placer County GDP Trend









Bedrosians Tile & Stone

All Seasons
Pools And Spas
Swimming pool supply store

Safelite AutoGlass

Economy Pest
Control, Inc

Crystallized Coven
Rock shop

AdventureBumss
Van conversions
RV dealer

Taco Tree
Mexican

ampm
Convenience store

1 Love Dog Rescue

Intero Real
Estate Services

4086 Grass Valley Hwy
Recently viewed

Take Maru Sushi
Recently viewed

Flanigan Mobile
Home Park

RNB BBQ and Sausage
Barbecue

Five Star Auto Care

Sinclair Gas Station

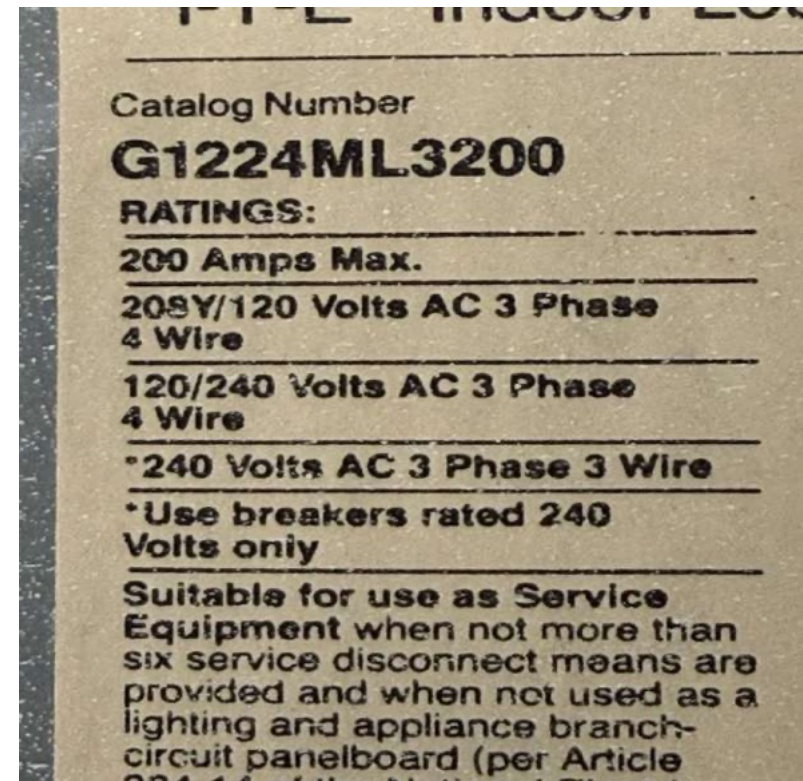
Greenstone Ct

Serpentine Way

Ryan Pre

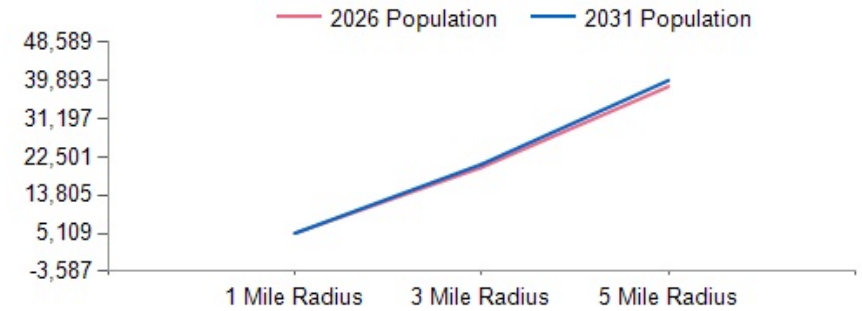




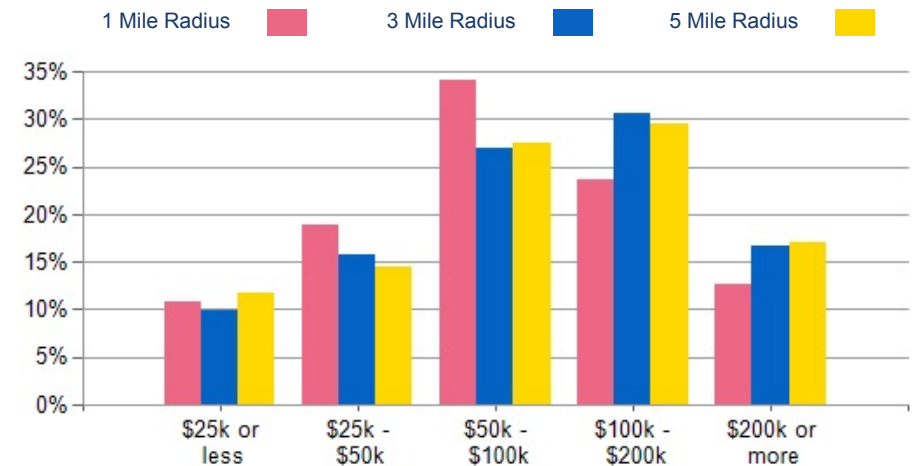


POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	5,116	18,095	35,417
2010 Population	4,922	19,662	37,175
2026 Population	5,123	20,133	38,499
2031 Population	5,109	20,821	39,893
2026 African American	52	210	358
2026 American Indian	89	268	472
2026 Asian	140	487	848
2026 Hispanic	1,630	3,520	5,951
2026 Other Race	966	1,589	2,375
2026 White	3,172	15,151	29,711
2026 Multiracial	687	2,388	4,669
2026-2031: Population: Growth Rate	-0.25%	3.35%	3.55%

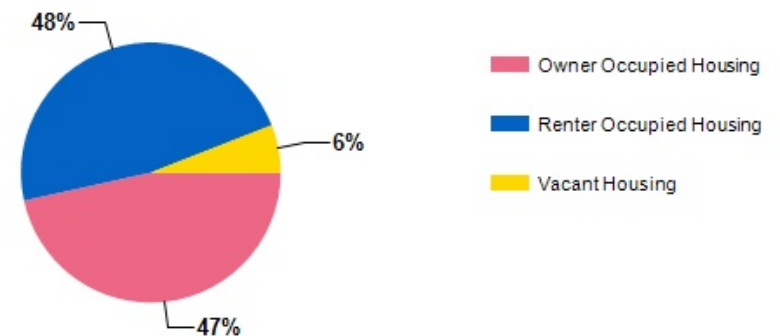
2026 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	162	595	1,341
\$15,000-\$24,999	62	228	549
\$25,000-\$34,999	124	362	836
\$35,000-\$49,999	268	943	1,518
\$50,000-\$74,999	440	1,305	2,554
\$75,000-\$99,999	265	928	1,899
\$100,000-\$149,999	288	1,492	2,840
\$150,000-\$199,999	200	1,035	1,944
\$200,000 or greater	262	1,381	2,752
Median HH Income	\$73,871	\$92,660	\$90,960
Average HH Income	\$111,921	\$134,341	\$134,837



2026 Household Income



2026 Own vs. Rent - 1 Mile Radius

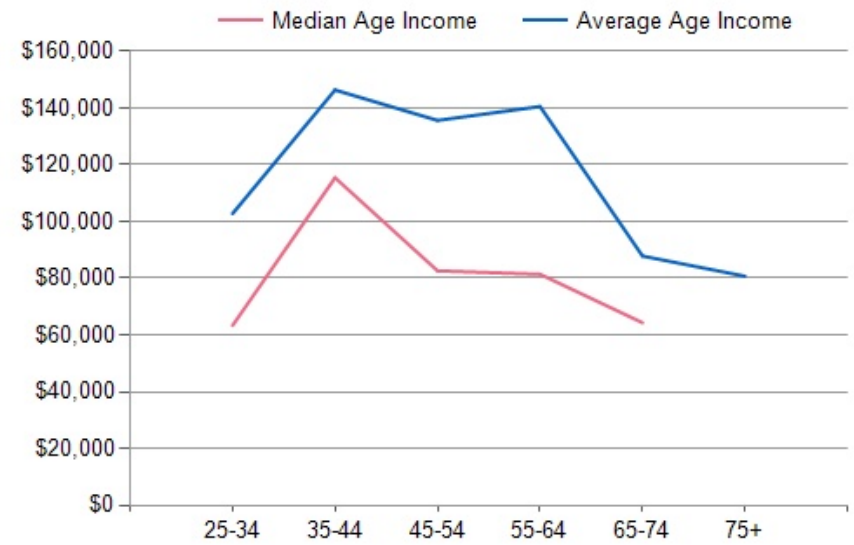
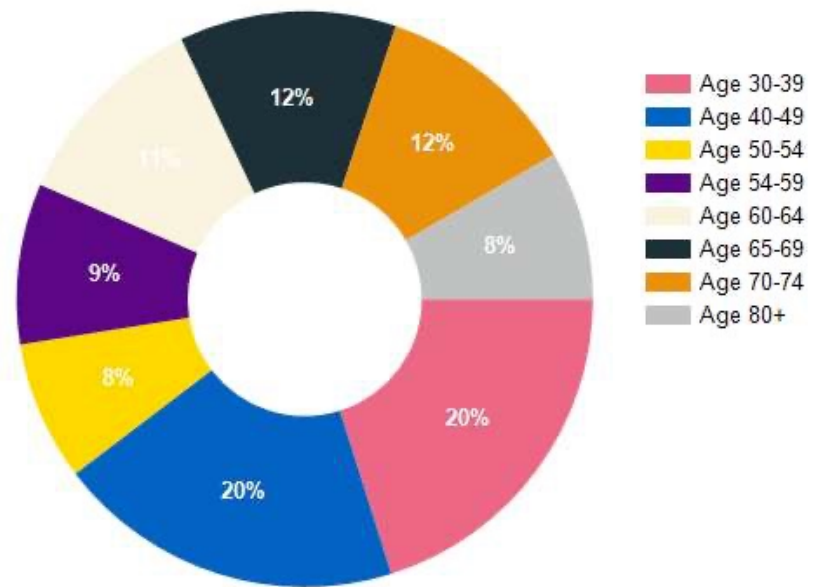


Source: esri

2026 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2026 Population Age 30-34	330	1,017	2,034
2026 Population Age 35-39	274	1,073	2,166
2026 Population Age 40-44	310	1,238	2,354
2026 Population Age 45-49	275	1,076	2,114
2026 Population Age 50-54	235	1,027	2,042
2026 Population Age 55-59	271	1,192	2,291
2026 Population Age 60-64	343	1,399	2,720
2026 Population Age 65-69	365	1,621	3,099
2026 Population Age 70-74	345	1,569	3,009
2026 Population Age 75-79	251	1,300	2,503
2026 Population Age 80-84	203	991	1,737
2026 Population Age 85+	222	904	1,579
2026 Population Age 18+	4,086	16,721	31,958
2026 Median Age	44	50	49
2031 Median Age	46	51	50

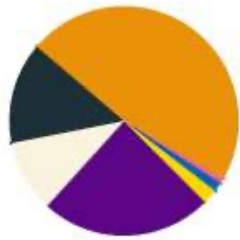
2026 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$63,339	\$77,782	\$72,319
Average Household Income 25-34	\$102,735	\$116,781	\$112,845
Median Household Income 35-44	\$115,385	\$141,727	\$140,963
Average Household Income 35-44	\$146,321	\$180,286	\$188,096
Median Household Income 45-54	\$82,581	\$129,777	\$122,048
Average Household Income 45-54	\$135,589	\$177,374	\$169,533
Median Household Income 55-64	\$81,375	\$127,123	\$114,959
Average Household Income 55-64	\$140,482	\$168,659	\$164,745
Median Household Income 65-74	\$64,293	\$79,264	\$81,896
Average Household Income 65-74	\$87,798	\$112,995	\$115,029
Average Household Income 75+	\$80,684	\$90,897	\$90,990

Population By Age



DIVERSITY INDEX	1 MILE	3 MILE	5 MILE
Diversity Index (+5 years)	76	60	56
Diversity Index (current year)	75	58	55
Diversity Index (2020)	73	55	51
Diversity Index (2010)	58	41	36

POPULATION BY RACE



1 MILE



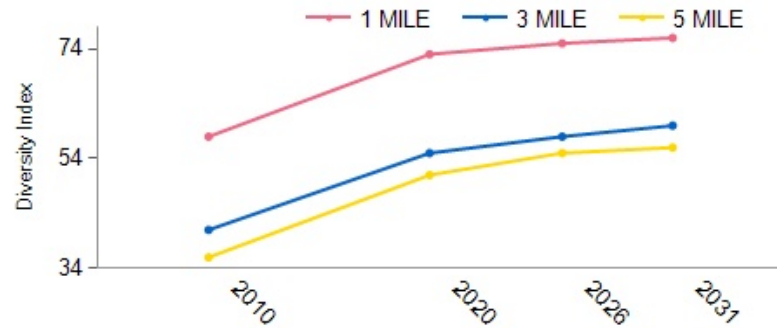
3 MILE



5 MILE

2026 POPULATION BY RACE	1 MILE	3 MILE	5 MILE
African American	1%	1%	1%
American Indian	1%	1%	1%
Asian	2%	2%	2%
Hispanic	24%	15%	13%
Multiracial	10%	10%	11%
Other Race	14%	7%	5%
White	47%	64%	67%

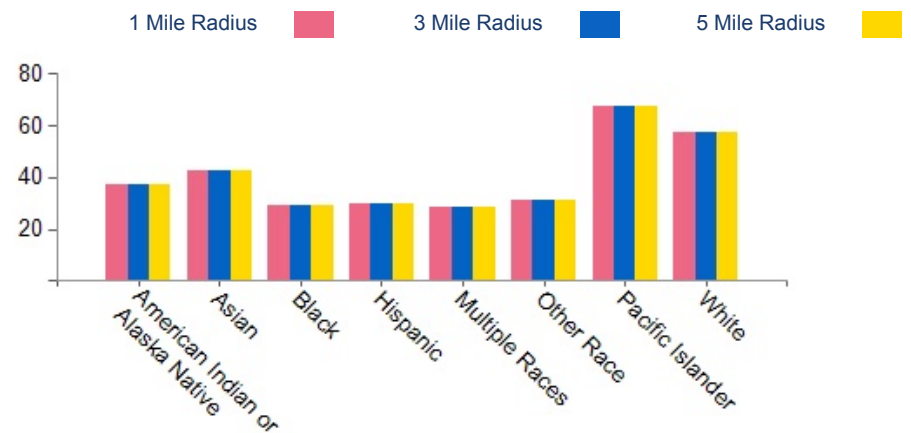
POPULATION DIVERSITY



2026 MEDIAN AGE BY RACE

	1 MILE	3 MILE	5 MILE
Median American Indian/Alaska Native Age	37	41	42
Median Asian Age	42	50	51
Median Black Age	29	32	35
Median Hispanic Age	30	32	33
Median Multiple Races Age	29	33	34
Median Other Race Age	31	33	34
Median Pacific Islander Age	68	50	44
Median White Age	57	56	54

2026 MEDIAN AGE BY RACE





Lu Ann Henderson
Senior Vice President

Lu Ann Henderson is an exclusive Commercial Real Estate listing agent serving California. She has a vast network of business owners and investors and a continuous pool of qualified buyers and tenants seeking quality real estate.

Eighty percent of her sales and leasing transactions are dual agency, which expedites transactions and reduces overall commission costs. Lu Ann has been recognized as a top producer by CoStar/LoopNet. She has received the Top-Performing Broker award in Crexi's Annual Platinum Broker Awards and is responsible for over \$40 million in California sales alone.

She selectively manages several listings, ensuring each client receives personal attention and thorough due diligence. Lu Ann has a proven strategy and specialization in various sectors of business real estate, including industrial, retail shopping centers, mixed-use, residential, office, land development, and specialty assets, which contributes to her status in the top 5 percent of brokers by transaction volume.

Lu Ann is committed to advising you on effective strategies for selling or leasing your property. She focuses on transparent and ethical dealings and wants to alleviate the pressures associated with property transactions.

Lu Ann leverages digital marketing platforms and social media, including commercial real estate platforms, to maximize your property's exposure. She also manages a YouTube channel, MatrixCRE.ai, to showcase each listing and enhance global visibility.

If you seek high-quality advice and result-oriented brokerage services, please call or email her at Infor@MatrixCRE.ai and visit the website at MatrixCRE.ai.

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