

Highway 49 Development Opportunity

Pad Adjacent to Holiday Market

21600 Higgins Rd
Auburn, CA 95602
www.cbre.com/sacramentodt

Fully Improved Pad For Sale



Retail Pad Development Opportunity

21600 Higgins Rd | Auburn, CA 95602

Property Highlights

Development Opportunity for Sale

- This is a retail development opportunity in a new Holiday Market anchored center.
- This center serves the Northern Auburn market serving the high traffic Highway 49 corridor
- Situated off Highway 49 that sees approximately 32,500 cars per day and Combie Road seeing approximately 16,000 cars per day, the Center will be accessed from Highway 49 and a new traffic signal off Combie Road
- Underserved residential populations surround the Lake of the Pines including the only high school in northern Auburn, Bear River High School with an estimated 1,025 students in attendance
- Pad adjacent to Holiday Foods, the only full service grocer serving the Lake of the Pines community



Site Information

- + Fully improved pad including all on/off site work completed with utilities stubbed to the building pad
- + ±1.94 acre parcel
- + Up to 11,400 square foot buildable
- + Asking \$2.5 million (\$29.58 PSF)

2023 Estimated Demographics - 5 Miles



30,070

Population



14,239

Daytime Population

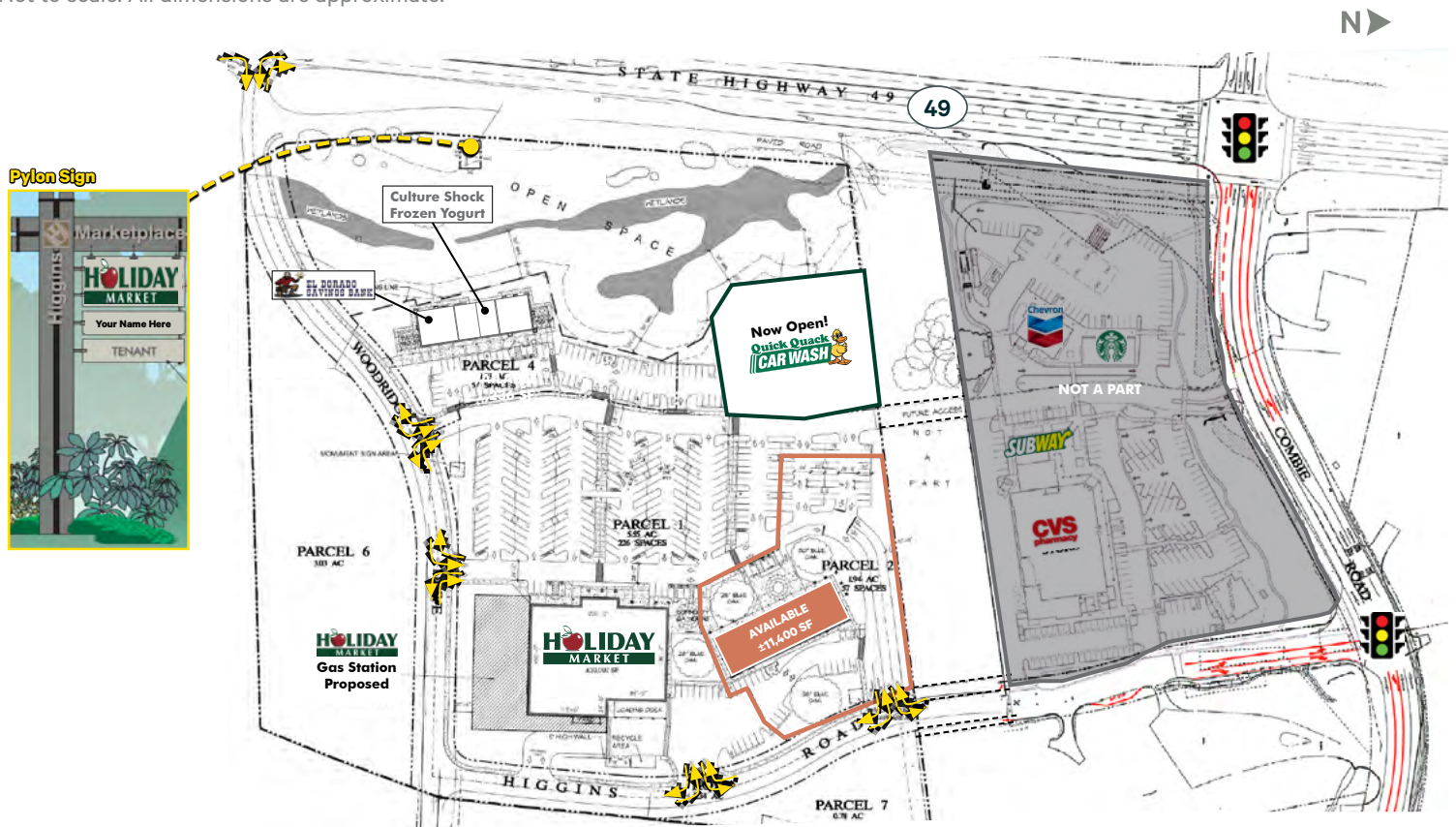


\$149,659

Avg. HH Income

Site Plan

Not to scale. All dimensions are approximate.



- Now Open: Holiday Market, a chain of 15 stores throughout Northern California, has opened a brand new 30,000 SF store as a part of Higgins Marketplace and is adding a self-service Holiday gas station in 2022
- Holiday Market is known for their friendliest service and the freshest foods sold in the cleanest stores
- Now Open: Quick Quack Car Wash, with over 100 locations in Utah, Texas, California, Arizona, and Colorado

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For Sale



Contact Us

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