

FOR LEASE

Higgins Marketplace

SEC OF COMBIE ROAD & HIGHWAY 49, AUBURN, CA 95602

HOLIDAY MARKET NOW OPEN! QUICK QUACK NOW OPEN!

RETAIL



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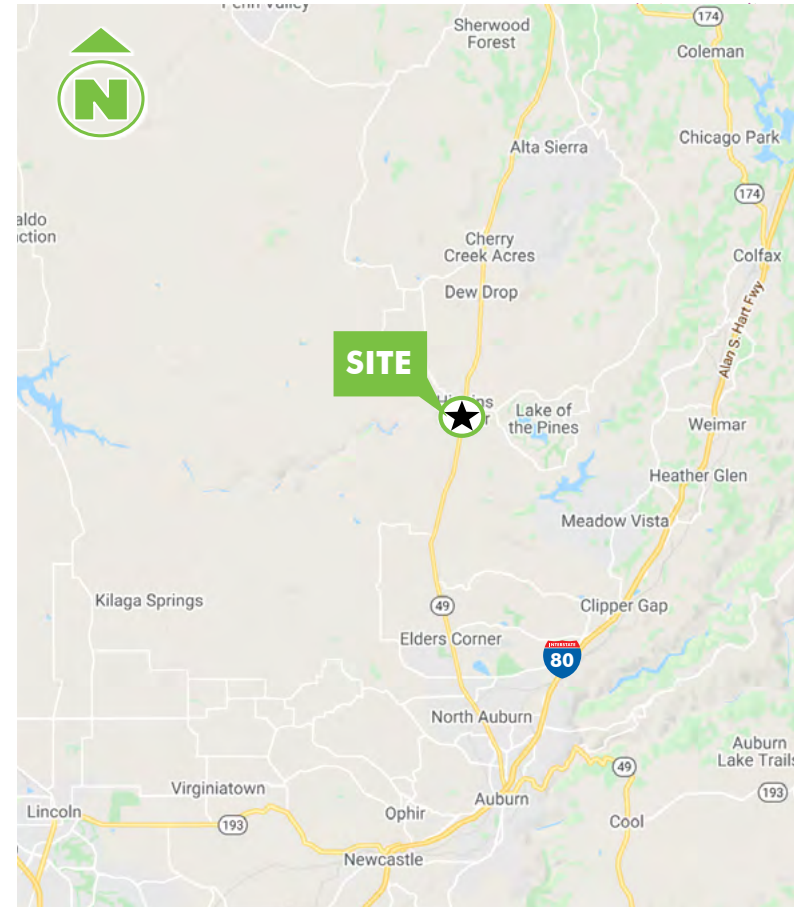
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MAPS NOT TO SCALE



PROPERTY HIGHLIGHTS

- + This is a retail development opportunity anchored by a new grocery store, Holiday Market, in the Northern Auburn market that will include many opportunities for shop and pad space 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
- + Dense 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
- + 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 2021
- + Holiday Market is known for their friendliest service and the freshest foods sold in the cleanest stores
- + Quick Quack Car Wash, with over 100 locations in Utah, Texas, California, Arizona, and Colorado, is now open at Higgins Marketplace

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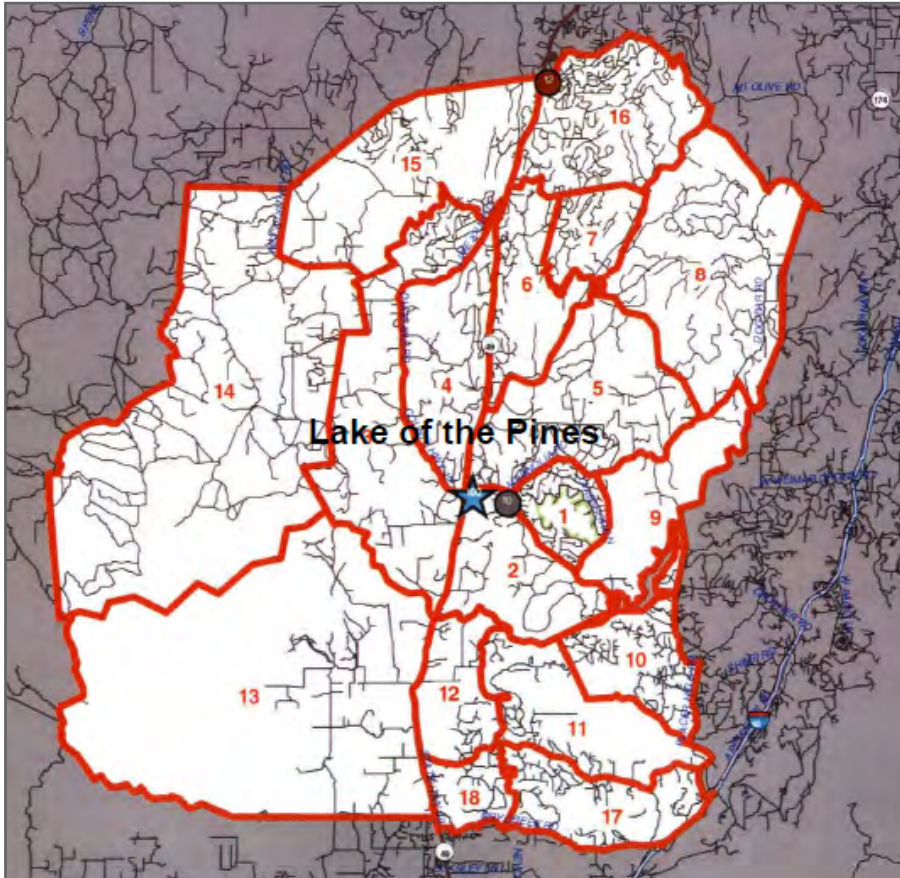
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TRADE AREA DEMOGRAPHICS



LAKE OF THE PINES DEMOGRAPHIC SECTOR REPORT

Sector Number	Current Population Levels
1	4,151
2	1,120
3	1,322
4	786
5	1,043
6	1,071
7	1,686
8	1,475
9	884
10	2,036
11	1,177
12	795
13	3,039
14	1,034
15	1,688
16	4,350
17	1,645
18	766
TOTAL	30,070

2023 ESTIMATED DEMOGRAPHICS

Radius	5-mile
Population	30,070
Avg. Household Income	\$149,659
Daytime Population	14,239

TRAFFIC COUNTS

Combie Road (2022)	16,013 ADT
Highway 49 (2022)	30,621 ADT

Source: Placer.ai

Source: Fast Report

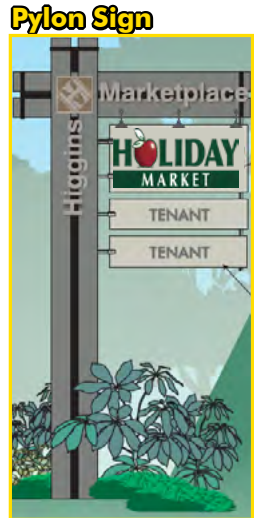
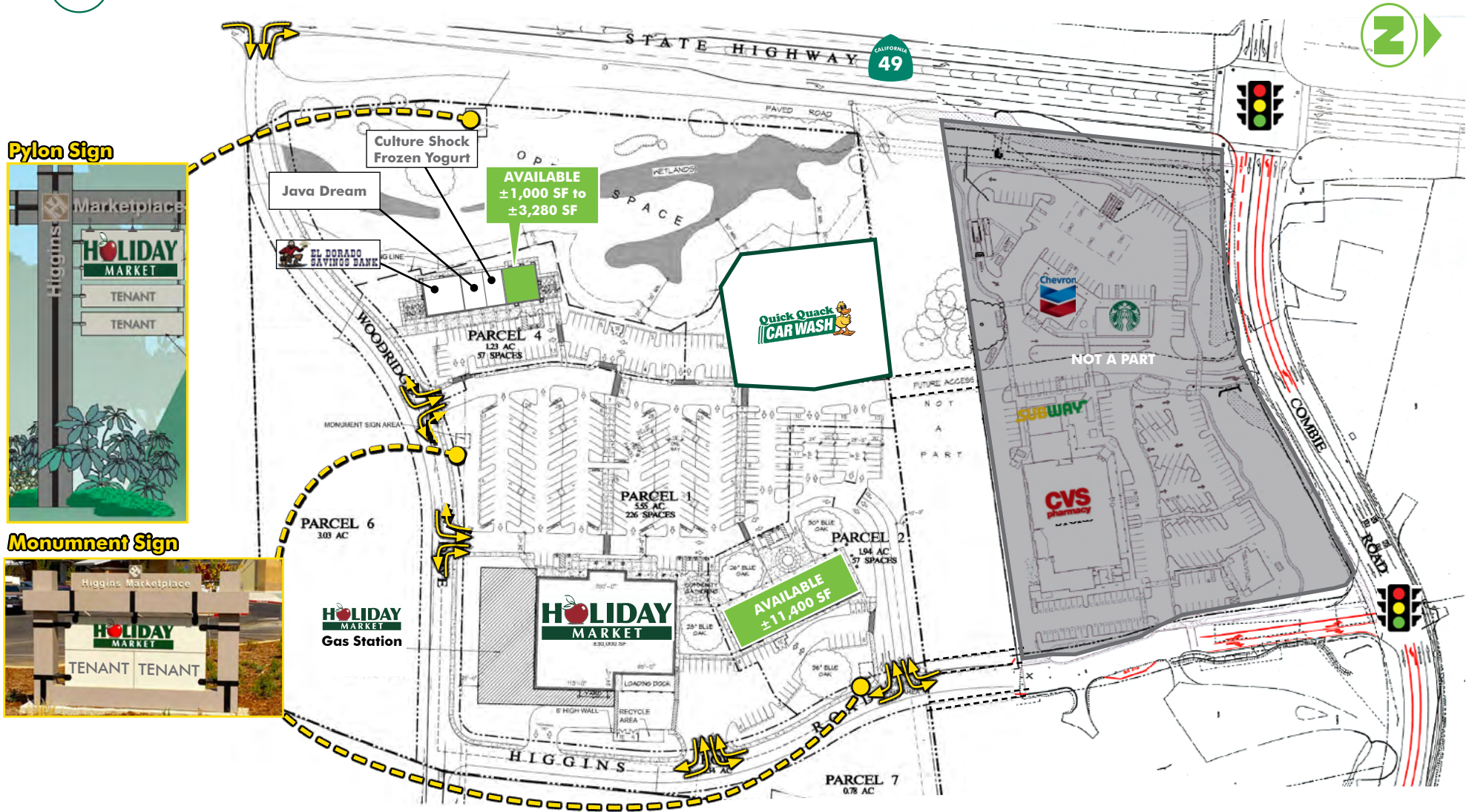
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SITE PLAN



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PROPERTY PHOTOS



NOW OPEN!



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