



*Excess Properties*

For Sale/Lease



## 2700 BELL RD | AUBURN, CA

- Outparcel opportunity located in the heart of the retail/restaurant activity
- Hard corner intersection with over 50,000 ADT
- Excellent visibility from Highway 49, which is the major commercial arterial connecting Auburn to the surrounding foothill areas
- Anchored by Target and directly across the street from Rite Aid, Ulta, Safeway and other national fast food, sit down and quick service restaurants

### Size

Capacity for ± 5,000 Building with Drive-Thru

### Traffic Counts

Bell Rd. : 25,259 CPD

CA 49 : 34,700 CPD

### Erik Westedt

RE License #CA - 01372758

Tel +1 213 545 4500

[erik.westedt@am.jll.com](mailto:erik.westedt@am.jll.com)

### John Brecher

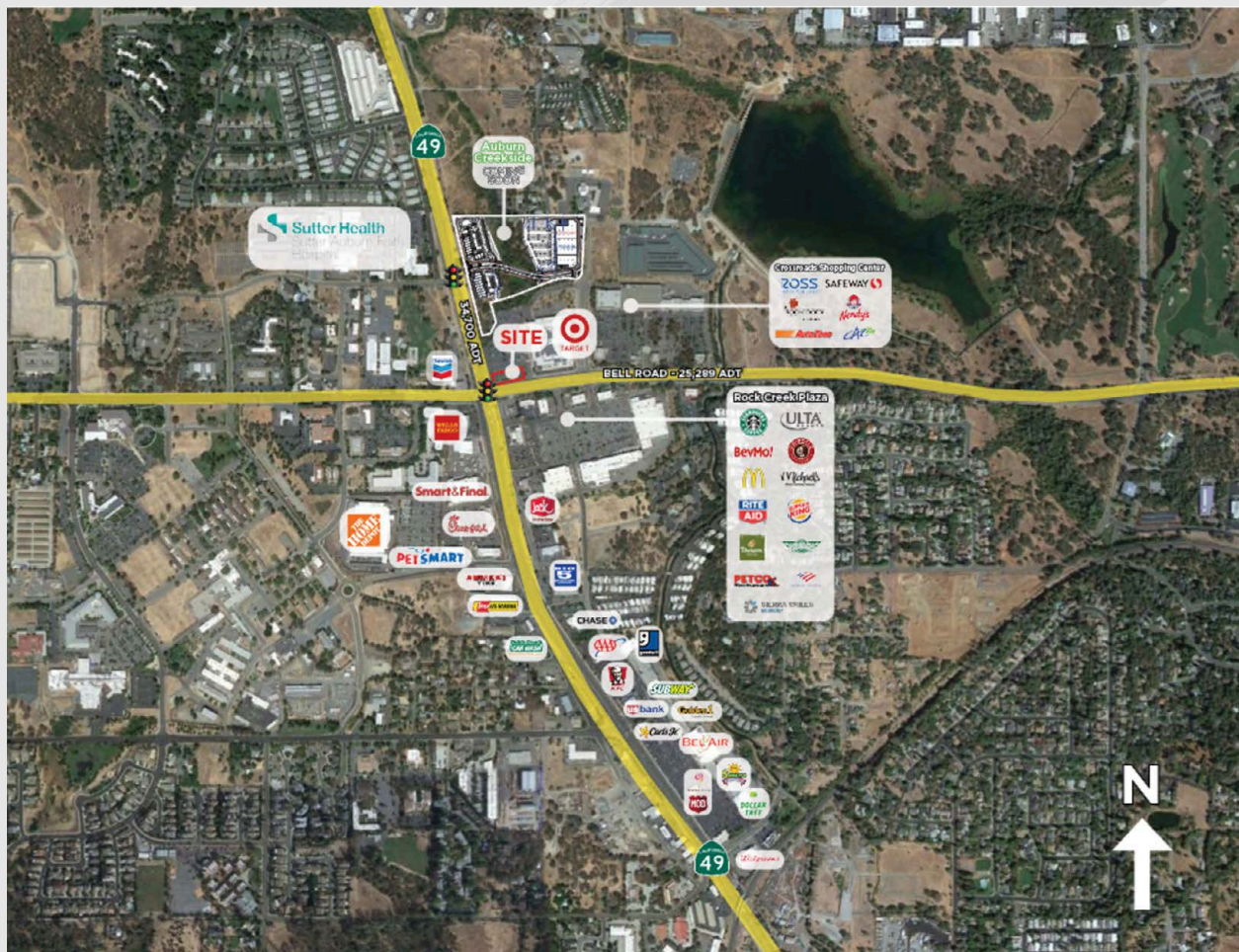
RE License #CA - 01897931

Tel +1 916 440 1826

[john.brecher@am.jll.com](mailto:john.brecher@am.jll.com)



## Aerials











## Key Area Retailers

**Target**  
**Ross Dress for Less**

**Safeway**  
**BevMo!**

**Petco**  
**Michael's**

## Area Profile

	1 Mile Radius	3 Mile Radius	5 Mile Radius
 Estimated Population	<b>6,304</b>	<b>26,669</b>	<b>42,247</b>
 Daytime Population	<b>16,726</b>	<b>38,647</b>	<b>53,224</b>
 Total Housing Units	<b>2,120</b>	<b>10,680</b>	<b>17,006</b>
 Median Age	<b>40</b>	<b>48</b>	<b>49</b>
 Average Household Income	<b>\$69,036</b>	<b>\$86,839</b>	<b>\$94,648</b>
 Median Household Income	<b>\$44,858</b>	<b>\$62,632</b>	<b>\$66,375</b>

## Top Tapestry Lifestyle Segments 3 Mile Radius



### THE GREAT OUTDOORS

**19.3%**

Consumers are educated empty nesters living an active but modest lifestyle. They are more likely to invest in real estate or a vacation home than stocks. Although retirement beckons, most of these residents still work, with incomes slightly above the US level.



### RETIREMENT COMMUNITIES

**17.3%**

We live in neighborhoods all over the country, in a mix of single-family homes, apartments, and assisted-living or nursing care facilities. We stay up-to-date by watching cable TV and reading newspapers and magazines. We keep a close eye on our finances and have incomes and net worths below the national average.



### COMFORTABLE EMPTY NESTERS

**15.8%**

Residents in this large, growing segment are older, with nearly half of all householders aged 55 or older. Most are professionals working in government, health care, or manufacturing. They value their health and financial well-being.