AUBURN CREEKSIDE

NEC Highway 49 & Education Street | Auburn, CA

NOW LEASING FALL 2024 OPENING





HIGH IDENTITY PAD, ANCHOR & SHOP SPACE LOCATED ON HWY 49

- Freestanding Pad Buildings
- Two Drive-Thrus Available
- Highway 49 Traffic Count: 35,113 ADT
- Trade area population: 141,612

PROJECT PHASING

- PHASE I: PADS AND SHOPS
  - Building D:
    ± 7,500 SF
  - Building E:
    ± 1,000 SF
    ± 3,670 SF
    ± 4,000 SF
- PHASE II: MAJOR TENANTS
  - ± 15,000 SF - Available
  - ±42,000 SF - Majors

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PACIFIC PROPERTIES

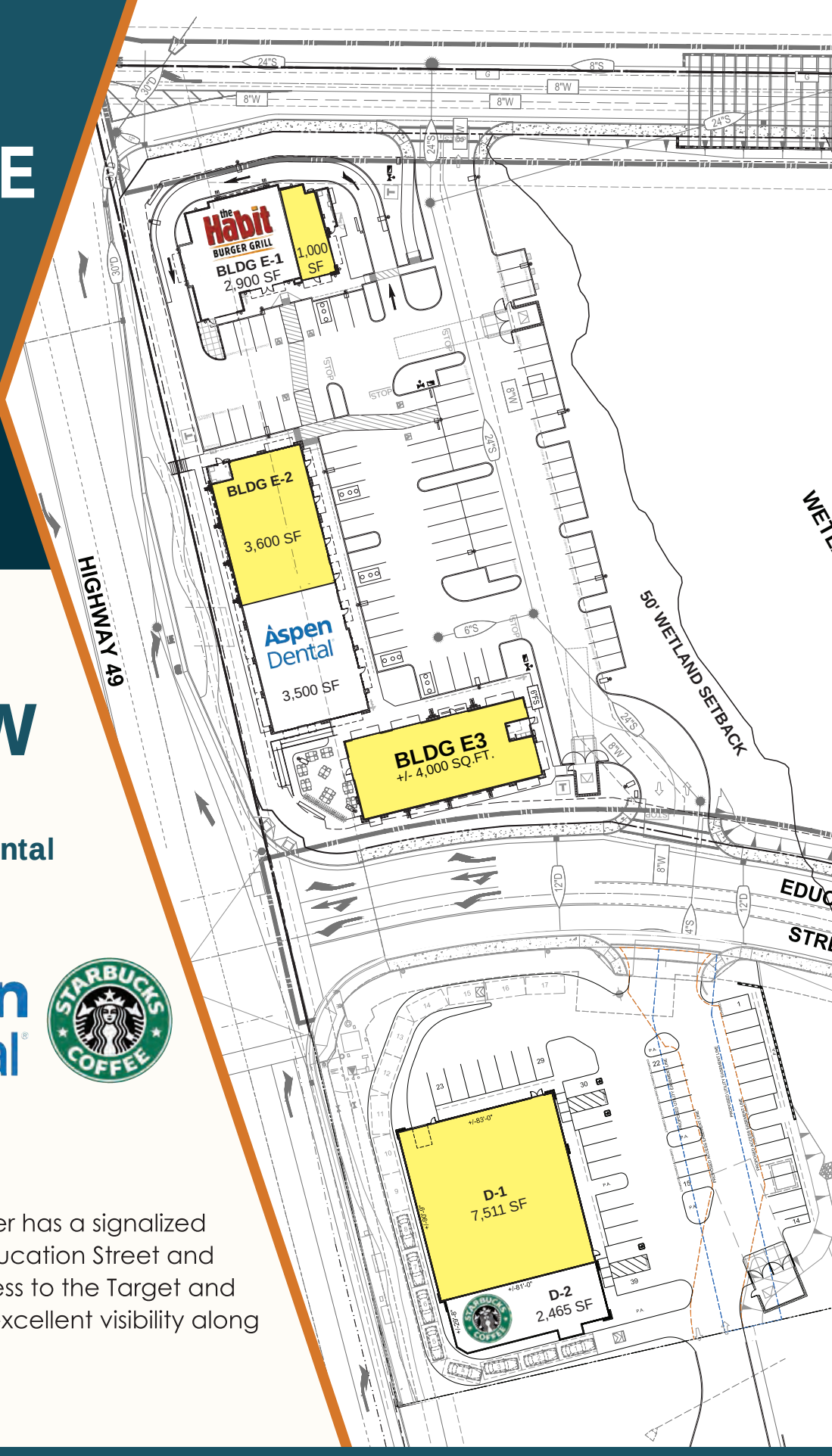
AUBURN CREEKSIDE

NEC Highway 49 &
Education Street
Auburn, CA 95630

PHASE I

TENANT OVERVIEW

Come join
Habit Burger, Aspen Dental & Starbucks



LOCATION

The Auburn Creekside Center has a signalized access and is located at Education Street and Highway 49 with future access to the Target and Safeway/Ross centers with excellent visibility along Highway 49.

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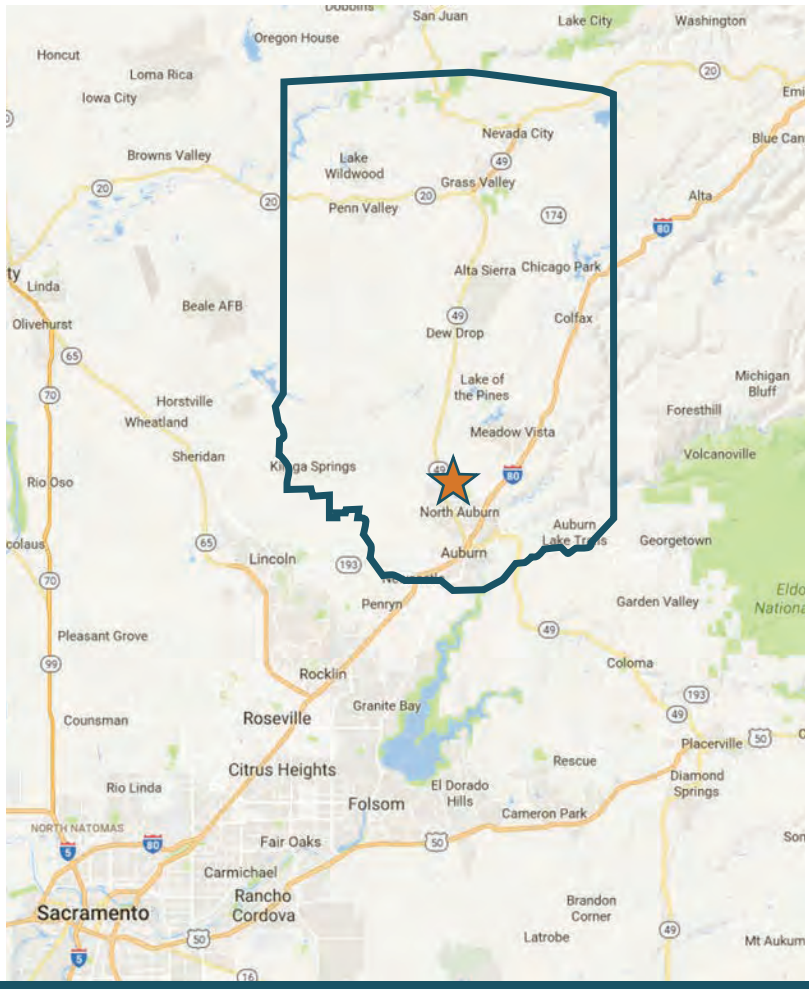
PROPERTY INFO

NEW RETAIL DEVELOPMENT

- Center is in close proximity to Target, Ross, and Safeway - the main traffic drivers in the area.
- Upon completion, Auburn Creekside center will have approximately 78,000 square feet of retail space.
- Freestanding pad buildings and up to two drive-thru available

Traffic Count

Highway 49 @ Bell Rd	35,113 ADT
Bell Rd @ Plaza Wy	21,221 ADT
Education St @ Overmiller Rd	5,943 ADT



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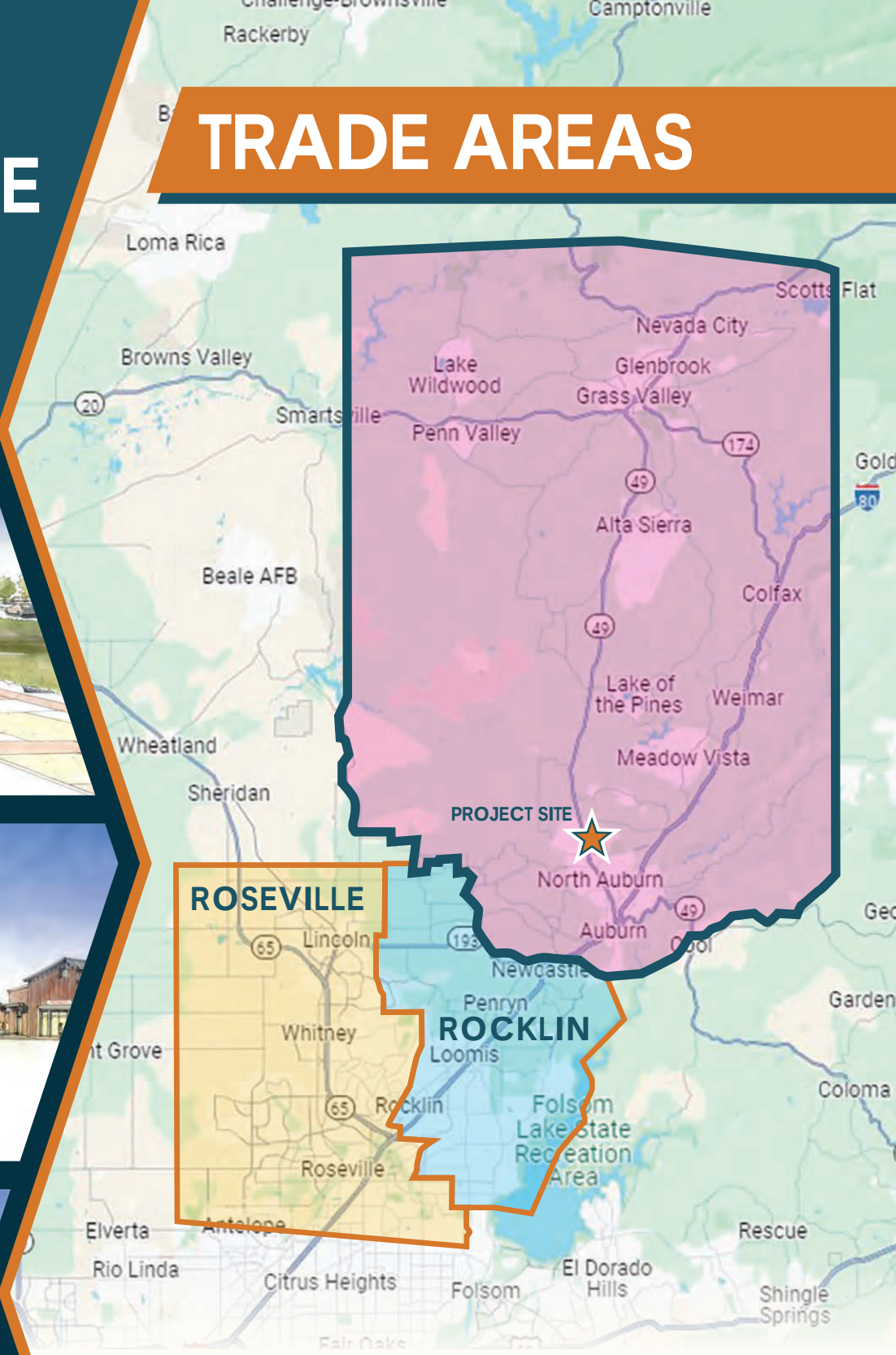
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TRADE AREAS



Auburn Creekside
Population 137,942

Rocklin/I-80
Population 40,405

Roseville/Hwy 65
Population 247,935

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