

0000 SOUTH AUBURN STREET, COLFAX, CA 95713  
PRIME RETAIL DEVELOPMENT PARCEL NEXT TO DOLLAR GENERAL



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Whitcomb Ave



DOLLAR  
GENERAL

Colfax CARWASH

S Auburn Street



SIERRA RV CENTER

**S Auburn Street**  
(Subject Property)



# EXECUTIVE SUMMARY



## OFFERING SUMMARY

Sale Price:	\$99,000
Lot Size:	0.41 Acres
Price / SF:	\$10
Zoning:	C-R (Retail Commercial)
Market:	Colfax
Traffic Count:	38,775

## PROPERTY OVERVIEW

A prime .41 acre development parcel adjacent to the two newest commercial developments in town - Dollar General and Best Western Hotel. Directly in the path of progress at the southern end of Colfax and fronting US Interstate 80 with close to 40,000 vehicles passing the site daily! Perfect for retail development including drive-throughs. Colfax is the next city in line for new urban expansion stemming from the burgeoning Sacramento market. This offering represents an opportunity to get in early to secure a most strategically located development parcel while prices still make sense.

## PROPERTY HIGHLIGHTS

- A .41 acre commercial lot fronting US Interstate 80.
- Close to 40,000 vehicles pass the site daily.
- Contiguous to a newly developed Dollar General and Best Western Hotel.
- Ready for retail development.
- City utilities available.

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**EXECUTIVE SUMMARY // 2**

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# LOCATION DESCRIPTION



## LOCATION DESCRIPTION

Strategically located in the City of Colfax in the path of progress immediately south of the two newest commercial developments in the area - Dollar General and Best Western Hotel, with prime visibility from US Interstate 80.

## SITE DESCRIPTION

A .41 acre upslope commercial parcel fronting US Interstate 80, directly adjacent to the new Dollar General store. Water, sewer and power all available in street at front of property.

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**LOCATION DESCRIPTION // 3**

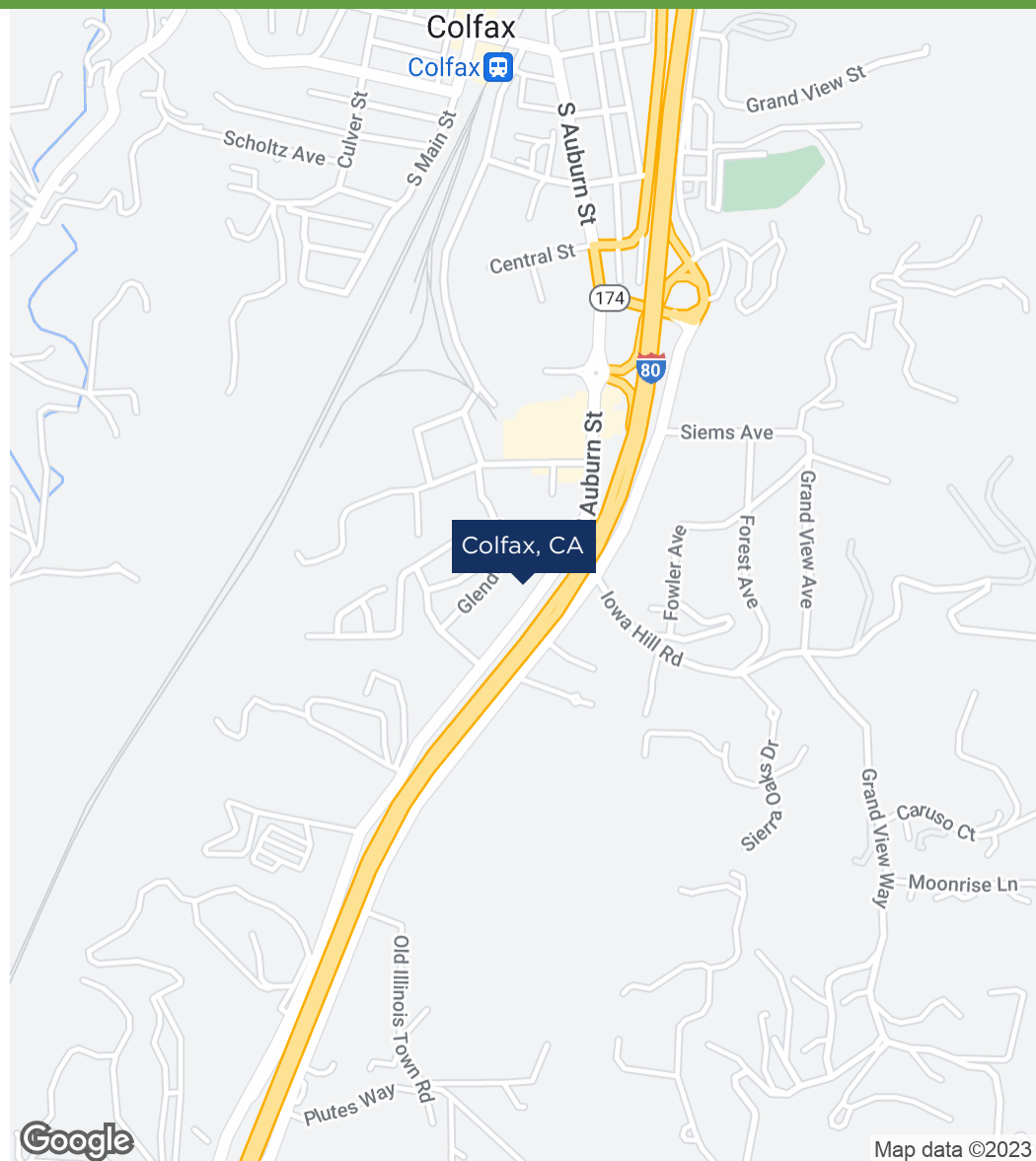
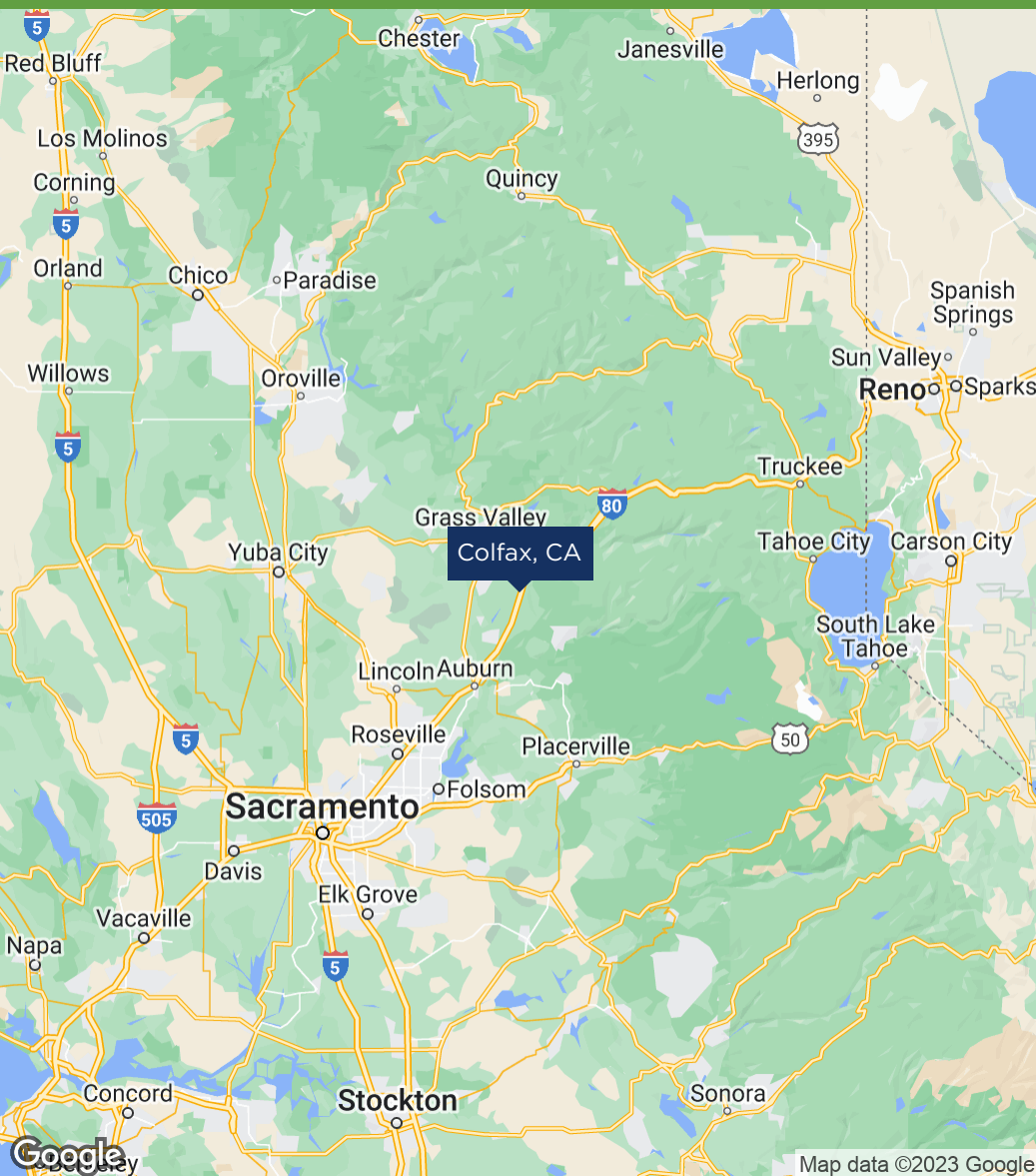
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# LOCATION MAPS



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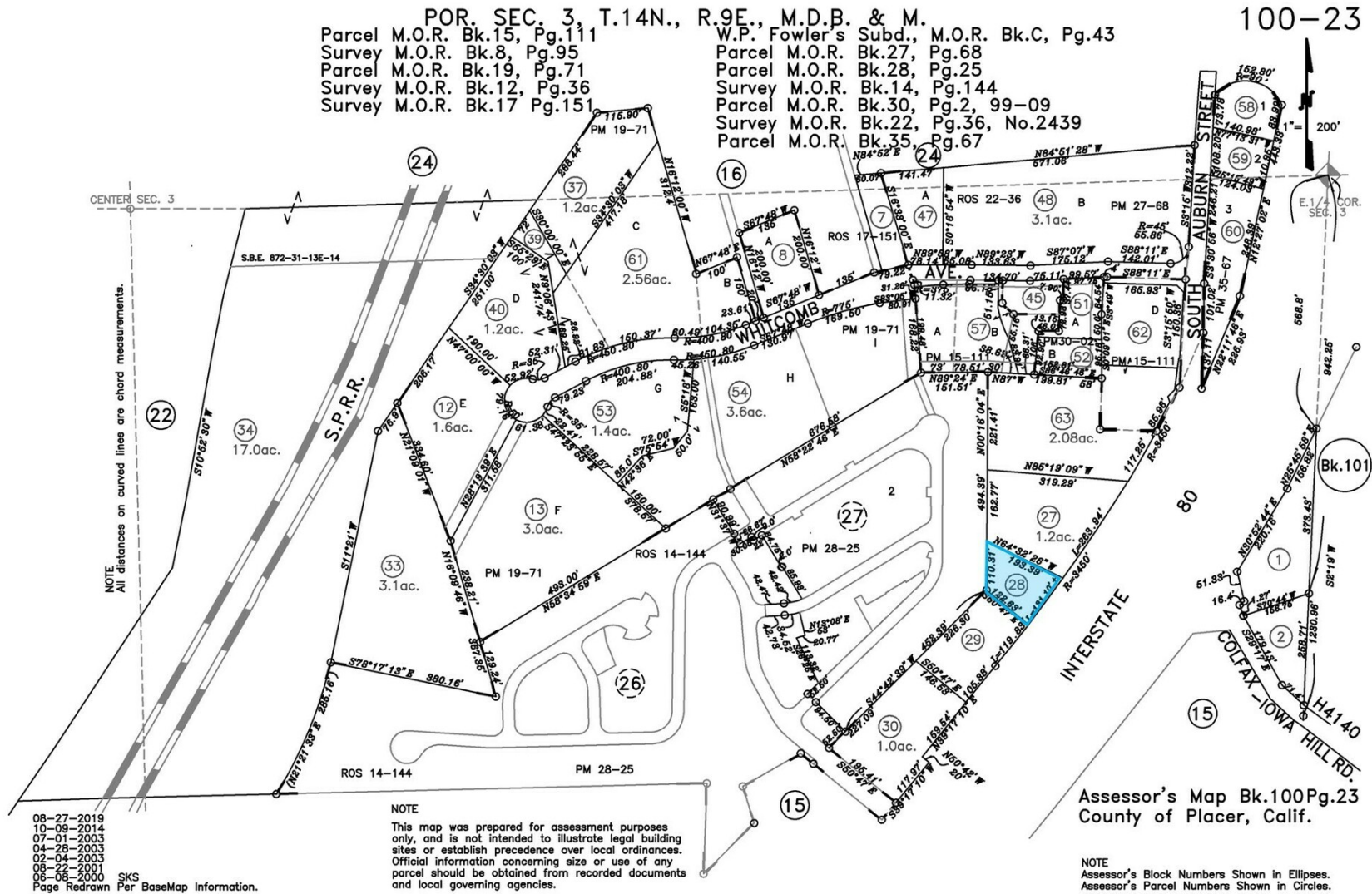
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**LOCATION MAPS // 4**



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# PARCEL (APN) MAP



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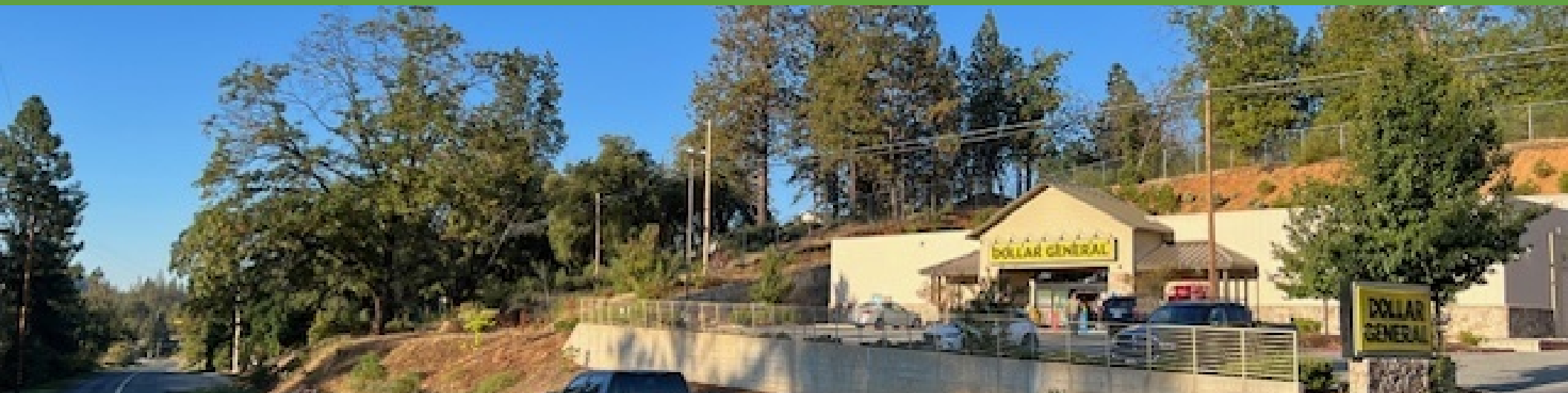
PARCEL (APN) MAP // 5

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# ADDITIONAL PHOTOS



Dollar General immediately to the north of subject.



Subject parcel



Looking north toward Dollar General

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ADDITIONAL PHOTOS // 6

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## ADDITIONAL PHOTOS



Colfax Car Wash immediately to the south of subject



Looking South toward Colfax Car Wash



Looking East toward Interstate 80

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**ADDITIONAL PHOTOS // 7**

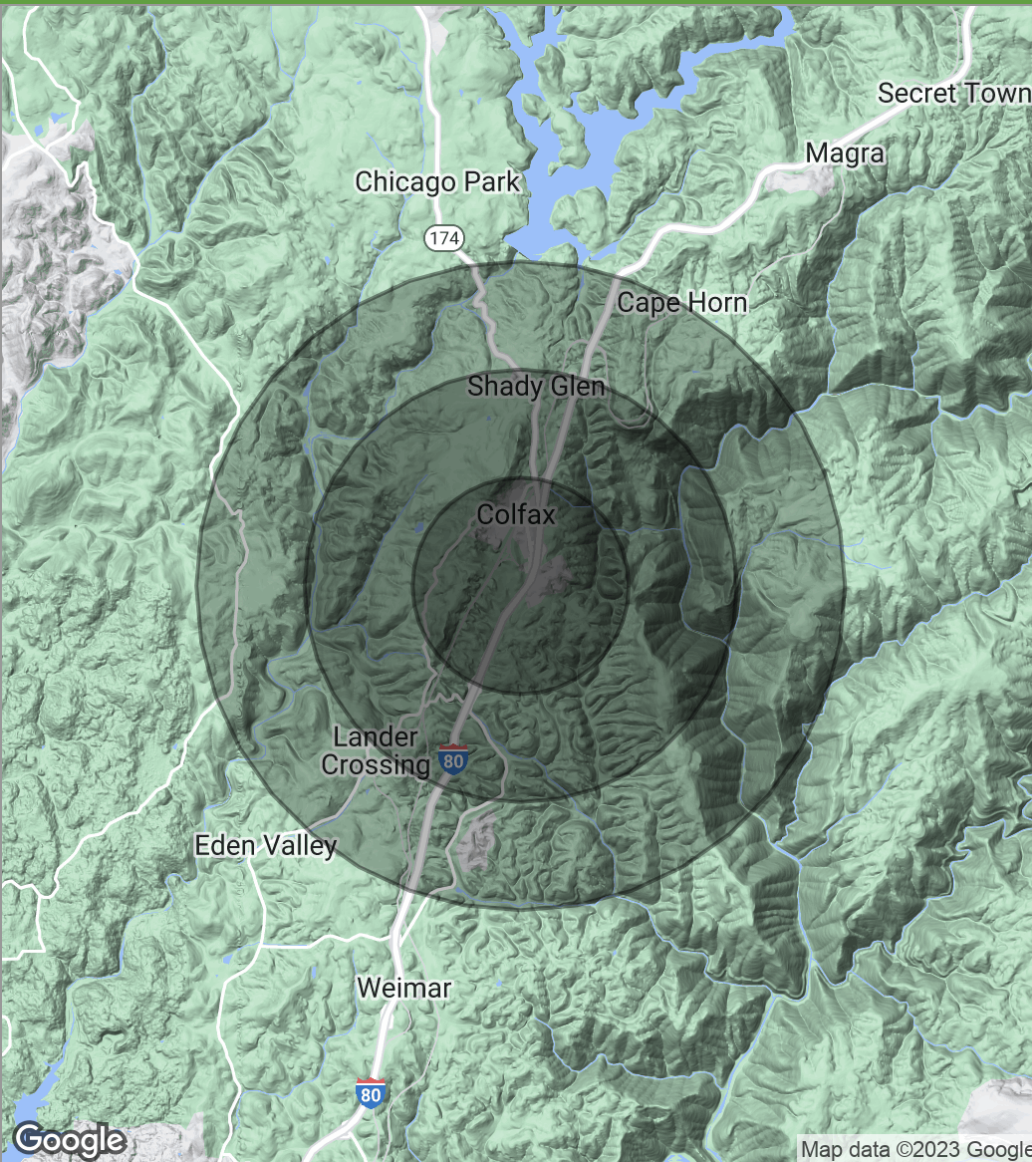
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# DEMOGRAPHICS MAP



POPULATION	1 MILE	2 MILES	3 MILES
Total population	1,492	3,880	6,116
Median age	40.1	46.4	48.9
Median age (Male)	39.3	45.2	47.2
Median age (Female)	41.1	48.3	51.0
HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total households	570	1,644	2,681
# of persons per HH	2.6	2.4	2.3
Average HH income	\$90,032	\$83,458	\$80,336
Average house value	\$318,656	\$370,441	\$395,527
ETHNICITY (%)	1 MILE	2 MILES	3 MILES
Hispanic	16.2%	16.8%	15.3%
RACE (%)	1 MILE	2 MILES	3 MILES
White	85.0%	86.1%	87.9%
Black	3.5%	2.1%	1.5%
Asian	0.1%	0.3%	0.4%
Hawaiian	0.0%	0.0%	0.0%
American Indian	1.2%	1.9%	1.8%
Other	1.6%	1.5%	1.2%

\* Demographic data derived from 2020 ACS - US Census

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DEMOGRAPHICS MAP // 8

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# ADVISOR BIO

## LOCK RICHARDS

President/Broker



11300 Willow Valley Rd  
Nevada City, CA 95959  
T 530.470.1740  
lock@highlandcre.com  
CalDRE #01302767

## PROFESSIONAL BACKGROUND

Lock Richards serves as a President and Broker for Highland Commercial, Inc. specializing in the sale and leasing of office, industrial, retail, land & multi-family properties in the Sierra Foothills and Greater Sacramento regions of Northern California. As an active licensed real estate broker since 1990, he has over 30 years of invaluable knowledge and experience and has grown his firm into the region's most respected commercial real estate company.

Prior to joining with Sperry Commercial Global Affiliates, Richards' firm was affiliated with Sperry Van Ness/SVN for 15 years, and Richards consistently earned annual recognition in the top echelon of producers nationally for the company. In his backyard of Nevada County, he has brokered the majority of all commercial land deals and has successfully closed many of the area's highest-profile commercial property transactions. He has completed deals with such prominent companies as Tractor Supply, Dollar General, 2Wire, Tektronix and Linear Technology Corporation.

Prior to moving to Nevada County, Richards spent several years in corporate real estate in the Bay Area. At Beazer Developments and Hanson Properties in San Francisco, he managed several large-scale, formerly industrial properties, transitioning them into successful developments, including a half-million square foot office park in the heart of Silicon Valley (now home to Microsoft Corp.). Richards was also responsible for the project management and disposition of a multi-million dollar portfolio of numerous surplus properties throughout the Western United States.

Richards began his career in Sacramento working in office leasing for Buzz Oates Enterprises / Sylva-Kirk & Company. He also spent several years in office leasing and sales in the East Bay Area at Norris, Beggs & Simpson. Richards graduated from the University of California at Berkeley in 1982.

See more at [HighlandCRE.com](http://HighlandCRE.com)

## EDUCATION

University of California, Berkeley, B.A. 1982

## MEMBERSHIPS & AFFILIATIONS

Northern California CCIM, Nevada County Association of Realtors, Nevada County Contractors Assoc (NCCA), Grass Valley & Nevada City Chambers of Commerce, Greater Sacramento Metrolist, Nevada County Economic

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**ADVISOR BIO // 9**

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The Owner expressly reserves the right, at its sole and absolute discretion, to reject any or all expressions of interest or offers to Purchase or Lease the Property, and/or to terminate discussion with You or any other person or entity at any time with or without notice which may arise as a result of review of the Memorandum.

The Owner shall have no legal commitment or obligation to You or any person or entity reviewing this Memorandum or making an offer to purchase, lease, or finance the Property unless and until written agreement(s) for the purchase or finance of the Property that are satisfactory to Owner in its sole and absolute discretion have been fully executed, delivered and approved by the Owner and any conditions to the Owner's obligations therein have been satisfied or waived.

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