



# GRANITE BAY TOWN CENTER

**8731-8799 AUBURN-FOLSOM RD  
GRANITE BAY, CA 95746**

**FOR LEASE**

Listed Exclusively by:

**Bill Perkins**  
bp@corecre.com  
916. 274. 4402  
CA DRE #01114501

**CORE**  
COMMERCIAL

CORE Commercial  
2264 Fair Oaks Blvd, Sacramento, CA 95825  
CA DRE #01904661

## GRANITE BAY TOWN CENTER Granite Bay, CA

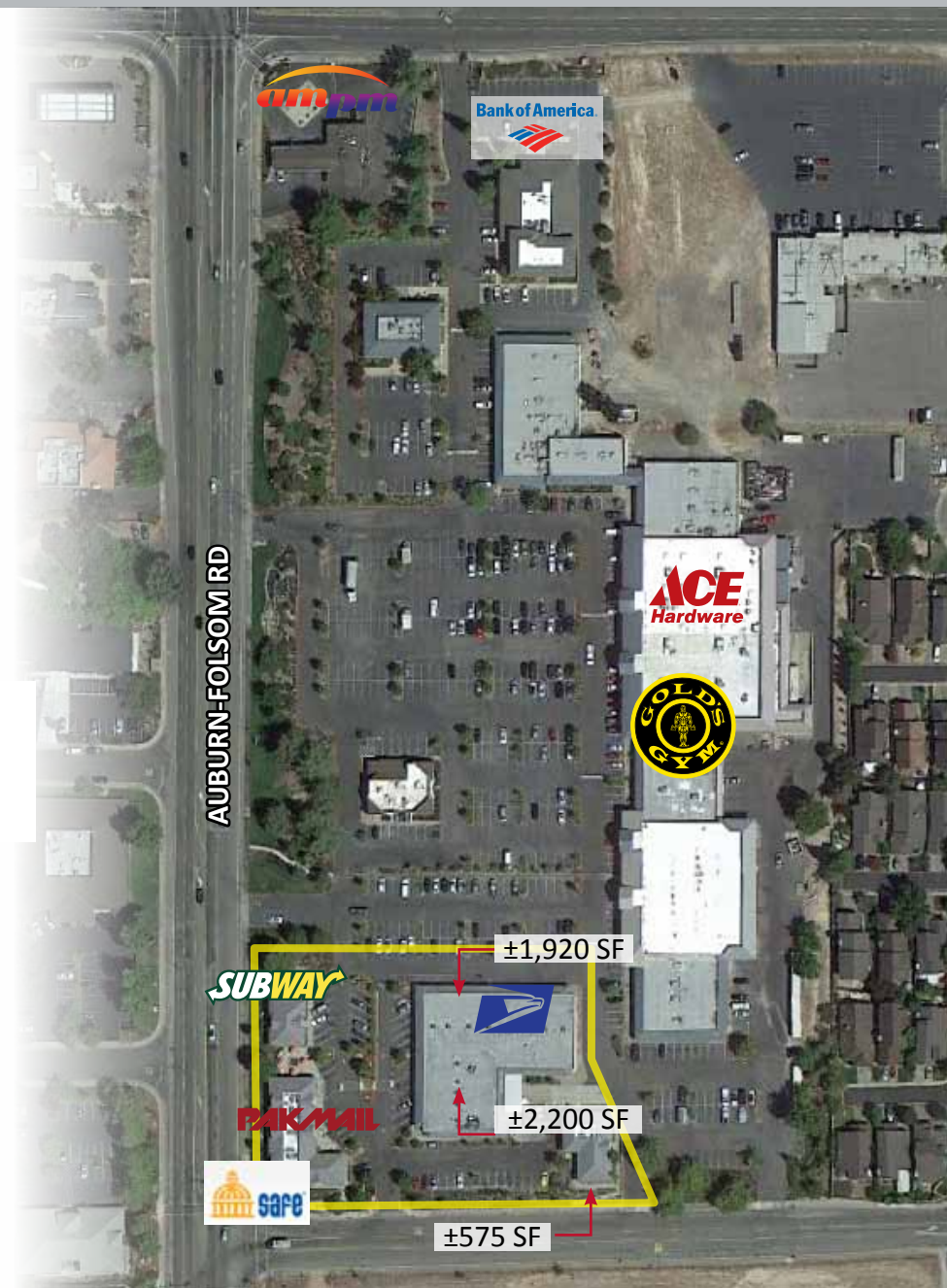
- Center Anchored by Ace Hardware, Gold's Gym
- Ample Parking
- Fast Food and Full-Service Restaurants On Site
- Affluent Submarket with \$115,500 Median Income w/in 1 Mile
- Only Retail Intersection in Underserved Area

### ANCHORED CENTER

This is a part of Granite Bay Village, anchored by Ace Hardware, Gold's Gym, and USPS, on Auburn-Folsom Road, connecting the main north/south route for Granite Bay.

### AVAILABLE SPACE

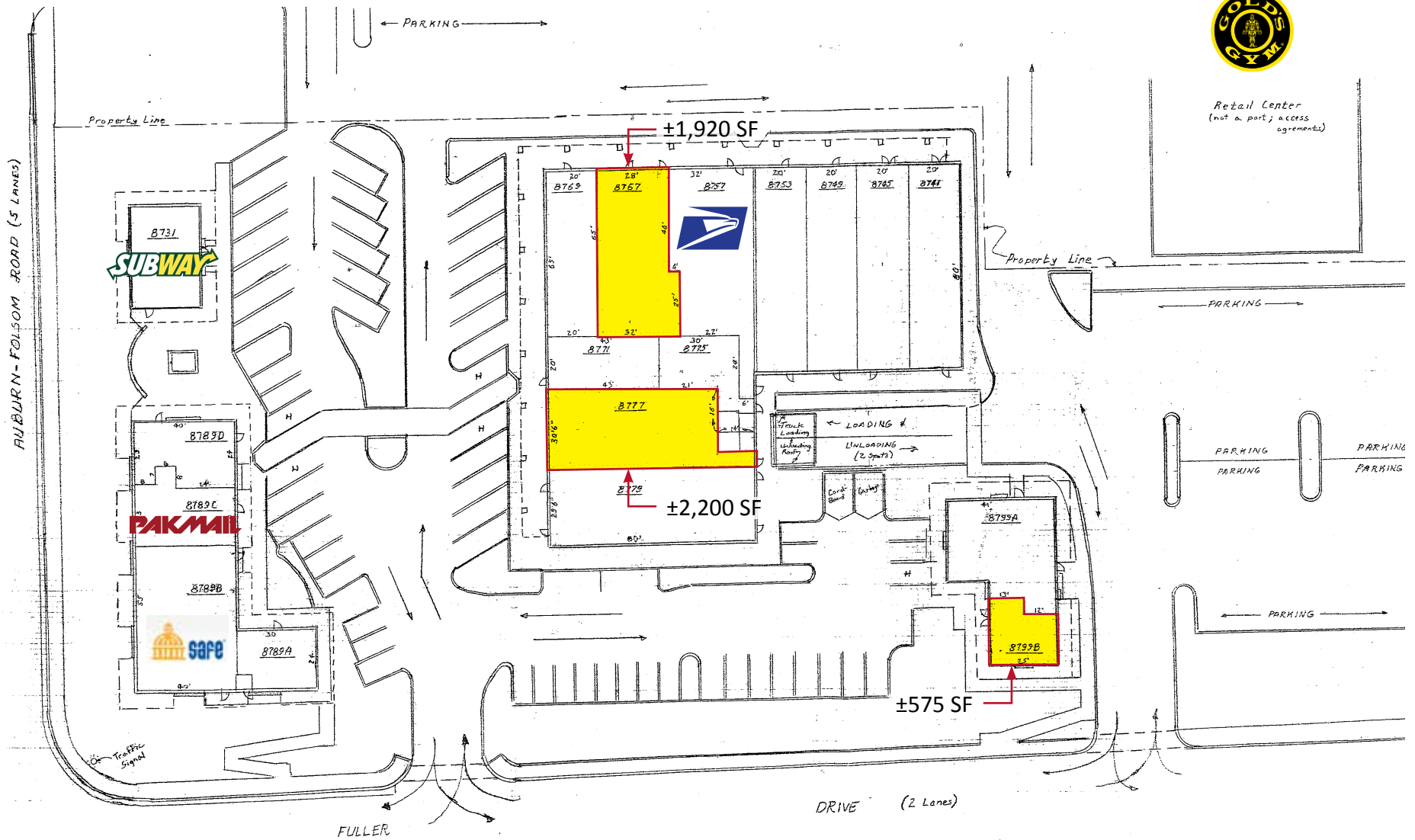
- ±1,920 SF adjacent to USPS
- ±2,200 SF In-Line
- ±575 SF Streetfront Space



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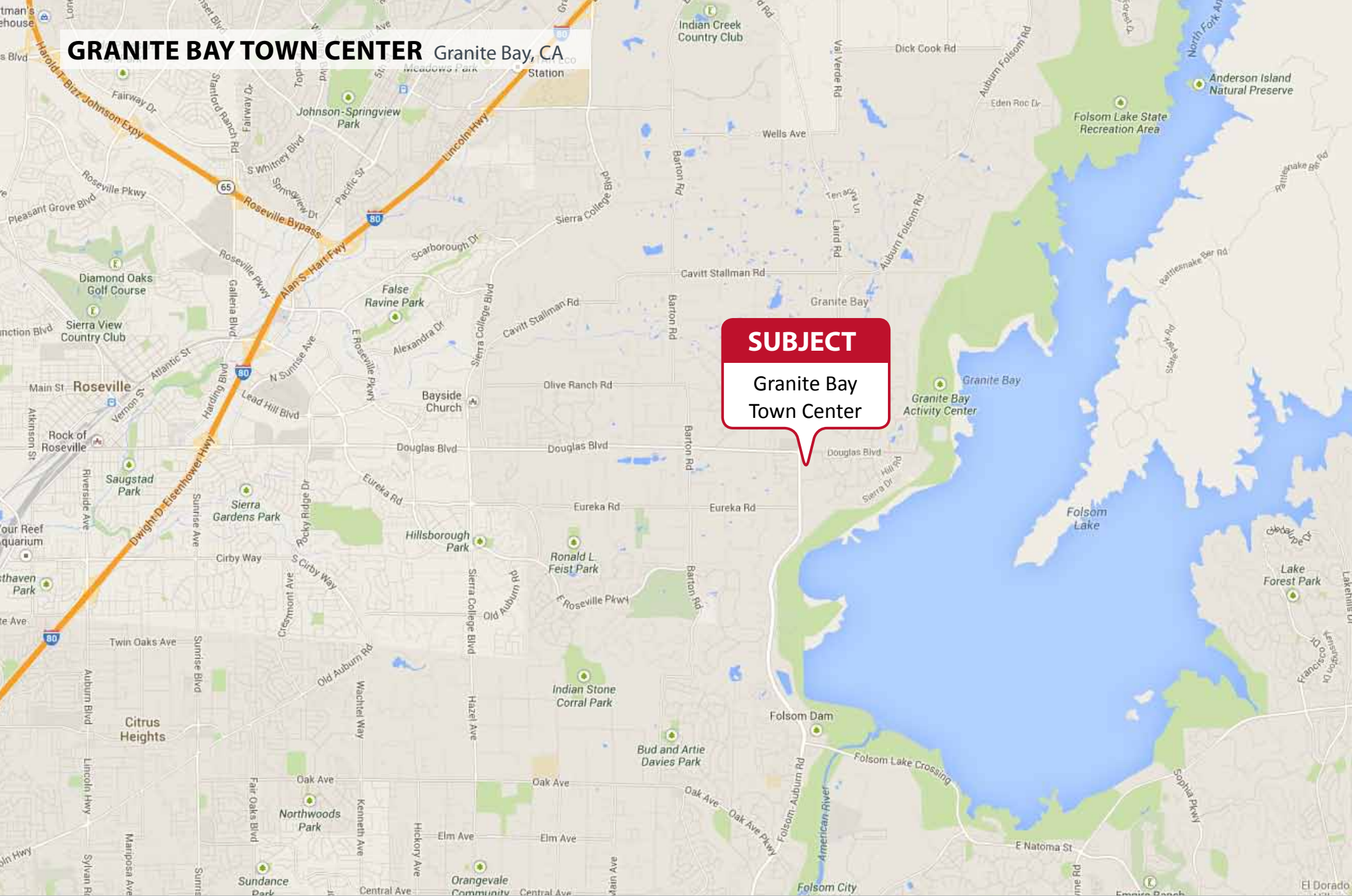
DEMOGRAPHICS	1 mi	2 mi	5 mi
Est Population	3,880	28,220	114,870
Average H'hold Income	\$163,300	\$174,500	\$117,750
Median H'hold Income	\$115,500	\$121,500	\$93,750
Daytime Employees	942	5,690	48,780



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**SUBJECT**

Granite Bay  
Town Center

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