

# For Sale: Prospectors Plaza



**510- 540 Auburn Ravine Road  
Auburn, CA 95603**



**Jahn-Rich Commercial**  
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# Offering Summary



## Property Highlights:

- Fully stabilized neighborhood strip center
- 100% Leased
- Small shop spaces with significant upside in rents
- Long term Tenant base
- Auburn is a strong sub-market with good consumer spending

## Summary:

Prospector's Plaza consists of a 19,550 square foot neighborhood retail strip center located in Auburn, CA. The property is made up of thirteen small shop spaces with average rents of less than \$.89 per square foot which is significantly below the market average for rents in the Auburn Sub-market.

The property is located directly off of interstate 80 and highway 49 in a high traffic commercial corridor which serves the broader Auburn community.

### OFFERING SUMMARY

Offering Price	\$3,210,000
Pro-Forma Cap Rate	8.56%
Current Cap Rate	6.59%
NOI	\$211,680
Pro-Forma NOI	\$274,683
Building Price/SF	\$164
Total Rented	100%
Avg Rent/SF	\$0.97

### PROPERTY PROFILE

Property Address	510 Auburn Ravine Road
City, State & Zip	Auburn, CA 95603
Assessor's Parcel Number	001-020-048-000
Number of Buildings	1
Net Rentable Area (Sf)	19,550 SF
Gross Building Area (Sf)	19,550 SF
Land Size	2.3 AC
Property Type	Commercial
Corner Lot	Yes



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# Current Operating Data



## Rent Roll

Tenant	Square Feet	Rate per Sq Ft	Monthly Rent	Monthly Riembursements	Lease Start	Lease End
510 MKB Commissary, Inc.	1000	\$1.04	\$1,038	\$380	04/01/2016	03/31/2026
512-514 Auburn Custom Kitchen	2000	\$0.68	\$1,352	\$760	03/01/2018	02/28/2025
516 Red Five Designs, Inc.	805	\$0.95	\$765	\$306	02/01/2024	03/31/2029
518-520 Twin Dragon Restaurant	2275	\$2.19	\$4,986	\$865	02/01/2017	04/30/2027
522 Jocelyn's Foothills Grooming, Inc.	1275	\$0.70	\$887	\$485	07/01/2016	
524 Advantage Print, Marketing & More	920	\$0.84	\$773	\$350	07/01/2018	03/31/2026
526-528 Advantage Print, Marketing & More	2000	\$0.84	\$1,681	\$760	07/01/2015	03/31/2026
530 Summit Martial Arts & Leadership Academy	1350	\$0.95	\$1,283	\$939	11/01/2020	01/31/2029
532 Cinda Magee	610	\$0.83	\$508	\$232	03/01/2018	02/28/2021
534 Auburn Fellowship	1325	\$0.95	\$1,297	\$504	08/01/2023	11/30/2028
536-538 Trang Le	2000	\$0.93	\$1,863	\$760	09/01/2022	08/31/2032
540-542 School of Music	1700	\$1.00	\$1,700	\$0	8/1/2024	8/1/2027
544-546 Edward Jones Branch #08850	2290	\$0.71	\$1,712	\$870	07/01/2015	06/30/2025

Totals/Averages 19550  \$0.97 \$19,843 \$7,209

## Expenses

	Monthly	Annual
Property tax	\$3,100	\$37,200
Landscaping	\$800	\$9,600
Management	\$600	\$7,200
Electricity	\$700	\$8,400
Trash	\$600	\$7,200
Gas	\$140	\$1,680
Water	\$510	\$6,120
Insurance	\$1,339	\$16,068
Totals	\$7,789	\$93,468

## Annualized Operating Data

	Monthly	Annual
Base	\$19,843	\$238,121
Riembursments	\$7,209	\$86,504
Gross Income	\$27,052	\$324,625
Less Reserves 3%	\$811.56	\$9,739
Less Vacancy 3%	\$811.56	\$9,739
Efective Income	\$25,428.96	\$305,148
Less: Operating Expenses	\$7,789	\$93,468
NOI	\$17,639.96	\$211,680

Purchase Price	\$3,210,000
Cap Rate	6.59%



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# Pro-Forma Operating Data



## Pro-Forma Rent Roll

Tenant	Square Feet	Rate per Sq Ft	Monthly Rent	Monthly Riembursements
510 MKB Commissary, Inc.	1000	\$1.15	\$1,150	\$398
512-514 Auburn Custom Kitchen	2000	\$1.15	\$2,300	\$797
516 Red Five Designs, Inc.	805	\$1.15	\$926	\$321
518-520 Twin Dragon Restaurant	2275	\$2.19	\$4,982	\$906
522 Jocelyn's Foothills Grooming, Inc.	1275	\$1.15	\$1,466	\$508
524 Advantage Print, Marketing & More	920	\$1.15	\$1,058	\$367
526-528 Advantage Print, Marketing & More	2000	\$1.15	\$2,300	\$797
530 Summit Martial Arts & Leadership Academy	1350	\$1.15	\$1,553	\$538
532 Cinda Magee	610	\$1.15	\$702	\$243
534 Auburn Fellowship	1325	\$1.15	\$1,524	\$528
536-538 Trang Le	2000	\$1.15	\$2,300	\$797
540-542 School of Music	1700	\$1.15	\$1,955	\$677
544-546 Edward Jones Branch #08850	2290	\$1.15	\$2,634	\$912
Totals	19550	\$1.23	\$24,849	\$7,789

## Pro-Forma Expenses

	Monthly	Annual
Prop Tax	\$3,100	\$37,200
Landscaping	\$800	\$9,600
Management	\$600	\$7,200
Electricity	\$700	\$8,400
Trash	\$600	\$7,200
Gas	\$140	\$1,680
Water	\$510	\$6,120
Insurance	\$1,339	\$16,068
Totals	\$7,789	\$93,468

## Pro-Forma Operating Data

	Monthly	Annual
Base	\$24,849	\$298,182
NNN	\$7,789	\$93,468
Gross Income	\$32,638	\$391,650
Less Reserves 3%	\$979	\$11,750
Less Vacancy 3%	\$979	\$11,750
Efective Income	\$30,679	\$368,151
Less OPEX	\$7,789	\$93,468
NOI	\$22,890	\$274,683

<b>Purchase Price</b>	<b>\$3,210,000</b>
<b>Pro-Forma Cap Rate</b>	<b>8.56%</b>



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# Location Overview



## Demographics

With a population of around 14,000, Auburn is smaller than many of its neighboring cities but enjoys a tight-knit, community-focused environment. The median age in Auburn skews slightly older, at around 48 years, with a significant portion of retirees and long-term residents. However, Auburn has seen an influx of younger families and professionals attracted by its outdoor lifestyle, affordability compared to nearby cities, and access to Sacramento, which is about 35 miles away. The population is predominantly white, with a lower percentage of ethnic diversity compared to larger urban areas. Auburn residents are generally well-educated, and the city has a higher-than-average number of homeowners, reflecting its appeal as a residential community.

## Real Estate Market

Auburn's real estate market is marked by its balance of historic homes, rural properties, and newer residential developments. The city's charm lies in its historic downtown and Gold Rush-era architecture, alongside spacious properties in the surrounding foothills. Home prices in Auburn have steadily appreciated, though they remain more affordable than in major urban centers like Sacramento or San Francisco. The market is competitive, with a mix of long-time homeowners and new buyers drawn by the city's scenic beauty and outdoor lifestyle. Commercial real estate is more limited, primarily catering to small businesses, tourism, and service industries. However, with increasing interest in rural and suburban living, Auburn's real estate market is expected to remain stable with gradual growth.

## Economic Overview

Auburn's economy is largely service-oriented, with key sectors including tourism, healthcare, retail, and professional services. As a historical town with significant ties to the California Gold Rush, Auburn attracts visitors interested in its preserved architecture, museums, and outdoor recreational opportunities in nearby areas such as the American River and Auburn State Recreation Area. The local economy is bolstered by a steady stream of tourists, particularly in the summer and fall, supporting small businesses, local restaurants, and hospitality services. Auburn's proximity to major transportation routes, including Interstate 80, makes it a convenient stop for travelers, further supporting the local economy. Despite its smaller size, Auburn maintains a stable job market and benefits from its appeal as both a residential and tourist-friendly city.

## Summary

Auburn, California, is a smaller, historically rich city with a moderate consumer spending profile, supported by tourism and a growing population. The real estate market is competitive, offering both historic charm and rural living, while the economy is driven by service sectors and tourism. Auburn's unique position as a gateway to outdoor activities and its preserved Gold Rush history makes it a desirable place for residents and visitors alike.



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# Local Area Map



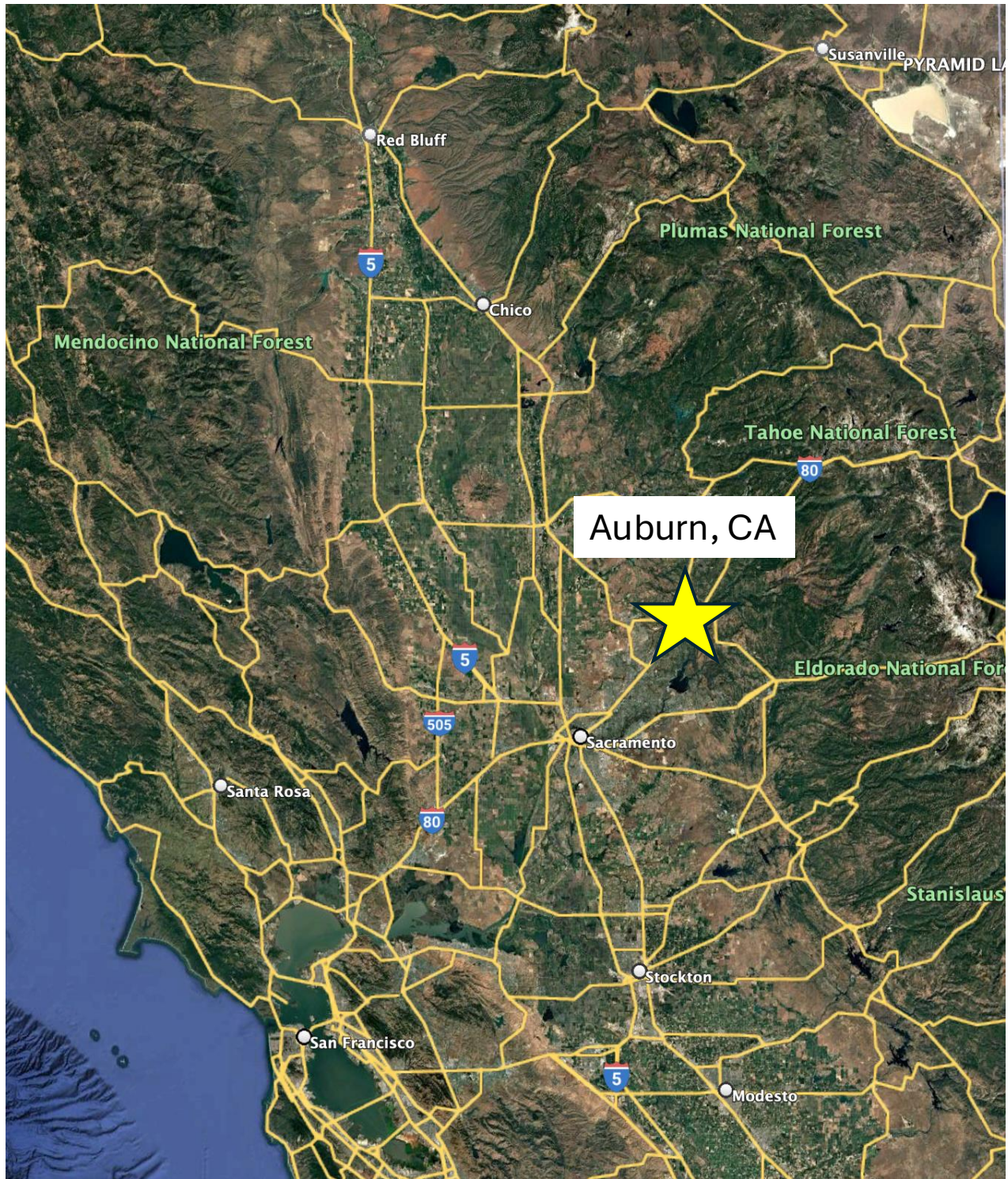
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# Regional Map



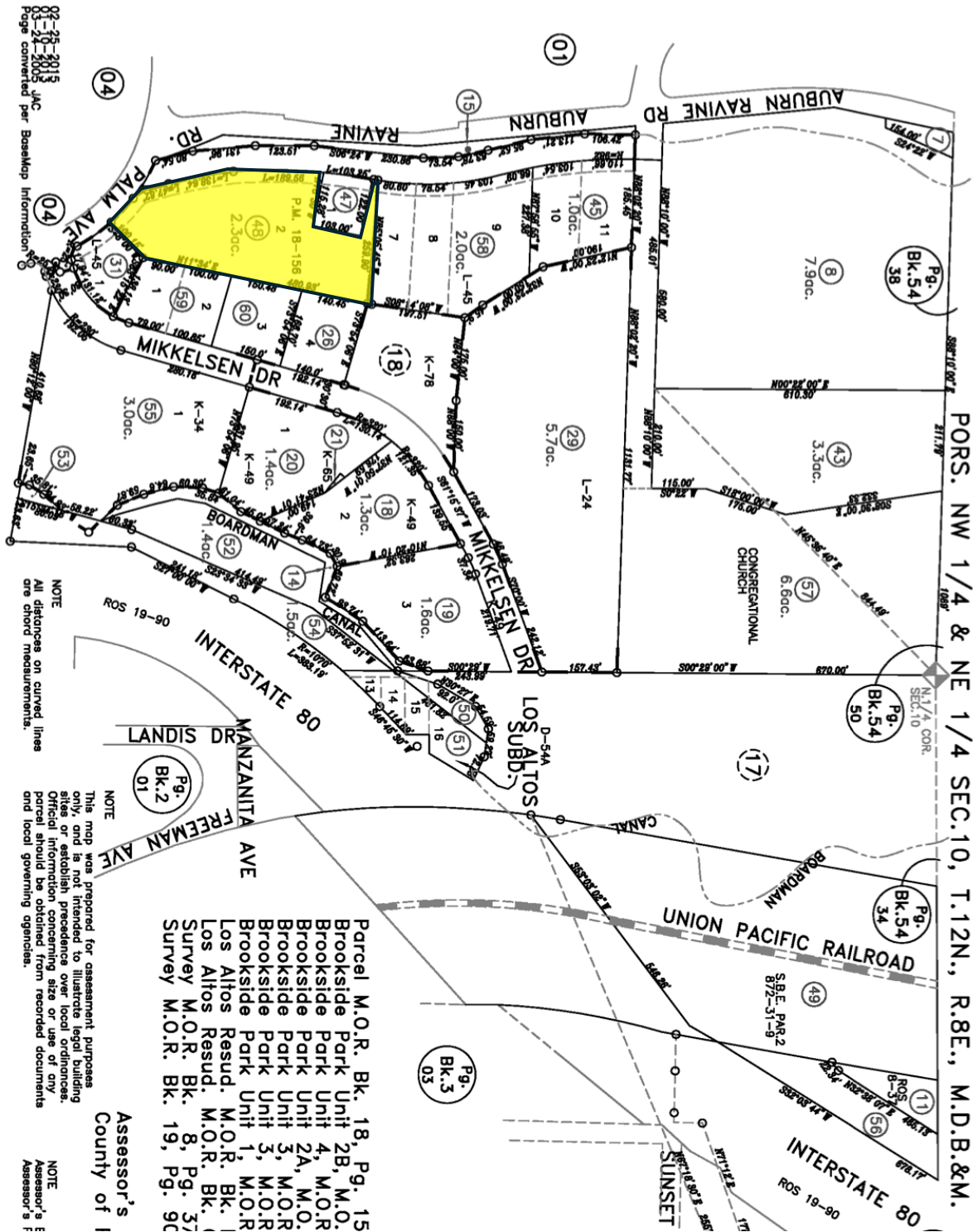
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# Parcel Map



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