

AUBURN CREEKSIDE

NEC Highway 49 & Education Street | Auburn, CA

NOW LEASING
FALL 2026
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

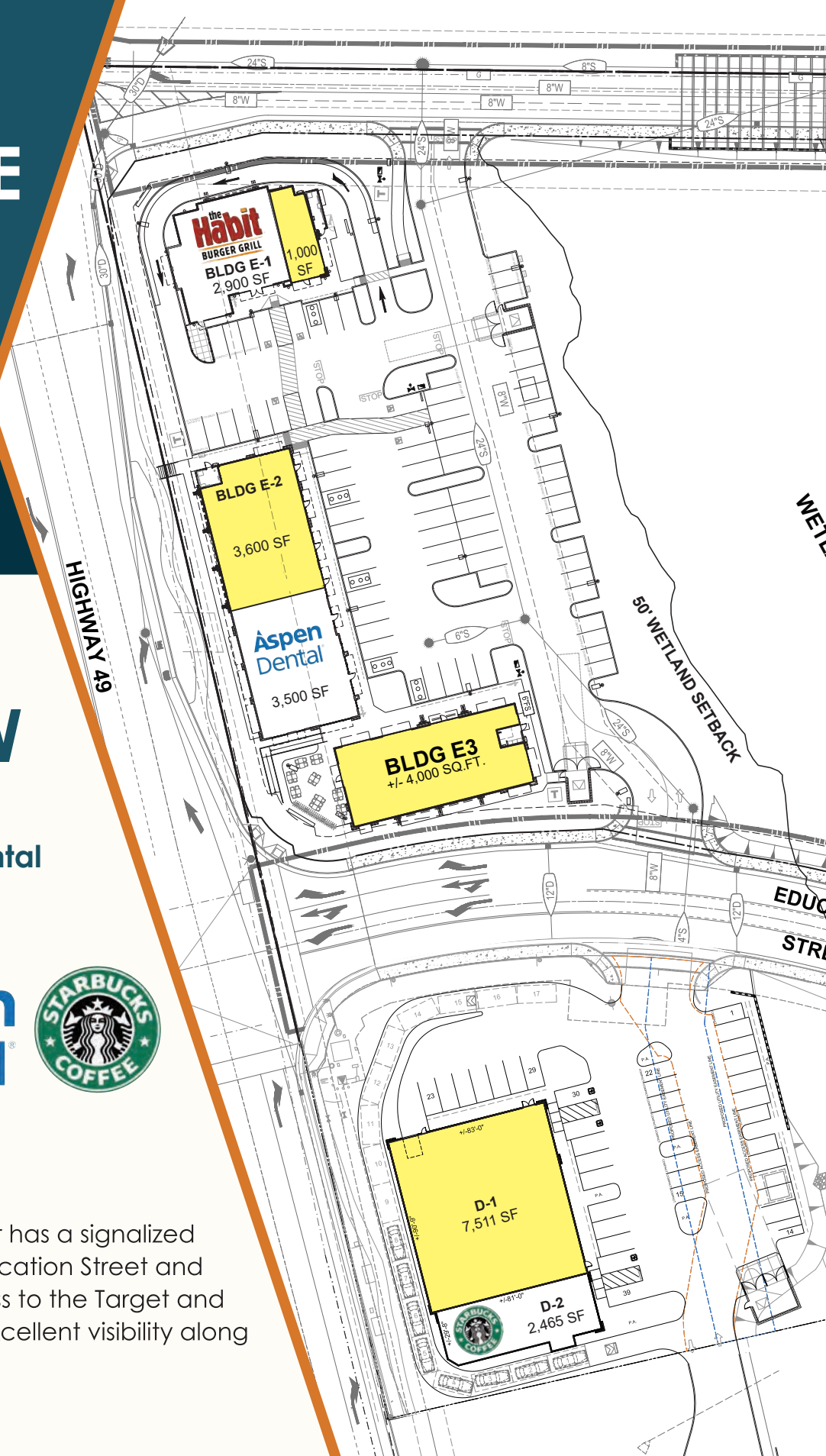
TENANT OVERVIEW

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.



AUBURN CREEKSIDE

LOCATION



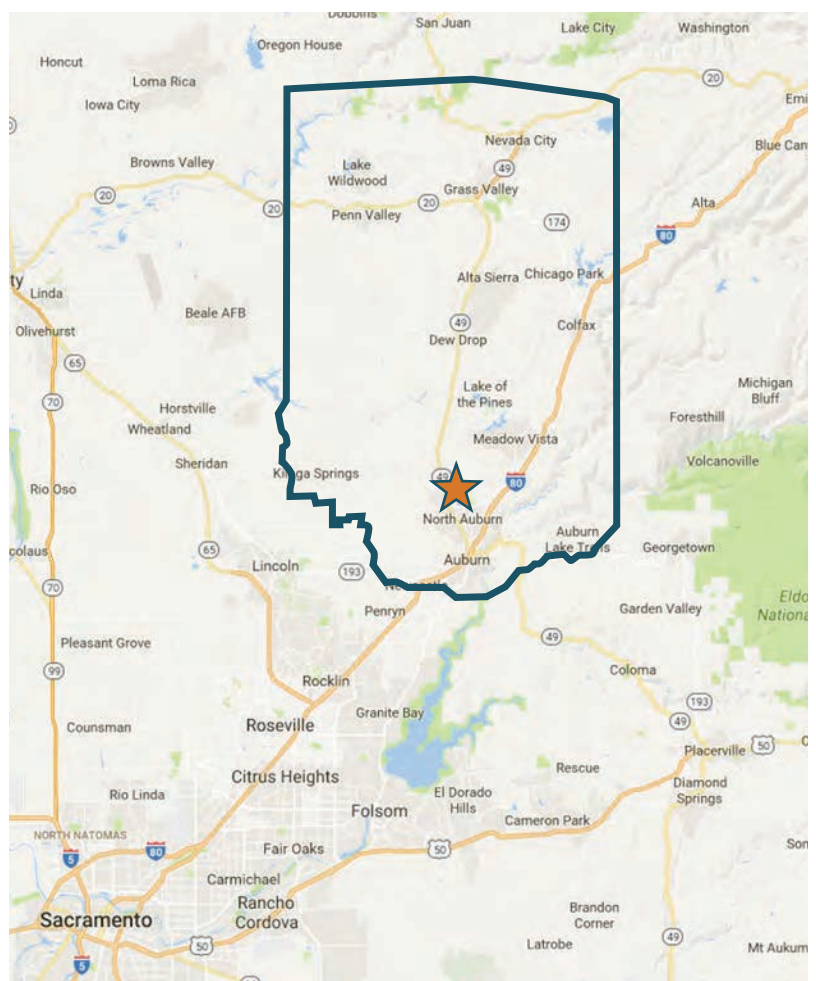
PROPERTY INFO

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

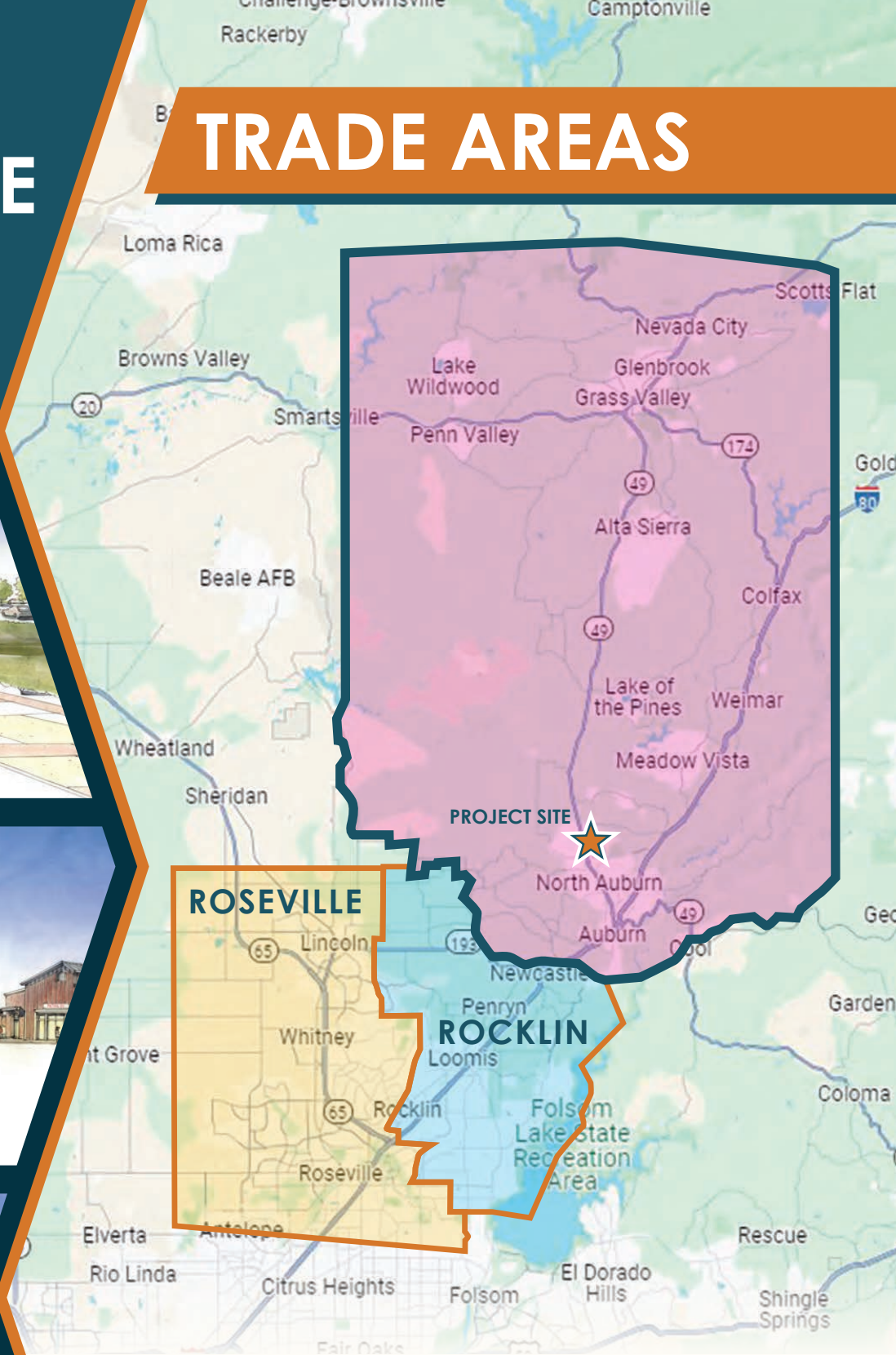


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TRADE AREAS



 **Auburn Creekside**
Population 137,942

 **Rocklin/I-80**
Population 40,405

 **Roseville/Hwy 65**
Population 247,935

PACIFIC PROPERTIES

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