



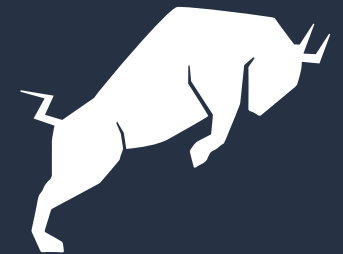
FOR LEASE

372 ELM AVENUE

AUBURN, CA

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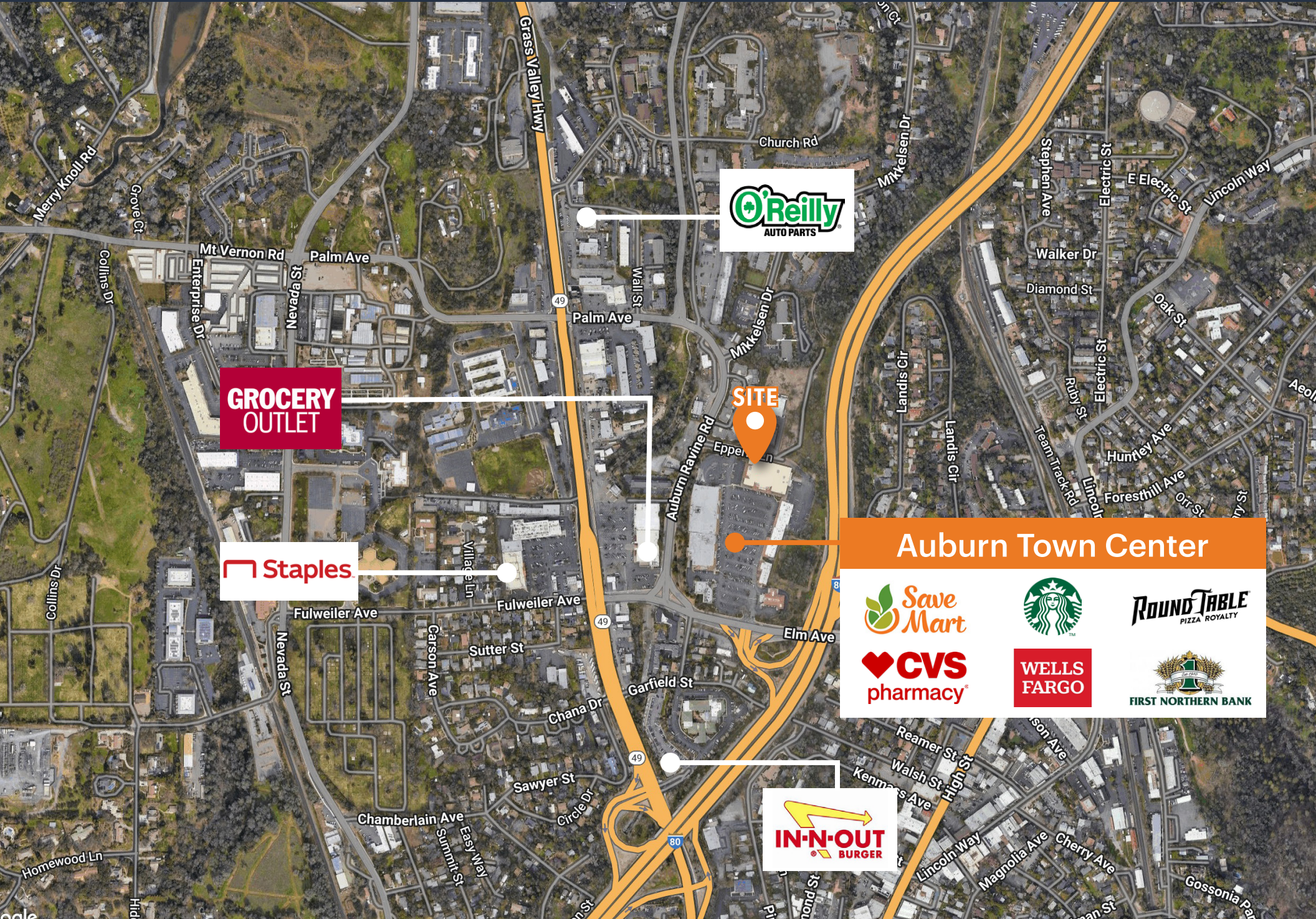
LOCKEHOUSE
RETAIL GROUP

SUMMARY & HIGHLIGHTS

PROPERTY SUMMARY

ADDRESS	372 Elm Avenue, Auburn, CA 95603-4525
AVAILABLE	McCaulou's Department Store
SIZE	±44,600 SF
RENT	Call Broker
SIGNAGE	Yes, Pylon on I-80 & Elm Ave.
POWER	1000 amps 277/480v, 3 Phase
CLEAR HEIGHTS	14'-16' to Drop Ceiling
LOADING	Dock Well with 2 Truck Stalls Loading Photos
PHOTOS	Interior Photos





GROCERY
OUTLET



Auburn Town Center

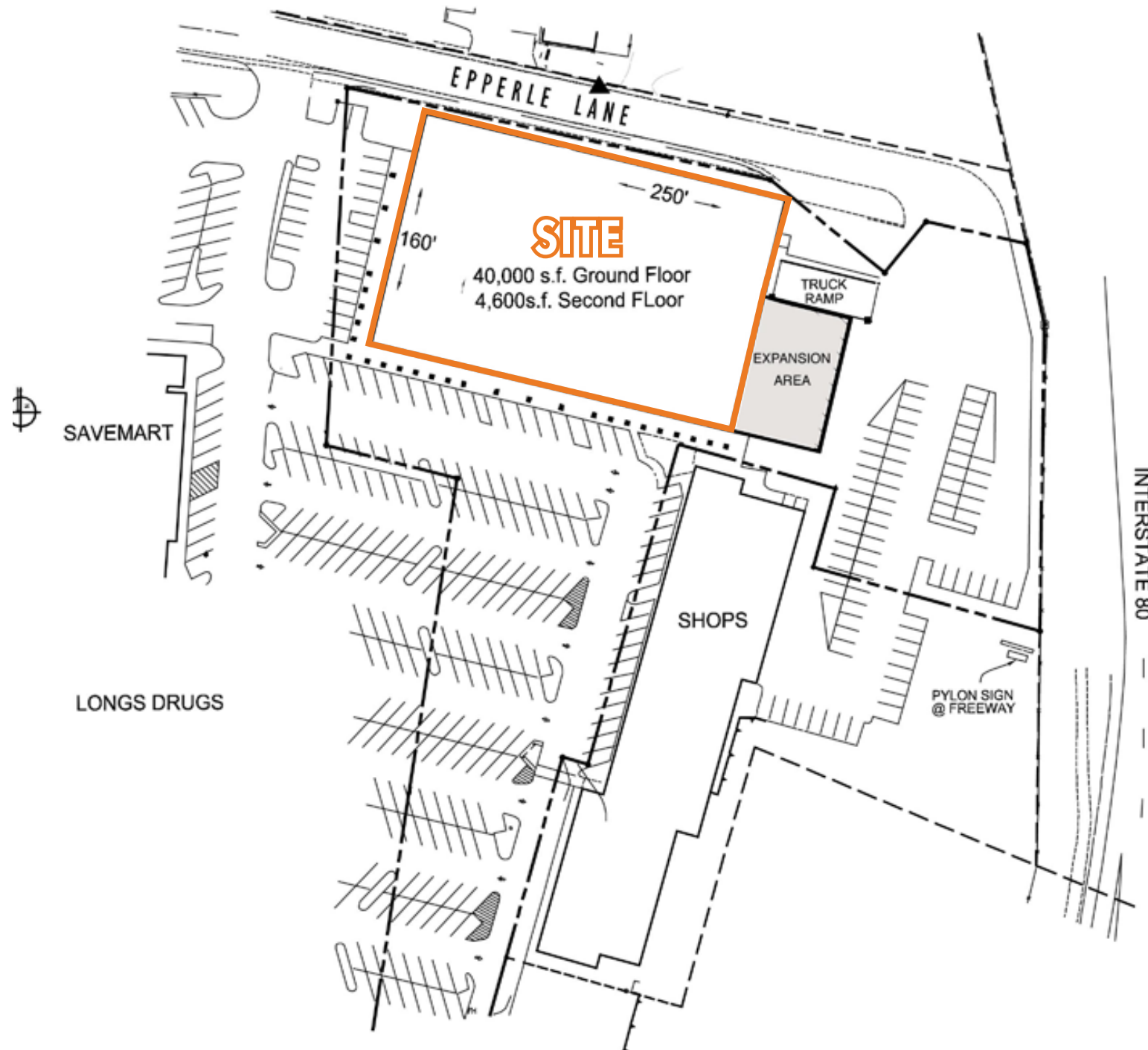






MARKET AERIAL







POPULATION

1 MILE	3 MILES	5 MILES
7,136	24,185	40,579



ESTIMATED AVERAGE
HOUSEHOLD INCOME

1 MILE	3 MILES	5 MILES
\$94,256	\$118,473	\$128,747



HOUSEHOLD INCOME
DISTRIBUTION
\$200,000 or more

1 MILE	3 MILES	5 MILES
9.5%	15.1%	17.2%



TOTAL RETAIL
EXPENDITURE

1 MILE	3 MILES	5 MILES
\$152.59 M	\$547.06 M	\$936.02 M



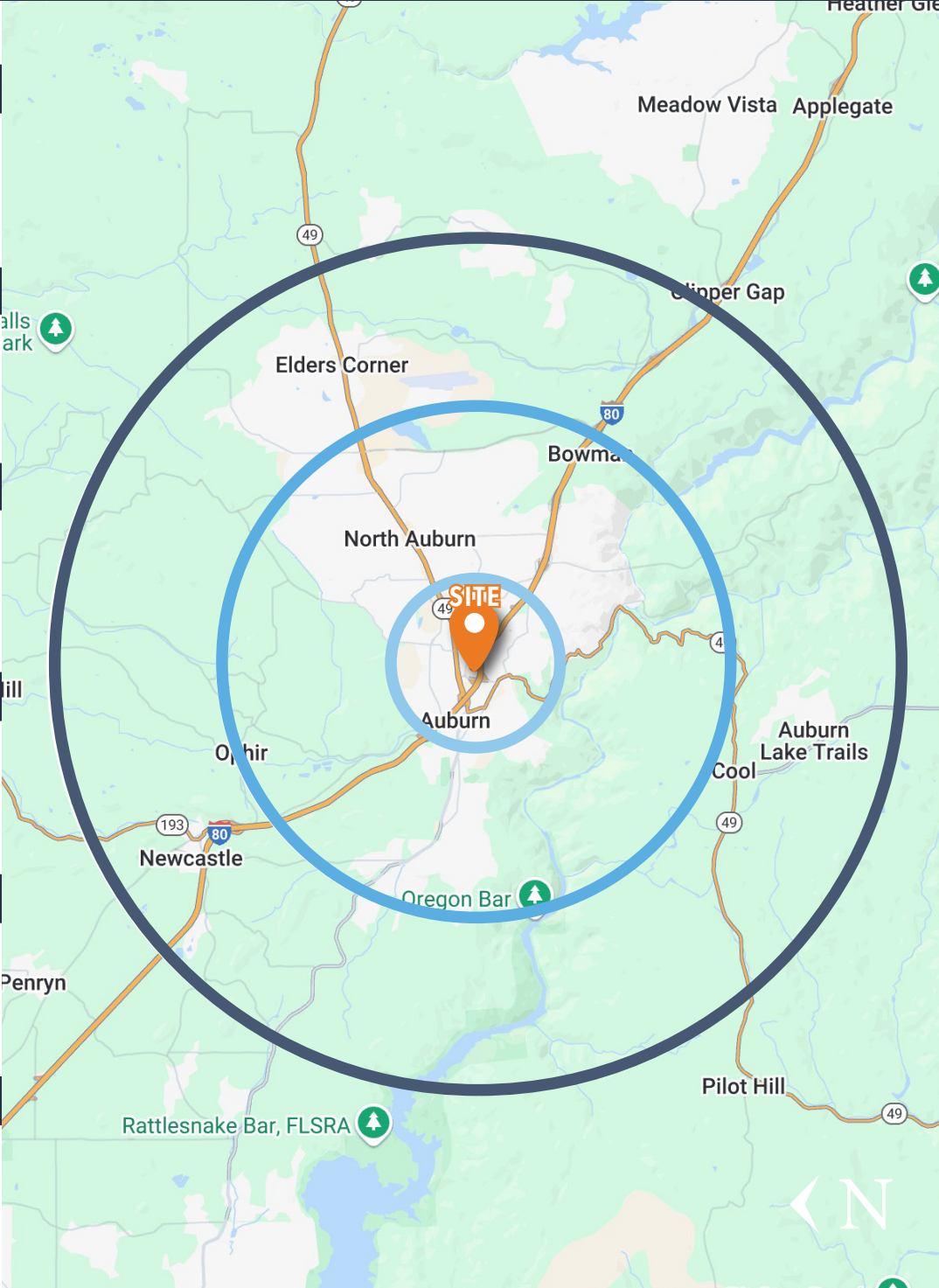
COLLEGE DEGREE
BACHELOR DEGREE OR
HIGHER

1 MILE	3 MILES	5 MILES
66.2%	65.3%	64.5%



TOTAL RETAIL
EXPENDITURES

1 MILE	3 MILES	5 MILES
\$152.59 M	\$547.06	\$936.02 M



*Traffic Counts and Demographics Source: Sites USA REGIS Online 7/10/25

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