



AUBURN, CA

216 WASHINGTON STREET

3-D TOUR



TURN-KEY 2ND GEN BAR & RESTAURANT
WITH ABC TYPE-47 LIQUOR LICENSE



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1 THE OPPORTUNITY
216 WASHINGTON ST

THE OPPORTUNITY

3,148
SF BUILDING

TURN-KEY
2ND GEN RESTAURANT

TYPE-47
ALCOHOL LICENSE

FF&E
IN-PLACE

\$1,295,000
ASKING PRICE

ONCE-IN-A-DECADE CHANCE TO BREAK INTO THE OLD AUBURN RETAIL SECTOR

Turton Commercial Real Estate is pleased to present the opportunity to acquire fee simple interest in 216 Washington Street, Auburn, CA 95603, APN: 004-011-039-000 (the "Property"). The standalone building housing a turnkey restaurant and bar represents a once-in-a-decade chance for an owner-operator or investor to break into the coveted Old Town Auburn retail sector. The Property is comprised of one 5,158 square foot parcel of land which includes one

single story building of approximately 3,148 square feet, with the remaining approximately 2,010 square feet of land currently used as a restaurant front patio and a small parking area. Built in 1950, the site has enjoyed continuous restaurant use (as the legendary Tio Pepe) for most of its history and benefits from such crucial infrastructure as a Type-1 exhaust hood with Ansul fire suppression system, walk-in refrigeration, and central HVAC. The property shows the Seller's

pride of ownership over 40+ years; a new roof (2023), new sewer line (2023), HVAC overhaul (2022), and walk-in cooler mechanical upgrades (2022) are among the notable and high ticket items. The \$1,295,000 sale price reflects an approximate 6.75% cap rate on pro-forma triple net rents, less projected improvements, and includes all Furnishings, Fixtures, and Equipment ("FF&E") and a rare Placer County ABC Type-47 liquor license.





1 THE OPPORTUNITY
216 WASHINGTON ST



**TURN-KEY FF&E
INCLUDED IN SALE!**

1 THE OPPORTUNITY
216 WASHINGTON ST

THE PROPERTY

OVERVIEW:

Address: 216 Washington Street, Auburn, CA 95603
APN: 004-011-039-000
Zoning: C-2 Central Business District + Historic District - Oldtown Design Review Overlay (City of Auburn)
Price: \$1,295,000.00
Year Built: 1950
Total Building SF: ± 3,148 SF
Site/Land Size: ± 5,158 SF

UTILITY DETAILS:

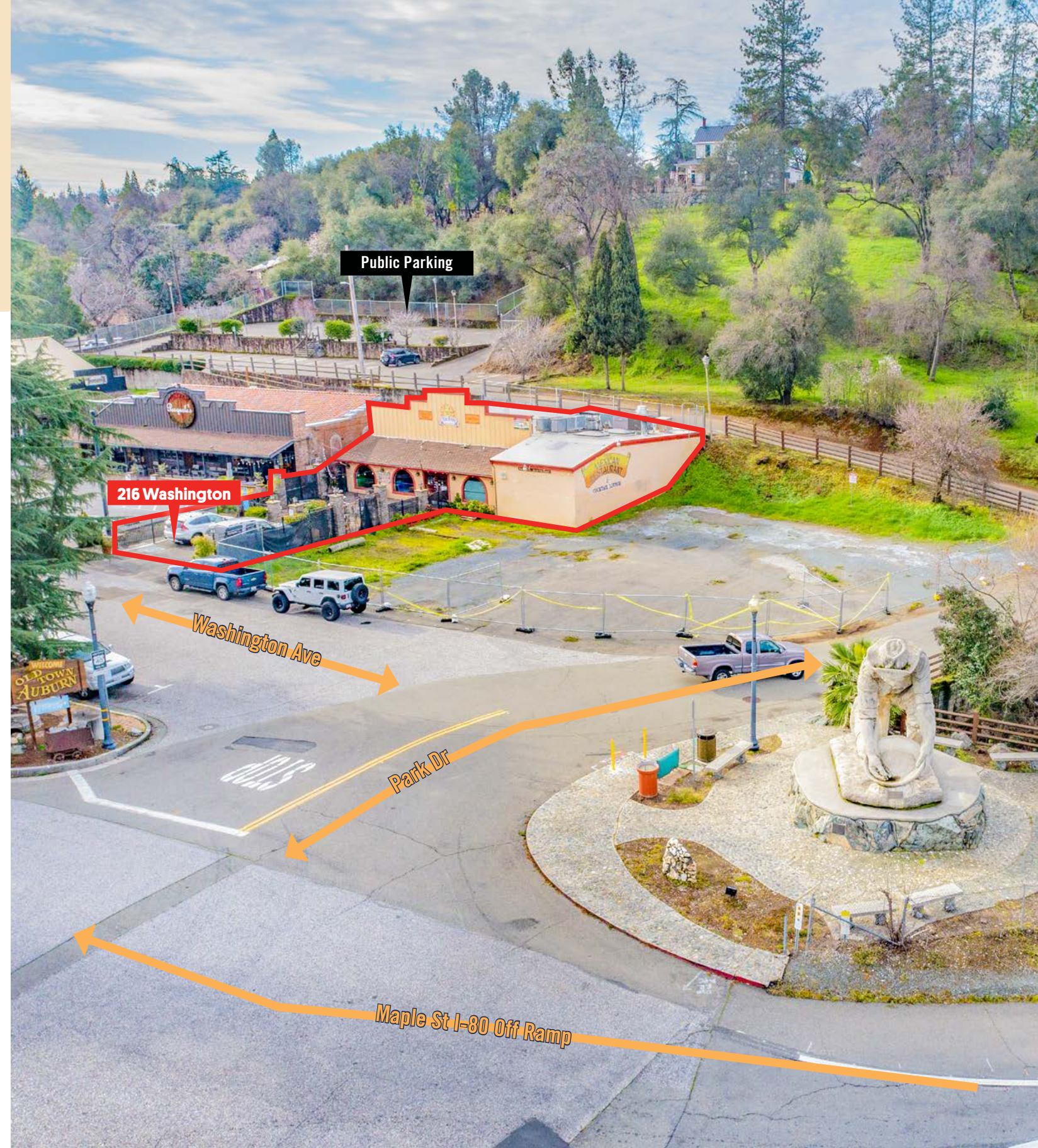
Electricity: Pacific Gas & Electric (PG&E)
Gas: Pacific Gas & Electric (PG&E)
Water/Sewer/Trash: Placer Water
Garbage: Recology

SEISMIC/FLOOD:

Fault Zone: This parcel is not within an Earthquake Fault Zone, though it is adjacent to the Maidu Fault Zone (#126).
Per State of California Department of Conservation
Flood Zone: No substantial flood risk per FEMA Map 06061C0764H.

ABC TYPE-47 LIQUOR LICENSE:

Per liquor license broker (and veteran ABC investigator) John Sutton, Given the scarcity of licenses in Placer County, the open market will bear \$250,000-280,000. It has been determined that the greatest utility and value from the license is as an amenity to the real estate for an owner-user buyer, and as such the ABC Type-47 license will convey with the real estate as a crucial piece of the value proposition for the Property. It has been further confirmed that Mr. Sutton is willing to handle the document preparation and filing for the license transfer, to ensure a seamless transaction for the buyer.



THE LOCATION

13,845
POPULATION

\$481,500
MEDIAN HOME VALUE

\$86,222
AVG HOUSEHOLD INCOME

auburn.ca.gov

HISTORY MEETS MODERN VIBRANCY - A HUB OF GROWTH, CREATIVITY & COMMUNITY

Located in Old Town Auburn, the Subject Property is ideally situated directly off Interstate 80 via the Maple Street exit. Having served as a rest stop for travelers between the Sacramento/SF Bay area and Truckee for generations, the Placer County Seat and former gold rush town has seen historic growth in recent years. According to local tourism agency Explore Auburn CA: "Auburn has gone from a quaint outpost for antiques to a vibrant city bubbling with outdoor enthusiasts and creative types making Auburn happen. A new generation has moved in, and now the remaining antiques stores mix with modern boutiques and award-winning breweries, wineries and restaurants." The recent proliferation of small business within both the downtown district and the city as a whole is en-

couraging, and seemingly bolstered by the influx of new residents. These transplants have the flexibility of remote work and the disposable income needed to support a growing retail economy. In particular, Auburn's historic downtown has seen the addition of new businesses and events supporting the growth. "Friday Night Out" is held on the first Friday of the month, June-November, and the Farmer's Market each Saturday from 8 AM until noon. More than 30 hospitality businesses thrive in the district, ranging from craft coffee houses to beer gardens and taprooms, to fine dining gem Restaurant Josephine with its months' long reservation list. Visitor data also supports the narrative of a vibrant, youthful, and financially independent customer base. According to Placer.ai:

- 221,900 unique visitors make 424,700 visits within 250 feet of the Subject Property annually.
- Of these visitors, the median household income is \$91,100, the average age is 38.1 years, average home value is \$697,000, and 39.2% have a bachelor's degree or higher.
- The top two "favorite places" of these visitors are the Roseville Galleria and the Sacramento International Airport.
- Visits are up 13.6% year over year, and 41.7% year over two years.

We are encouraged by the picture these paints of the site, its potential for a buyer, and the recent proliferation of small business within both downtown district and the city as a whole.



2 THE LOCATION
216 WASHINGTON ST



Custom jewelry design, estate jewelry
GROW DESIGN & DEVELOPMENT
Website development and marketing agency

- 21 EDELWEISS**
Home of the "Super Omelets"
BROOKSIDE GRILL
Garden and stream setting, great burgers
THE SILVER STORE
Sterling silver jewelry, bags, accessories
COUNTRY CABIN
Folk art, birdhouses, primitives, furniture
LOST DOVE
Décor, accessories, gifts
BEAR RIVER WINERY
Wine tasting room
SHADES OF ART
Silk Victorian lampshades & collectibles

WIZARDS OF METAL
Custom metal art décor, yard art and more
TWIG & TWILL
Home décor
OMIYAGE
Authentic Japanese gifts, kimonos, teas

- 22 AUBURN BLOOMS**
Fine floral arrangements and gifts
SERENDIPITY
Home accents, gifts, cards, motifs

- 23 USED SADDLE CONNECTION**
Consignment saddles and tack
MARQUIS ETC.
Antiques, collectibles, home décor, vintage jewelry

24 ROBYN'S VINTAGE APPAREL
Vintage clothing and collectibles
BACK COUNTRY JEWELRY
Jewelry and repair, rocks, minerals, gifts

- 25 LIU MANDARIN KITCHEN**
Family recipes from Northern China
THE POUR CHOICE
Coffee & brew

26 BERNHARD HOUSE
291 Auburn Folsom Rd (just outside Old Town)
SKINCARE BY CHEZZA
Skin care services, permanent cosmetics
CANYON HEALTH CENTER
Acupuncture, massage therapy & Chinese medicine

- 1 JOSS HOUSE MUSEUM**
Local Chinese history from the Gold Rush era

- 2 THE FRONT PORCH**
Gifts and home décor
UNITED COUNTRY REAL ESTATE

- 3 OLD TOWN GRILL**
Great fresh food (breakfast and lunch only)
OLD TOWN PIZZA
Gourmet pizzas, salads, appetizers
STUDIO 49
Hair Salon

- 4 AUBURN ALEHOUSE**
Craft brewery and restaurant
CENTURY 21 AUBURN REALTY
OLD TOWN GALLERY
Original artwork featuring over 50 artists
TOTALLY COOL
Old fashion candies, toys, signs, gifts
THE LEAL'S COOP
Farmhouse décor
SALON BELLA VAGO
Premiere hair and skin care salon

- 5 CRUDO**
Fusion kitchen & raw bar

- 6 AVAILABLE**

- 7 PARK VICTORIAN**
Boutique lodging & events

- 8 HISTORIC FIREHOUSE**
Historical landmark
PUBLIC RESTROOMS

- 9 CAFÉ DELICIAS**
Fine Mexican lunch, dinner & takeout
THE HAIR SMITH
Full Aveda concept salon
SUN RIVER CLOTHING
Ladies boutique, clothing, accessories
OLD TOWN AUBURN POST OFFICE
Oldest operating post office west of the Mississippi

- 10 VALERO**
Mini Mart and gas station

- 11 MEDICAL HISTORY MUSEUM**
Medical curiosities from the 19th century

- 12 CRIMSON TATTOO**
A full-service tattoo & piercing studio
LUXE REAL ESTATE
SALON G3
Hair and nail care, earth friendly products
BELLA ROSA PHOTOGRAPHY
Professional photography services
PORCH SWING PICKINGS
Handmade and vintage boutique
REALTY WORKS
ZHUSH MODERN
Clothing, décor, lifestyle

- 13 CALIFORNIA CLUB**
Charming bar where new & old friends meet

CARPE VINO
Fine wine, fine dining and fine art
OLD TOWN ANTIQUES
Books, glassware, collectibles, ephemera
WILLIAMS COLLECTIBLES
Depression glassware, books, ephemera

- 14 RE-FIND LIVING**
Hand-painted furniture and fun home décor
STUDIO 49 SUITES
Professional hair & nail care

- 15 PLACER COUNTY MUSEUM**
Gold Country artifacts (in the Courthouse)

- 16 WHITE HOUSE BARBEQUE AND SPIRITS**
Small plates, beer, wine, craft spirits & bourbon bar

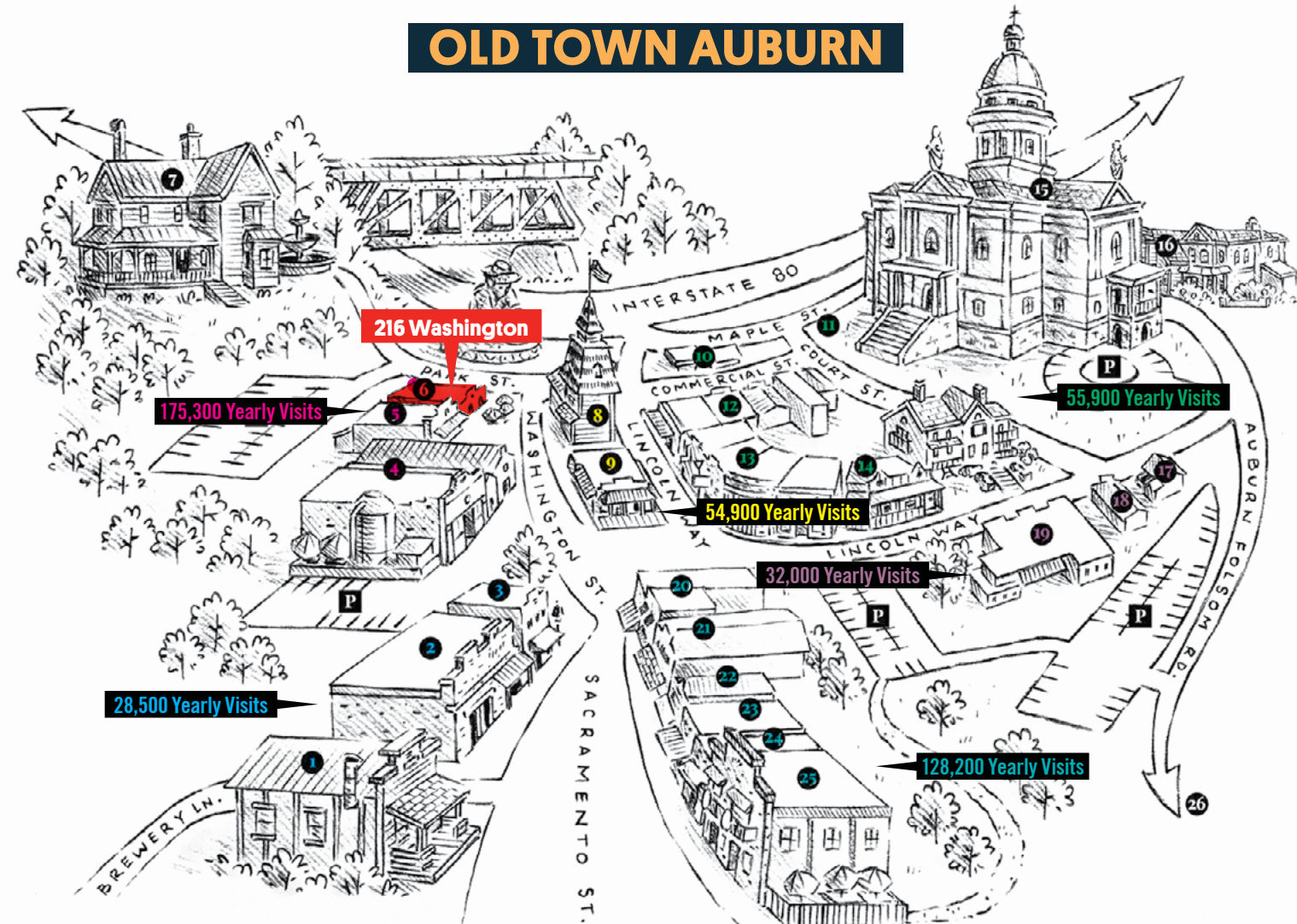
- 17 AUBURN LEAF & BEAN**
Coffee & pastries

- 19 POPPIES SPA**
Skin care and body work, Yonka products
FOUR RIVERS NATUROPATHIC
Naturopathic medical practice

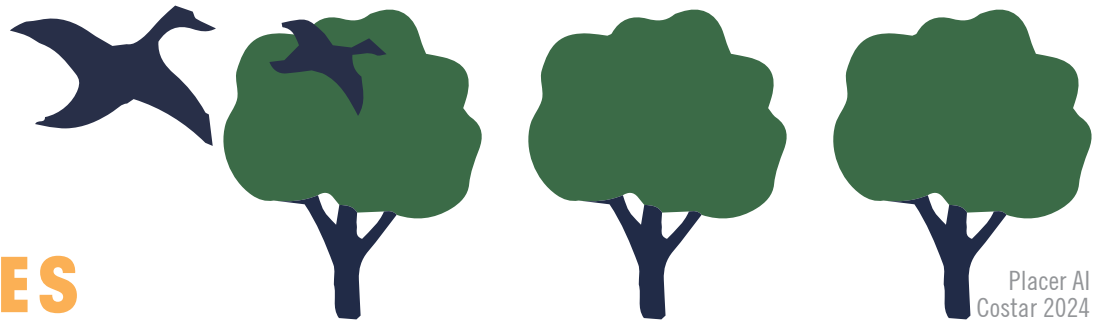
- 19 PLACER COUNTY LAW LIBRARY**
Knowledgeable staff, print & online legal resources

- 20 ALEHOUSE ANNEX**
Tap room & provisions
SIERRA MOON

OLD TOWN AUBURN



2 THE LOCATION
216 WASHINGTON ST

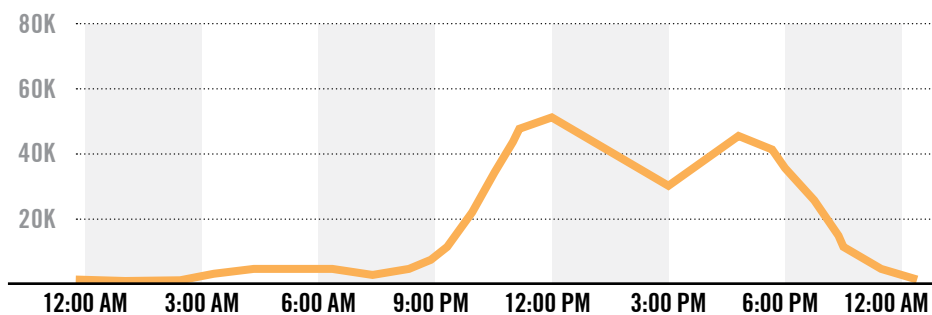


Placer AI
Costar 2024

NEARBY DATA BITES

Heart of Old Town Auburn Surrounded by Retail

Total 2023 Visits by Hour - Washington Street Retail



⇒ **\$114,800** ⇐

Average Household Income
of 70% of visitors

Annual Consumer Spending in millions



\$74.831

1-mile radius of property



Education Levels

5.4%	Some College
25.1%	Bachelor Degree
13.4%	Advanced Degree

3,496
Nearby Businesses

5-mile radius of property

Psychographic Profile of Visitors

Golden Year Guardians
Retirees living in old homes, settled residences and communities

Booming with Confidence
Retirees living in old homes, settled residences and communities

Flourishing Families
Retirees living in old homes, settled residences and communities

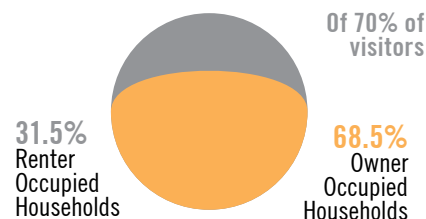
Experian Mosaic (Customer Segmentation)

Nearby Population

5-mile radius of property



2010:	39,972
2023:	40,259
2028:	40,999 Projected





2 THE LOCATION
216 WASHINGTON ST

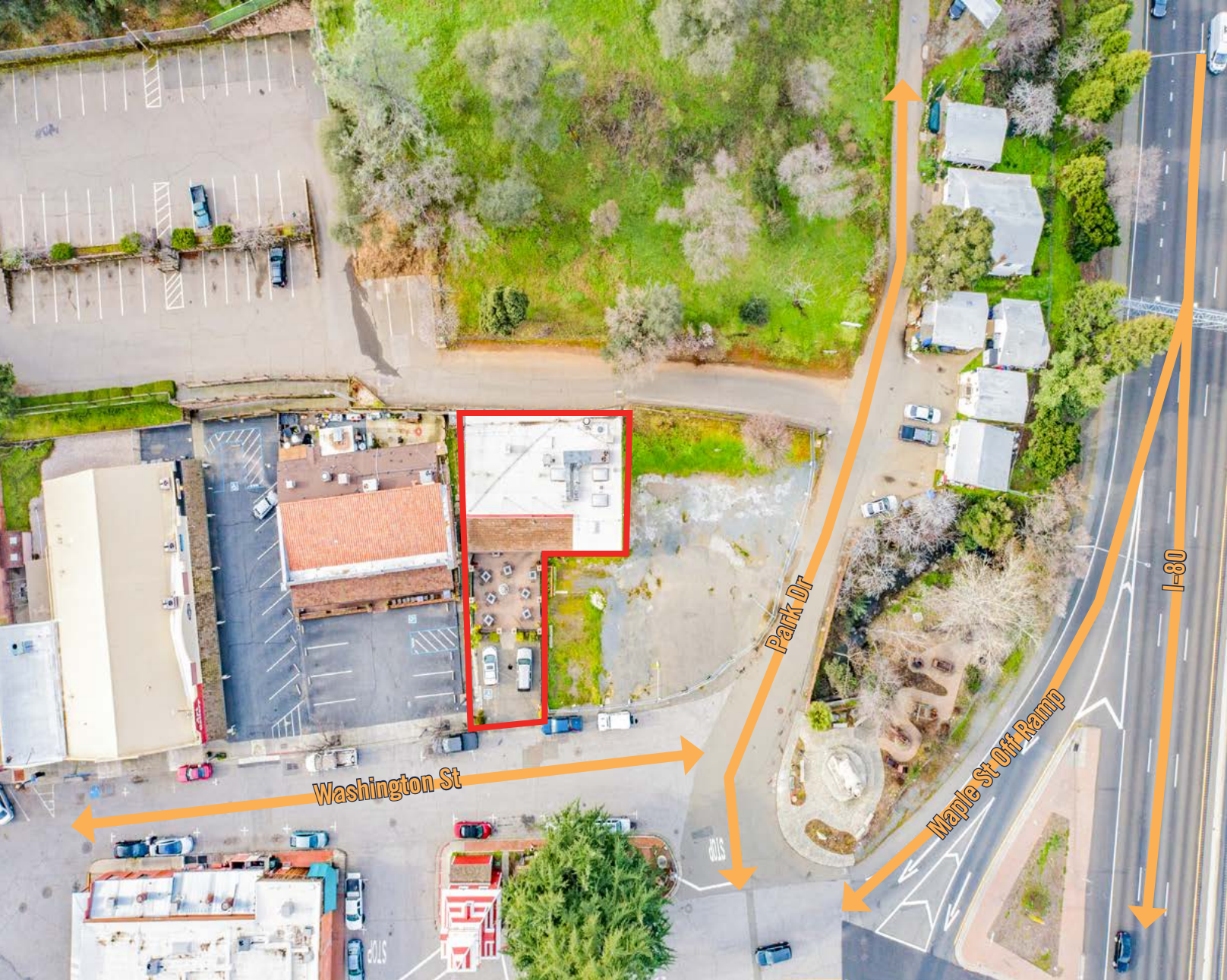


**AUBURN SITS AT THE HEART OF PLACER COUNTY,
PERFECTLY POSITIONED AS A CENTRAL HUB FOR
HISTORY, CULTURE, AND EASY
ACCESS THROUGHOUT
THE REGION.**



**WHAT ARE YOU
WAITING FOR?**





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TURTON
COMMERCIAL REAL ESTATE