

The Cline Company  
 11990 Kemper Road, Suite 200  
 Auburn, CA 95603  
 (530) 888-1000  
 clinecompany.com

DRE # 01307812  
 Last printed: 6/29/2010; 2:02 PM

## EXCLUSIVE RETAIL LISTINGS

| Address  | Approximate Building SF          | Approximate Available SF  | Divisible              | Rate / Rate per SF / Lease Type                          | Comments  |
|--|----------------------------------|---|------------------------|--|---|
| Grass Valley Hwy - 1775<br>Auburn, CA 95603                        |                                  | <b>8,000</b>  | No                     | \$1.10 NNN   | Located next to ACE Hardware and Incredible Pets off of Hwy 49 and Luther Road. Great Hwy signage visibility. NNN's are approximately \$0.08 psf.   |
| Heritage Oak - 11960<br>Auburn, CA 95603                           |                                  | <b>1,108 (Ste 1)</b><br><br><b>1,125 (Ste 12)</b>   | No<br><br>No           | \$1.25/sf Modified Groos<br><br>\$1.15/sf Modified Gross | Office/Retail locations available off of Bell Road and Heritage Oak. Close to County offices and easy access to Hwy 49.   |
| High Street - 1113-1123  | 7,721                            | <b>230 (1113 High #2)</b><br><br><b>460 (1113 High #7 &amp; 8)</b><br><br><b>500 (1119 High #2)</b><br><br><b>500 (1121 High)</b> | No<br><br>No<br><br>No | Rates Negotiable   | Office/Retail in Downtown Auburn. 1119-1121 are street front locations with large frontage windows; perfect for signage. Rare parking lot in the back of the building for tenant and client parking. Several configurations to choose from. Call to view. |
| Nevada Street - 450-490<br>Nevada Street Plaza<br>Auburn, CA 95603 | 33,000 office /<br>17,600 retail | <b>650-3,000</b>  | Yes                    | \$1.75-\$1.95/sf<br>NNN                                  | New Class A office/retail space located next to Signature Theater. Easy access to Hwy 49 & I-80. Available now. Office: \$1.75/sf NNN / Retail: \$1.95/sf NNN   |
| New Airport Road - 12130<br>Auburn, CA 95603                       | 6,192                            | <b>2,400</b>  | No                     | \$1.95/sf<br>NNN   | Office/Retail space under construction next to new Walgreens, across from Bel Air Shopping Center on the corner of Hwy 49 and New Airport Road. \$30 per square foot tenant improvement allowance. This building is also available for purchase.          |

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| Pacific Street - 4660<br>Rocklin, CA 95677 | 12,910                  | <b>12,910</b>            | Yes       | \$1.00/sf<br>Modified Gross     | Great office/retail space located in Rocklin. See website for pictures and floor plan. This building is also for sale with an offering price of \$1,995,000 |