

# GOLDORADO SHOPPING CENTER

NEC Highway 50 & Cameron Park Drive, Cameron Park, CA 95682

±1,150 - ±4,571 SF RETAIL / AVAILABLE / FOR LEASE



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## OVERVIEW

For Lease

### PREMISES

NEC Highway 50 & Cameron Park Drive

**AVAILABLE SPACE: ±1,150 - ±4,571 SF**

### LEASE TYPE

Direct

### ASKING RENT

Upon Request

### NEIGHBORS

Bel-Air, CVS Pharmacy, Petco, Subway, Papa Murphy's, AutoZone, Jiffy Lube, Wells Fargo, UPS Store and GNC

### PROPERTY HIGHLIGHTS

- Located near the on/off ramp of Highway 50 and serves as a gateway to Cameron Park's dense residential neighborhoods
- Attracts consumers from not only Cameron Park but the neighboring communities of El Dorado Hills, Shingle Springs and Placerville
- One of the three grocery anchored centers in the trade area
- Strong co-tenancy
- Outstanding visibility and excellent shopping convenience





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## PROPOSED PROJECTS NEARBY

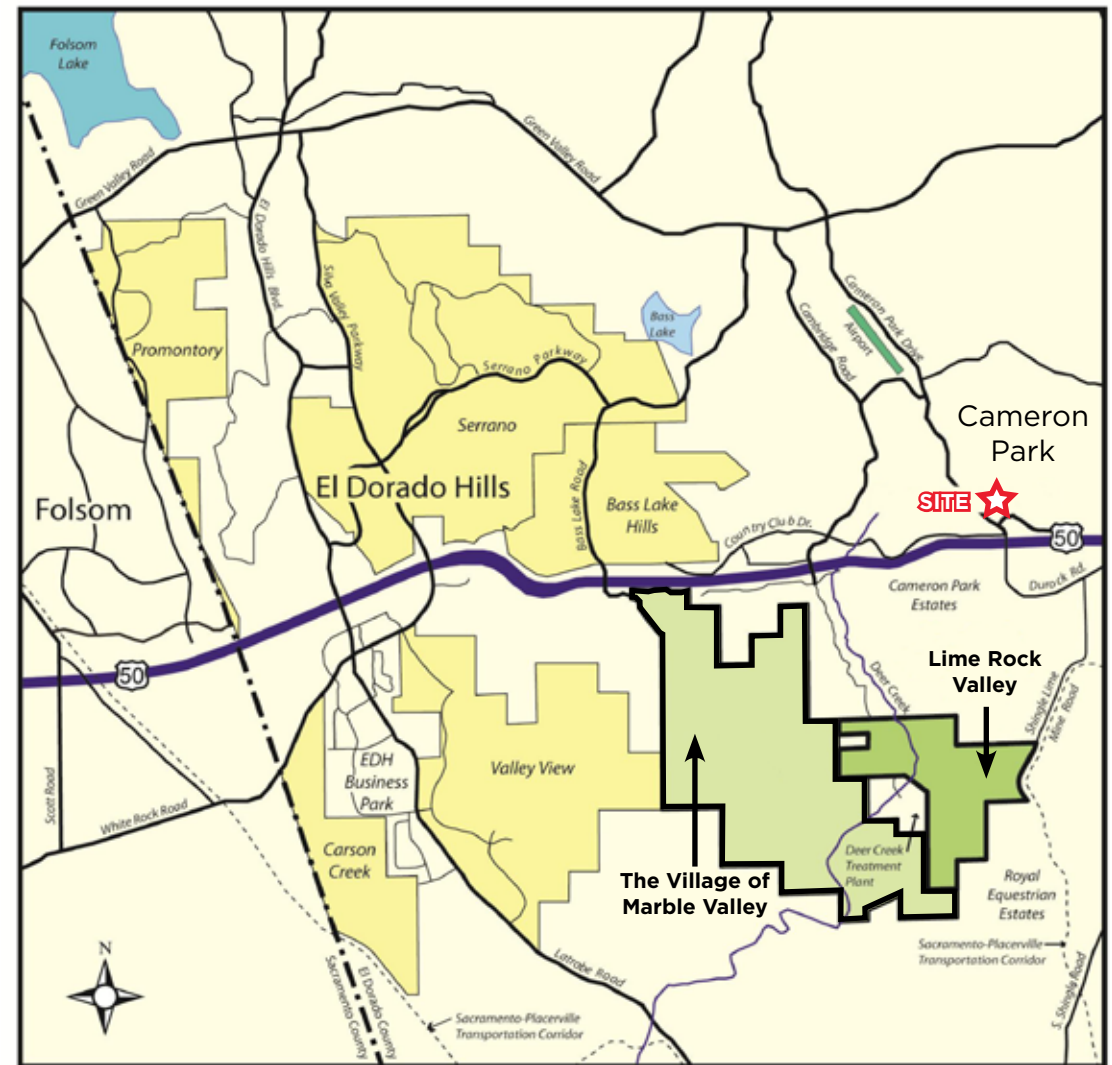
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### Village of Marble Valley

Village of Marble Valley Specific Plan proposes for the development of 2,342 acres of land consisting of approximately 3,236 dwelling units and 475,000 square feet of commercial. The project is located in between El Dorado Hills and Cameron Park area south of Highway 50.

### Lime Rock Valley

Lime Rock Valley Specific Plan proposes for the development of 740 acres of land consisting of approximately 800 dwelling units. The project is located south of Highway 50 in the Cameron Park area.

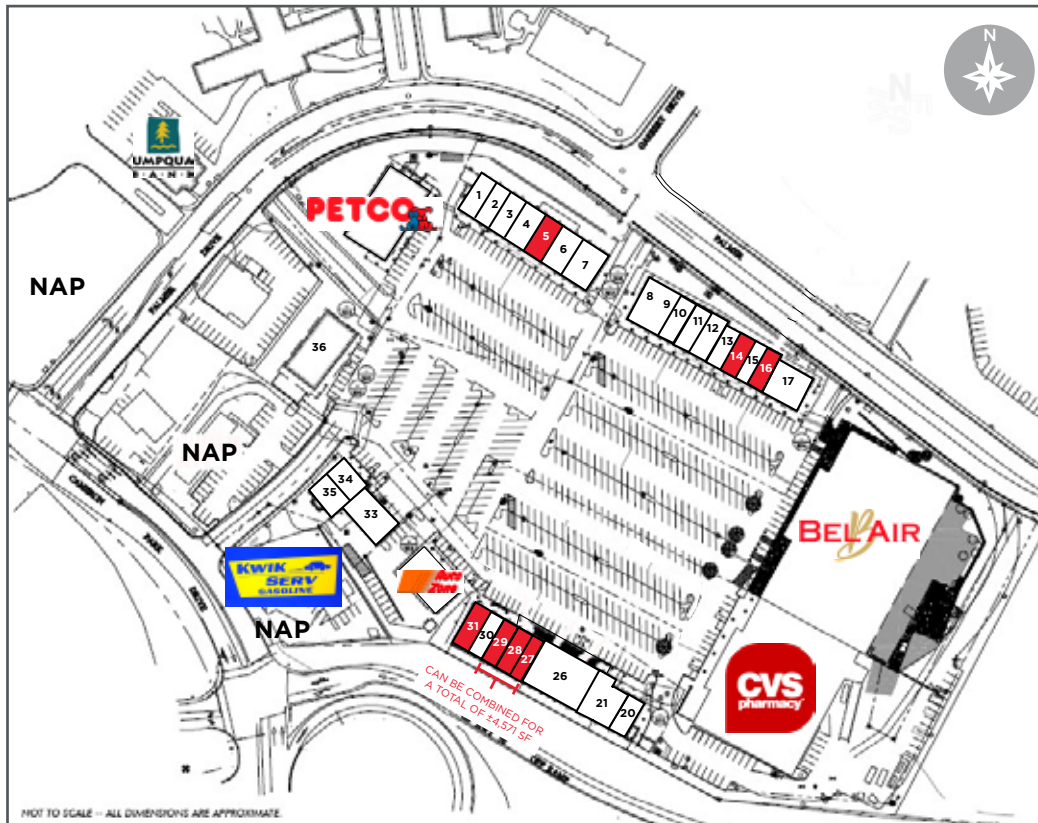


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## SITE PLAN

For Lease



1	Gianni's Restaurant (Unit 34507-B1)	2,700 SF	18	Bel Air (Unit 3510)	53,830 SF
2	GNC (Unit 34507-B2)	1,200 SF	19	CVS (Unit 3500)	31,472 SF
3	UPS Store (Unit 34507-B3)	1,800 SF	20	Subway (Unit 34903-A)	1,210 SF
4	Optometrist (Unit 34507-B5)	1,200 SF	21	Lyon Real Estate (Unit 34903-C&D)	3,600 SF
5	AVAILABLE (Unit 34507-B6)	1,800 SF	26	Anytime Fitness (Unit 34903-E)	5,200 SF
6	Quest Diagnostics (Unit 34507-B7)	1,200 SF	27	AVAILABLE (Unit 34903-H)	1,300 SF
7	Visions (Unit 34507-B8)	2,700 SF	28	AVAILABLE (Unit 34903-I)	2,015 SF
8	Wells Fargo (Unit 34408-A)	3,250 SF	29	AVAILABLE (Unit 34903-J)	1,256 SF
9	Tepa Taqueira (Unit 34408-B)	975 SF	30	U & Me Cigarettes (Unit 34903-K)	954 SF
10	Alpha Nails (Unit 34408-C)	975 SF	31	AVAILABLE (Unit 34903-L)	1,625 SF
11	On Point Barbershop (Unit 34408-D)	975 SF	32	Autozone (Unit 3480)	3,744 SF
12	China House (Unit 34408-E)	1,950 SF	33	Jiffy Lube (Unit 34705-B)	2,865 SF
13	Papa Murphy's (Unit 34408-F)	1,438 SF	34	Dental (Unit 34705-A2)	1,690 SF
14	AVAILABLE (Unit 34408-G)	1,150 SF	35	Yuki Sushi (Unit 34705-A1)	1,300 SF
15	Senior Helpers (Unit 34408-H)	862 SF	36	Animal Hospital (Unit 3460)	6,000 SF
16	AVAILABLE (Unit 34408-J)	1,438 SF	37	Petco (Unit 7A)	10,168 SF
17	Classic Cleaners (Unit 34408-L)	2,750 SF			



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NEIGHBORHOOD MAP

For Lease





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TRADE AREA MAP

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## DEMOGRAPHICS

For Lease



### TOTAL POPULATION

1 MILE



3 MILE



5 MILE



### DAYTIME POPULATION

1 MILE



3 MILE



5 MILE



### MEDIAN AGE

1 MILE

**43.9**  
YEARS OLD

3 MILE

**43.5**  
YEARS OLD

5 MILE

**42.9**  
YEARS OLD



### MED. HOUSEHOLD INCOME

1 MILE

**\$79,288**

3 MILE

**\$92,331**

5 MILE

**\$102,307**



### TRAFFIC COUNTS



HIGHWAY 50 — — — — — > 125,000 ADT



CAMERON PARK DR — — — — — > 23,346 ADT



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±738, ±2,280 SF & ±3,000 SF RETAIL / AVAILABLE / FOR LEASE

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