

OFFERING MEMORANDUM

QSR / DRIVE-THROUGH DEVELOPMENT OPPORTUNITY - CUP REQUIRED

3371–3377 COACH LANE

Cameron Park, California 95682
El Dorado County | APN 109-201-006-000



±0.61-Acre Freeway-Adjacent Site | Drive-Through CUP Potential | Existing ±10,976 SF Office Building

ASKING PRICE: \$1,500,000

OFFERED EXCLUSIVELY BY

VIRTUAL REALTY GROUP

Michael R. Barron | License # 01062850 | 916-595-7300 | mbarron466@gmail.com

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Confidentiality & Disclaimer Statement

This Offering Memorandum (“OM”) has been prepared by Virtual Realty Group (“Broker”) for use by a limited number of parties. It is furnished solely for the purpose of evaluating a potential acquisition of the property located at 3371–3377 Coach Lane, Cameron Park, California (“Property”). It contains selected information about the Property and does not purport to be all-inclusive or to contain all the information a prospective purchaser may require.

Neither Broker nor the owner of the Property (“Owner”), nor any of their respective officers, employees, or agents, makes any representation or warranty, express or implied, as to the accuracy or completeness of this OM or any of the information contained herein, including without limitation any financial projections, physical condition disclosures, or zoning, land-use, and entitlement information. Zoning and entitlement information referenced in this OM has been obtained from public records and third-party marketing sources, has not been independently verified by Broker, and must be independently confirmed by the buyer directly with El Dorado County before submitting an offer or removing contingencies.

Prospective purchasers are advised to conduct their own independent investigation, due diligence, and analysis of the Property, including without limitation title, survey, physical condition, environmental condition, zoning and entitlements, and income and expenses, and to consult their own legal, tax, and financial advisors.

This Property is marketed as a QSR (Quick-Service Restaurant) / drive-through development opportunity. Owner represents that a Conditional Use Permit (CUP) process authorizing a drive-through QSR use has been started with El Dorado County and is currently in process. As outlined in Section 6 (Zoning & Entitlements), this representation is based on information provided by Owner and has not yet been independently confirmed by Broker through El Dorado County public records. The CUP has not been approved as of the date of this OM, and there is no assurance it will be approved, or approved without modified conditions. Nothing in this OM should be construed as Broker's independent verification of entitlement status, or as a representation that CUP approval is assured; prospective purchasers should confirm the status, scope, and likelihood of approval directly with El Dorado County as part of due diligence.

By accepting this OM, the recipient agrees to: (a) hold and treat it in the strictest confidence; (b) not disclose this OM or any of its contents to any other party without the prior written consent of Broker; (c) not use this OM or any of its contents in any manner detrimental to the interest of Owner or Broker; and (d) not contact the Property's tenants, employees, or on-site personnel, or Owner directly, without Broker's prior consent. All inquiries should be directed to the Broker contact listed at the end of this OM.

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1. Executive Summary

3371–3377 Coach Lane is a ± 0.61 -acre (26,572 SF) freeway-adjacent site in the heart of Cameron Park’s primary commercial node, offered at \$1,500,000 as a QSR (Quick-Service Restaurant) / drive-through development opportunity. Owner represents that the Conditional Use Permit (CUP) process for a drive-through QSR use has been started with El Dorado County, meaningfully advancing the site toward entitlement relative to a ground-up application. The site is currently improved with a $\pm 10,976$ SF two-story office building (built 1980), which would be redeveloped to accommodate the drive-through use upon CUP approval. See Section 2 for a full discussion of the development opportunity and Section 6 for entitlement sourcing and verification status.

Investment Highlights

- Freeway-oriented location on Coach Lane, immediately south of Highway 50 — the principal corridor connecting Sacramento, Folsom, and El Dorado Hills to Cameron Park, Placerville, and South Lake Tahoe
- Positioned within the Cameron Park Drive & Coach Lane commercial node, directly adjacent to Cameron Park Place, a 103,582 SF Safeway-anchored shopping center
- $\pm 9,472$ VPD on Coach Lane and $\pm 19,998$ VPD on Cameron Park Drive — strong visibility and stacking demand for a drive-through use
- Established QSR / drive-through trade area: existing McDonald’s and Taco Bell locations sit within the same commercial node, alongside Round Table Pizza, Dutch Brothers Coffee, O’Reilly Auto Parts, Dollar Tree, and Bank of America
- Asking Price: \$1,500,000 ($\pm \136.68 per existing building SF; $\pm \$56.44$ per land SF)
- CUP Status: Owner represents that the Conditional Use Permit (CUP) process for a drive-through QSR use has been started with El Dorado County — not yet approved — see Section 6 for sourcing and verification status

2. Development Opportunity — QSR / Drive-Through

This Property is being positioned as a QSR / drive-through development opportunity based on its freeway-adjacent, corner-node location, traffic counts, surrounding tenant mix, and CUP progress. The existing $\pm 10,976$ SF two-story office building is expected to be demolished to accommodate a stand-alone drive-through QSR building pad, drive aisle, stacking lane, and parking consistent with a buyer’s specific prototype.

At ± 0.61 acres, the site is on the smaller end for a stand-alone drive-through QSR pad. Prospective purchasers should independently evaluate stacking-lane depth, required parking counts under El Dorado County Title 130 parking standards, and site circulation feasibility for their specific concept and building footprint during due diligence.

3. Offering Summary

Address	3371–3377 Coach Lane, Cameron Park, CA 95682
Asking Price	\$1,500,000
Price / Existing Building SF	$\pm \$136.68$ / SF ($\pm 10,976$ SF)
Price / Land SF	$\pm \$56.44$ / SF (26,572 SF)
Price / Acre	$\pm \$2,459,000$ / Acre

Basis of Value	Priced as a QSR / drive-through development site, subject to CUP approval - not valued on in-place income — see Section 2
Cap Rate	N/A — development/entitlement pricing basis
Building Size (Existing)	±10,976 SF
Land Area	0.61 AC / 26,572 SF
APN	109-201-006-000
Year Built	1980 (existing improvement; redevelopment potential)
Occupancy	Vacant
Zoning / Entitlements	See Section 6 — Zoning & Entitlements

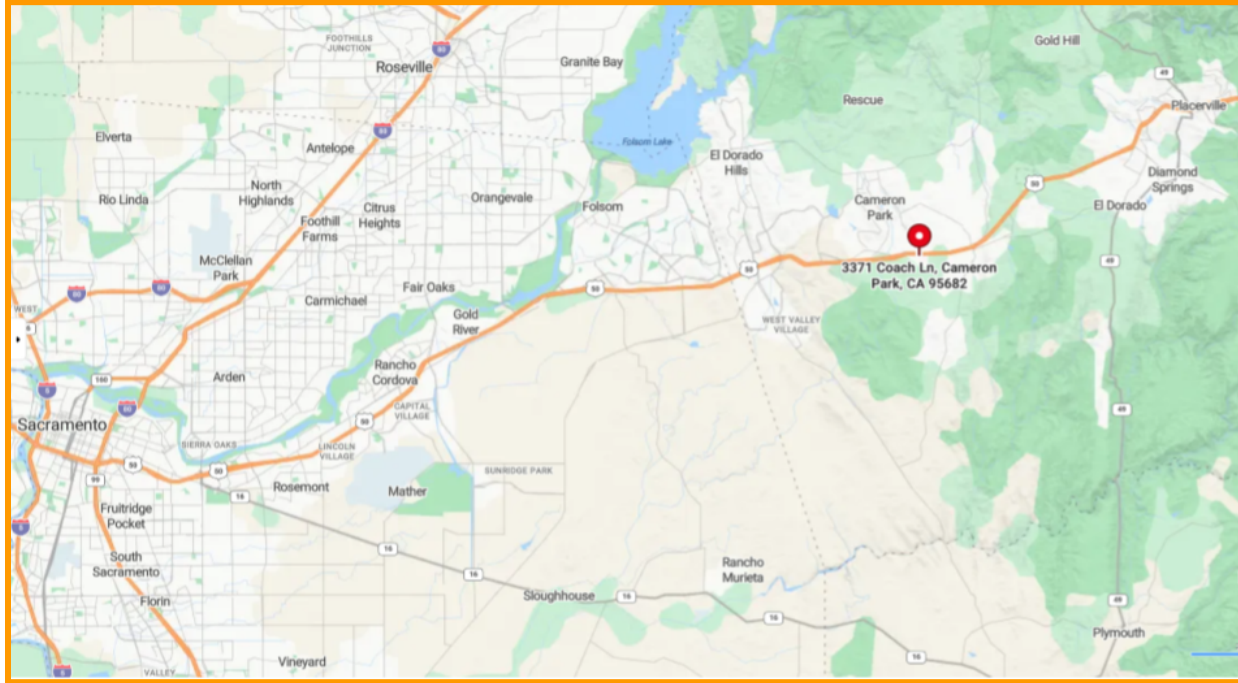
4. Property Overview

Property Address	3371–3377 Coach Lane, Cameron Park, CA 95682
APN	109-201-006-000
Land Area	±0.61 Acres (±26,572 SF)
Building Size (GLA)	±10,976 SF
Stories	2
Typical Floor Plate	±5,488 SF
Year Built	1980
Building Class	B
Existing FAR	±0.41
Parking	On-site surface parking; monument signage on Coach Lane
Construction Type	Wood Frame
Roof	Asphalt Shingle
HVAC	NA
Utilities	On-Site

5. Location Overview

The Property is located in Cameron Park, an unincorporated community in El Dorado County approximately 23 miles east of downtown Sacramento along the Highway 50 corridor — the principal transportation route connecting the Sacramento region and San Francisco Bay Area to Folsom, El Dorado Hills, Cameron Park, Placerville, and South Lake Tahoe.

The Property fronts Coach Lane immediately south of the Cameron Park Drive / Highway 50 interchange, one of the community's primary commercial nodes. It is directly adjacent to Cameron Park Place, a ±103,582 SF Safeway-anchored shopping center, with additional nearby retailers including O'Reilly Auto Parts, Dollar Tree, Round Table Pizza, Dutch Brothers, Nugget Market, Starbucks, Bank of America, McDonald's, Taco Bell, and El Dorado Savings.



Traffic Counts

Coach Lane	±9,472 VPD
Cameron Park Drive	±19,998 VPD

Area Demographics

	1 Mile	3 Miles	5 Miles
Population	5,362	25,482	46,946
Daytime Population	7,449	25,498	38,774
Avg. Household Income	\$106,222	\$107,029	\$116,935
Total Households	1,938	10,908	16,950

6. Zoning & Entitlements

APN	109-201-006-000
Jurisdiction	Unincorporated El Dorado County — Cameron Park Community Region
Design Control Overlay	Property lies within the Cameron Park Community Region, which is subject to the County's Design Control Overlay
Publicly Listed Zoning	"CP" (per third-party commercial listing data)
Zoning	[DRIVE THROUGH CUP REQUIRED]

QSR / Drive-Through Use & Entitlement Analysis

Drive-through restaurant facilities are typically classified as a conditionally-permitted use — rather than a permitted-by-right use — within El Dorado County's commercial zones under Zoning Ordinance Title 130, and generally require an approved Conditional Use Permit (CUP) prior to construction and operation. Because the Property sits within the Cameron Park Community Region's Design Control Overlay, new construction or substantial site redevelopment would also typically require a Design Review Permit.

7. Existing Improvements / Interim Income

The Property is currently improved with a ±10,976 SF two-story office building (built in 1980) to be delivered vacant at Close of Escrow for immediate redevelopment.

Interim Rent Roll (Not Applicable)

8. Financial Summary

This offering is priced as a QSR / drive-through development opportunity with a CUP application in process, based on land value and site characteristics rather than in-place income. If Owner elects to retain existing office tenancy through the entitlement/construction period, interim operating figures below should be completed; otherwise this section may be marked not applicable and the Property positioned as a vacant development site.

Asking Price	\$1,500,000
Price / Land SF	±\$56.44 / SF
Price / Existing Building SF	±\$136.68 / SF
Interim Gross Potential Income	NA
Interim Net Operating Income	NA
Interim Cap Rate	NA
CUP / Entitlement Status	Requires CUP Application for Drive-Through Use - Section 6

9. Market Overview

Cameron Park is one of El Dorado County’s largest unincorporated communities, situated along the Highway 50 corridor between Folsom/El Dorado Hills to the west and Placerville (the county seat) to the east. The corridor benefits from steady commuter and destination traffic between the Sacramento metro area and the Lake Tahoe basin, supporting a mature base of neighborhood and community retail, office, and service uses concentrated around the Cameron Park Drive interchange.

The immediate trade area shows average household incomes ranging from ±\$106,200 (1-mile) to ±\$116,900 (5-mile) alongside daytime populations well above residential population counts — both supportive of quick-service and drive-through dining demand. The Property’s node already includes established McDonald’s and Taco Bell drive-through locations, indicating a proven, successful QSR trade area rather than an unproven one. Combined with the drive-through CUP application already in process discussed in Section 6, this Property offers a pairing of proven trade-area performance and entitlement progress ahead of a typical ground-up development site.

10. Broker Contact

All inquiries regarding this Offering Memorandum should be directed to the Broker listed below. Please do not contact the Property's tenants, on-site personnel, or Owner directly.

VRG

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