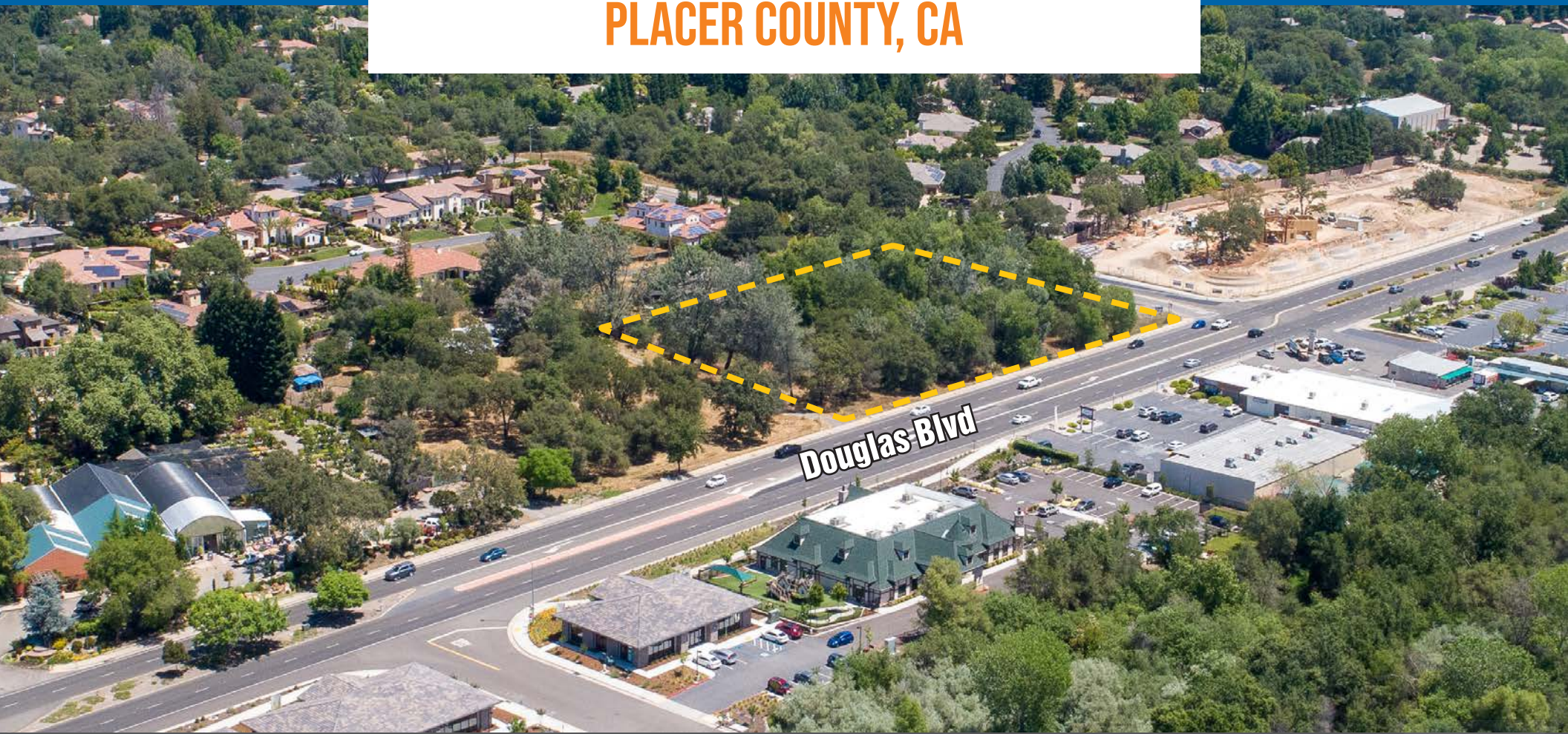


LAND FOR SALE

DOUGLAS BLVD AND BERG ST, GRANITE BAY,
PLACER COUNTY, CA



G GALLELLI
REAL ESTATE

OSBORNE
GROUP

Robb Osborne
Executive Vice President
DRE #01398696
(916) 789-3337
rosborne@gallire.com

Kannon Kuhn
Associate
DRE #02079314
(916) 789-3333
kkuhn@gallire.com

The information in this document was obtained from sources we deem reliable; however, no warranty or representation, expressed or implied, is made to the accuracy of the information contained herein.

PROPERTY DETAILS

- **Approved rezone to OP (Office Professional)**
- Two (2) parcels of land on highly desirable Douglas Blvd
- Consisting of approximate \pm 2.13 acres of real property located at the NWC of Douglas Blvd and Berg St
- APNs: 048-081-056 and 057
- Planned use – Office / Medical Buildings
- Excellent visibility along Douglas Blvd
- High Daily Traffic Counts – 41,925 cars per day (2022 traffic count)
- Located across to the prominent Quarry Ponds Town Center, which features a variety of high-end merchants and restaurants

PRICE:
\$1,200,000



RETAIL AERIAL

QUARRY PONDS TOWN CENTER

Hawks, Capitol Cellars, Oak Leaf Cafe, Vechos Eatery, El Rey Meican Cuisine, Yve's Lingerie Bra Fitting Specialist, Cabernet Nail Salon, Blake Charles Salon & Spa, Sonia Immers Real Estate, Granite Bay Vision Care, Rubicon Flooring & Design, Farmer's Insurance

SIERRA OAKS PLAZA CENTER

Walmart Neighborhood Market, Crunch Fitness, LaBou, Chick-fil-a, The Habit, Pacific Dental, Total Nutrition, Ding Tea, El Sombero Taqueria, Capriotti's Sandwich Shop, Falafel Corner, All Seasons Pool and Spas, Asian Blossom

THE SITE

RENAISSANCE CREEK

Safeway, HomeGoods, Wells Fargo, Dignity Health, Vitality Bowls, Chipotle, House of Oliver Wine Lounge, Jack's Urban Eats, Five Guys Burgers, Pacific Dental, McDonalds, Daphne's California Greek, The Joint Chiropractic, Starbucks, Sourdough & Co., Jamba

DEMOGRAPHICS

3 MILE RADIUS

MARKET OVERVIEW

DOUGLAS BLVD AND BERG ST, GRANITE BAY, PLACER COUNTY, CA 95746

KEY FACTS

POPULATION	94,509	AVERAGE HOUSEHOLD SIZE	2.6
MEDIAN AGE	39	AVERAGE HOUSEHOLD INCOME	\$129,950

EDUCATION

16.80%	24.39%	39.11%
HIGH SCHOOL GRADUATE	SOME COLLEGE	BACHELOR'S DEGREE PLUS

HOUSING STATISTICS

\$529,992	35,549	40.28%
AVERAGE HOME VALUE	HOUSEHOLDS	% RENTER OCCUPIED HOUSING UNITS

BUSINESS

130,471
TOTAL EMPLOYEES

COMMUTERS

1.13%	87.71%
USED PUBLIC TRANSPORTATION	DROVE ALONE TO WORK

EMPLOYMENT

71.23%	28.77%
WHITE COLLAR	BLUE COLLAR