

FOR SALE OR LEASE

RETAIL

3454 Palmer Dr, Cameron Park, CA 95682

10,200 SF Stand-Alone | Grocery-Anchored Shopping Center



EXCLUSIVELY LISTED BY



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HIGHLIGHTS

Rare opportunity to acquire or lease a ±10,200 SF freestanding retail building situated on a ±0.91-acre parcel in the heart of Cameron Park. The property offers excellent visibility, strong street presence, and convenient access to Highway 50, making it ideal for a wide range of retail, medical, or service-oriented users. Originally renovated in 2013, the building features a functional layout with ample on-site parking and signage opportunities. This is a unique chance for an owner/user to establish a presence in a well-established trade area or for an investor to reposition a high-quality asset.

- ±10,200 SF Freestanding Building on ±0.91 Acres
- High-Visibility Location with Strong Frontage & Access
- Ample Parking | Excellent Access to Highway 50
- Renovated (2013) – Clean, Functional Layout
- Flexible Use: Retail, Medical, Fitness, or Showroom
- Ideal for Owner/User or Value-Add Investor
- Occupied by Petco — Please Do Not Disturb Tenant

PROPERTY OVERVIEW

ADDRESS	3454 Palmer Dr, Cameron Park, CA 95682	
PROPERTY TYPE	Retail Single -Tenant	
PRICE	Contact Broker	
LEASE TYPE	NNN	
SALE TYPE	Owner-User	
BUILDING SIZE	10,200 sq ft	
PARCEL SIZE	0.91 acres	
ZONING	Commercial Community (CC)	
APN	083-456-018-000	
TRAFFIC	Cameron Park Dr. Palmer Dr.	± 23,343 ADT ± 4,201 ADT

MARKET OVERVIEW



DENSE LOCAL BUSINESS CORRIDOR

Local Dining – Locally owned eateries and casual dining options.
 Neighborhood Retail – Small shops and convenience-oriented businesses.
 Health & Services – Fitness studios (jui-jitsu, cycling), dental, eye care, and daily services.



Hwy 50: ± 7v,452 ADT

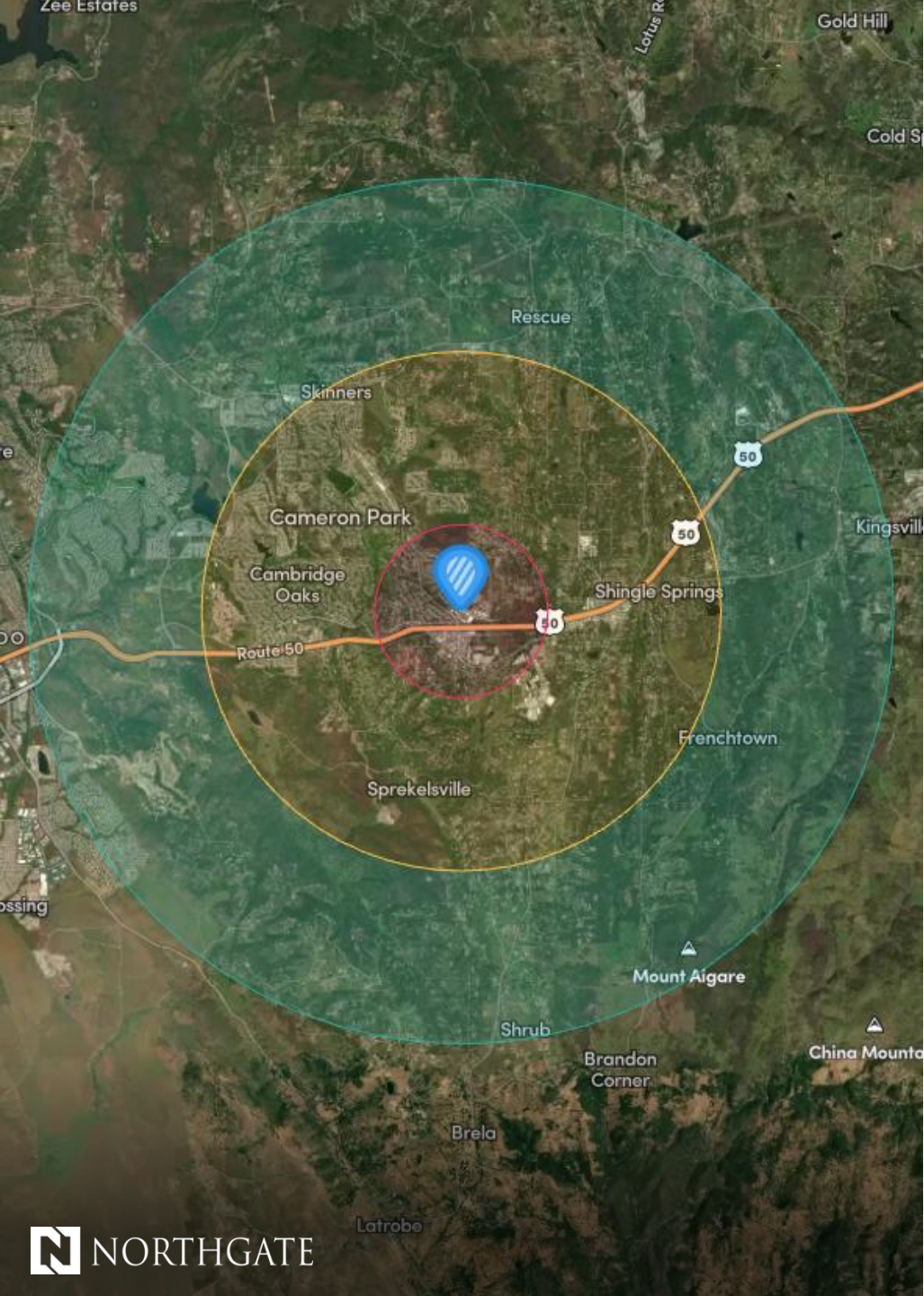


Cameron Park Dr: ± 23,343 ADT

Palmer Dr: ± 4,201 ADT



AERIAL VIEW

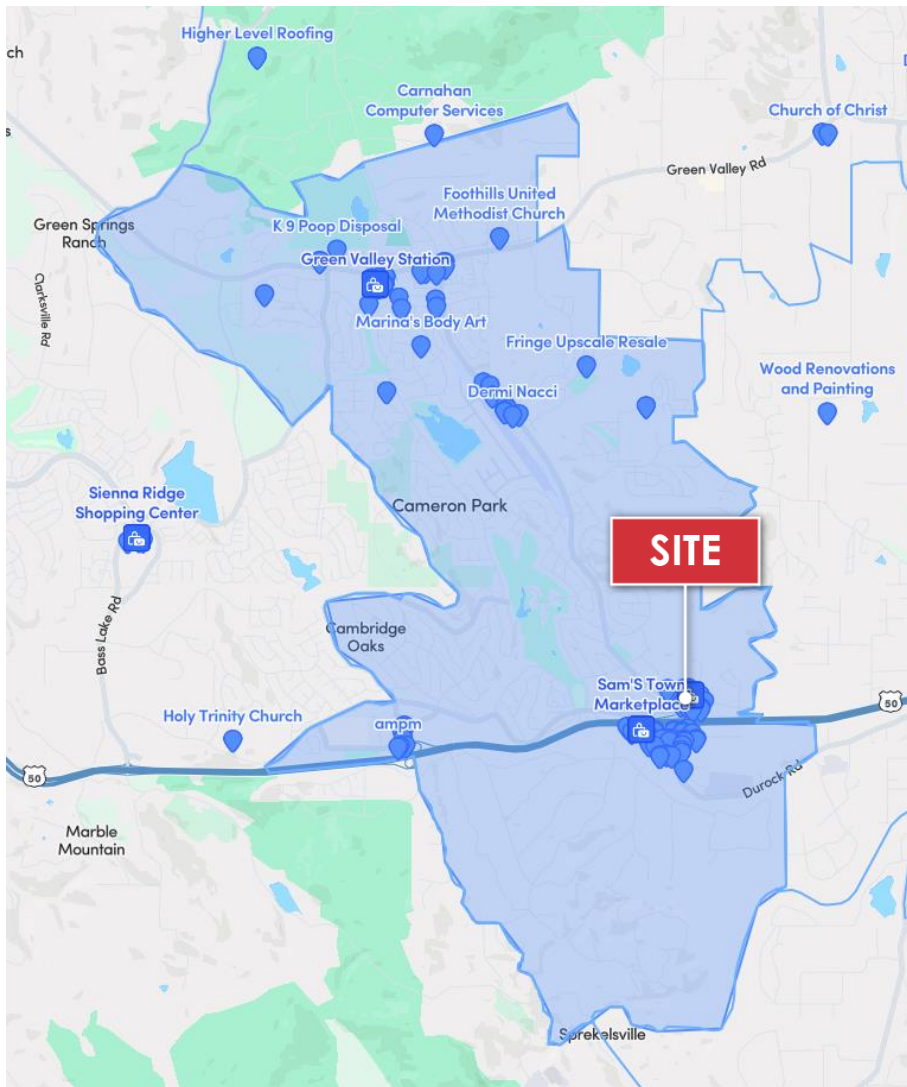




DEMOGRAPHICS - 2026

	1 MILE	3 MILES	5 MILES
Population	3,491	26,934	50,837
Projected Population (5 Yr)	3,519	27,220	52,380
Average Age	46	44	44
Households	1,411	10,331	18,940
White Population	2,667	20,600	36,787
Black Population	26	205	562
Am Indian Population	56	274	468
Asian Population	58	857	4,571
Other Population	684	4,998	8,449
Hispanic Population	19.22%	17.03%	15.91%
Average HH Income	\$134.6k	\$151.2k	\$175.2k
High School Graduates	2,408	18,403	34,249
College Graduates	1,152	9,194	18,867
Total Employees	1,657	12,626	23,820

-  Retail
-  Shopping Center



Foothill Community Appeal

Nestled in the scenic Sierra Nevada foothills of Cameron Park, Cameron Park offers a charming suburban-rural blend with a strong sense of community and an inviting, family-friendly environment.

Stable Local Economy

The area benefits from a diverse economic base supported by professional services, small businesses, and nearby employment hubs in El Dorado Hills and Placerville, contributing to steady growth and investment potential.

Quality Education Access

Cameron Park is served by the reputable Buckeye Union School District and El Dorado Union High School District, offering strong K-12 education and proximity to higher education institutions in the greater region.

Outdoor Lifestyle & Recreation

Surrounded by rolling hills, parks, and nearby lakes such as Folsom Lake, the area provides abundant opportunities for hiking, boating, and year-round outdoor activities.

Convenient Highway Connectivity

Located just off U.S. Route 50, Cameron Park offers direct access to Sacramento and South Lake Tahoe, making it ideal for commuters and regional travel.

Community Events & Local Charm

Cameron Park hosts local events, farmers markets, and seasonal celebrations that reflect its close-knit atmosphere and foothill character, fostering strong community engagement.



Investment Sales | Leasing | Asset Management | Property Management



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