

633 Pleasant Valley Rd, Diamond Springs, CA



CAPWISE
COMMERCIAL ADVISORS



Available for Build-to-Suit

BEN FAUBION

0.89-Acre Commercial Lot in Diamond Springs, CA

(916) 899-1738

BFaubion@CapWiseCommercial.com

CA RE License #01946163

Pricing / Term: Negotiable



PROPERTY OVERVIEW

Acres: 0.89 Acres

APN: 054-351-035-000

Zoning: R1, CM (Commercial Main Street)

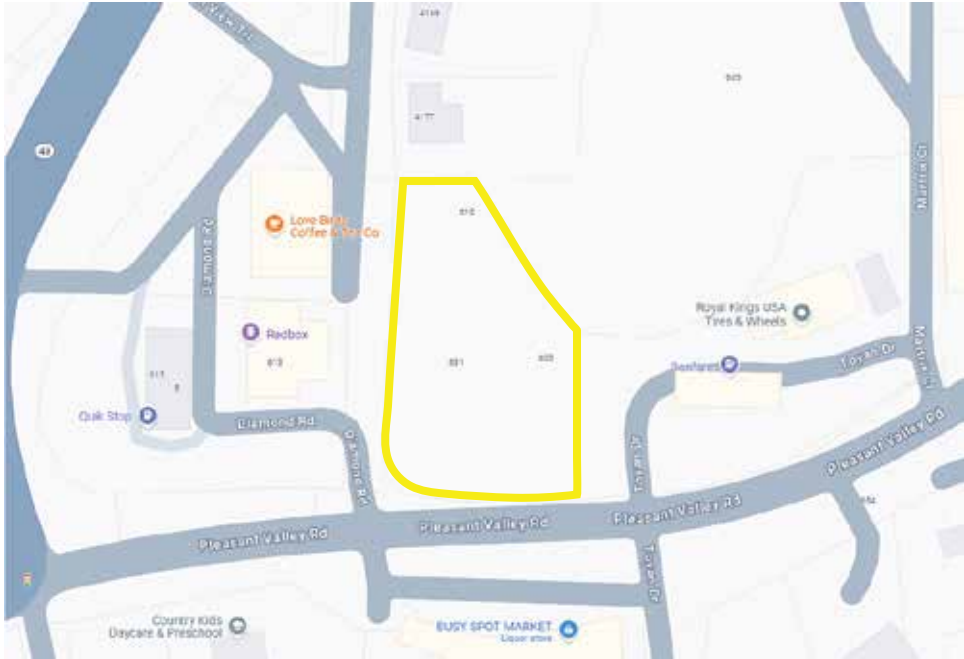
HIGHLIGHTS

- Centrally located in Diamond Springs at Hwy 49 & Pleasant Valley Rd.
- Situated in a well-established retail corridor.
- Elevated lot with exceptional visibility.
- Heavy traveled corridor with +/- 15,925 ADT in front of the property.
- Located between Quick Stop, Bonfare, and Sinclair Gas Stations.
- Located in a growing community.
 - **Piedmont Oak Estates** (~1 mile) is approved for 75 homes and 20,000 sf of commercial (Phase 1).
 - **Dorado Oaks** (~1 mile) is approximately 142.3 acres and is approved for a residential community with 156 single family residences and 225 multi-family units.

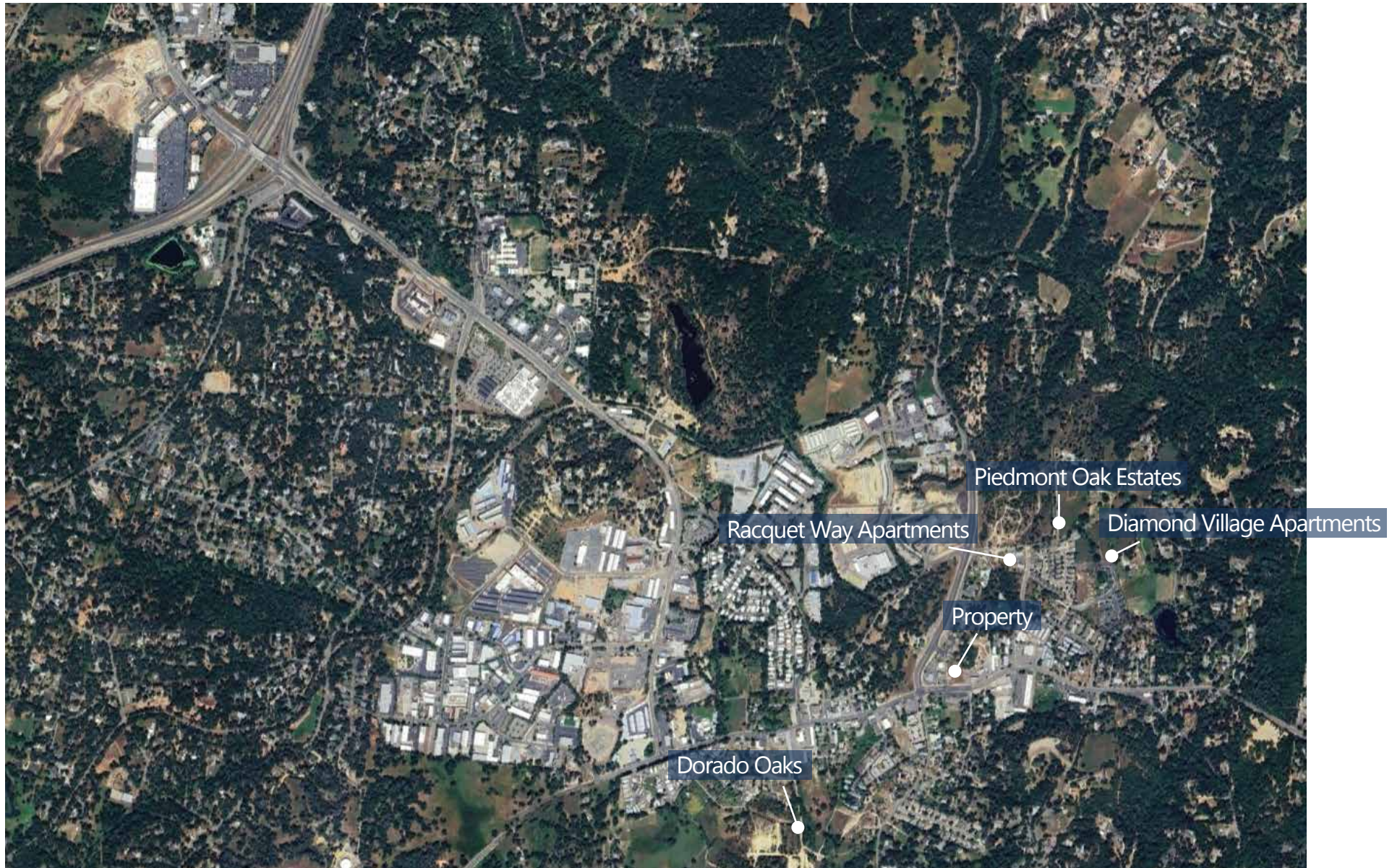


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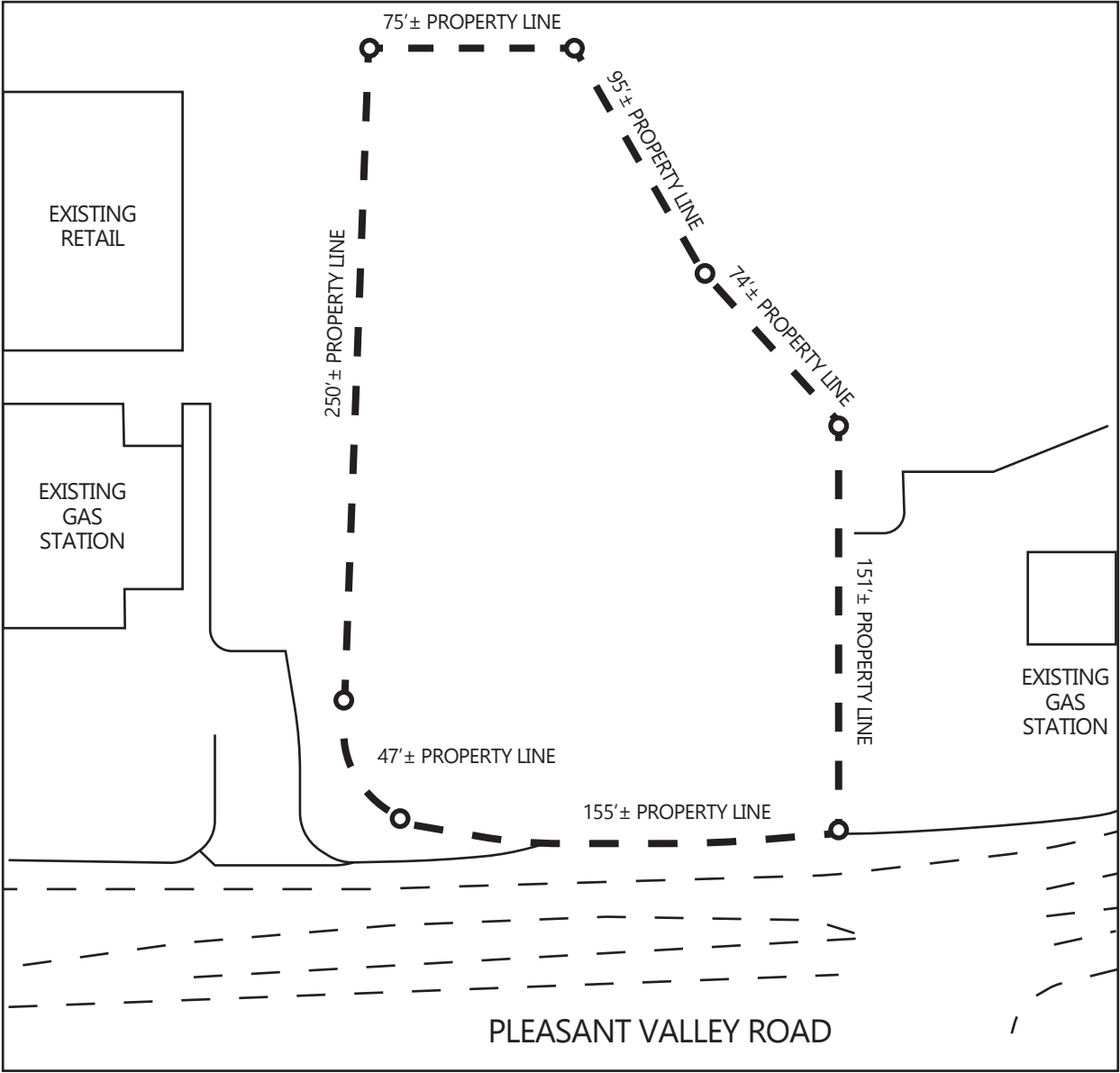
PHOTOS



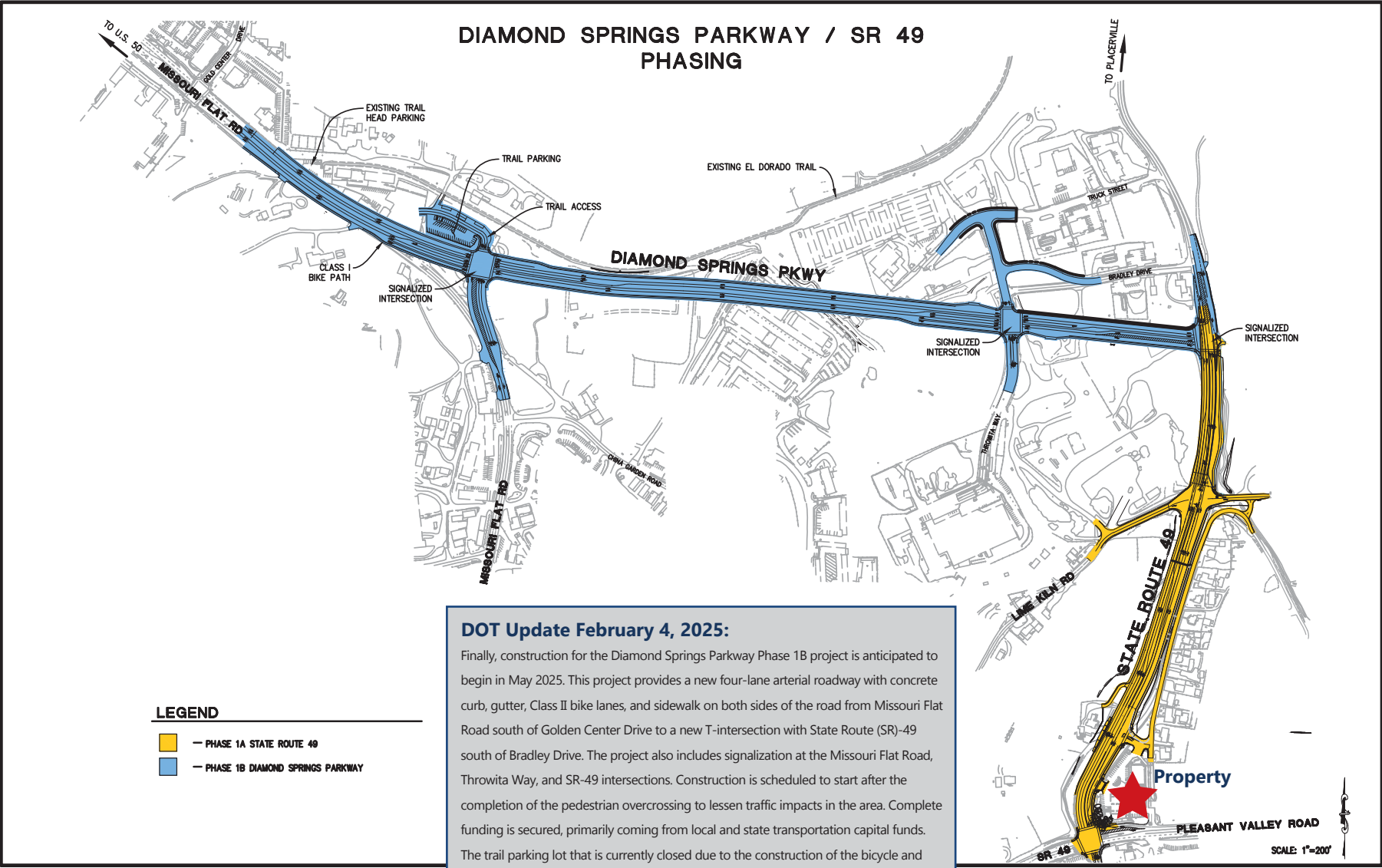
NEARBY DEVELOPMENTS



SITE PLAN



DIAMOND SPRINGS PARKWAY



AREA STATISTICS

POPULATION

	1 MI.	3 MI.	5 MI.
2024 Population	2,864	20,458	32,499
2029 Population Projection	2,881	20,670	32,779

HOUSEHOLDS

	1 MI.	3 MI.	5 MI.
2024 Households	1,184	8,531	13,490
2029 Household Projection	1,191	8,261	13,609

INCOME

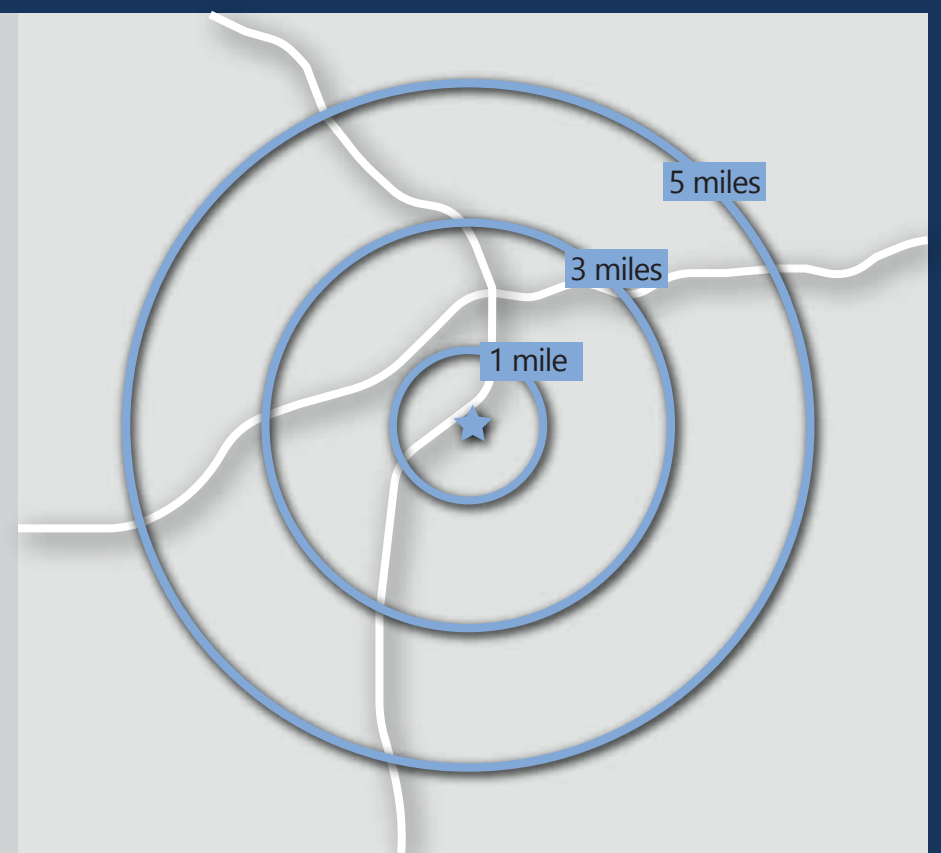
	1 MI.	3 MI.	5 MI.
2024 Median Income	\$64,156	\$73,843	\$79,286
2024 Average Income	\$83,799	\$96,486	\$104,028

HOME VALUE

	1 MI.	3 MI.	5 MI.
2024 Median Home Value	\$363,318	\$427,782	\$471,676
Median Year Built	1980	1979	1979

EDUCATION

	1 MI.	3 MI.	5 MI.
Bachelor's Degree or Higher	26%	25%	27%



32,499

2024 TOTAL POPULATION
WITHIN 5 MILES



\$471,676

2024 MEDIAN HOME VALUE
WITHIN 5 MILES



\$79,286

2024 MEDIAN INCOME
WITHIN 5 MILES



27%

INDIVIDUALS WITH A
BACHELOR'S DEGREE OR
HIGHER WITHIN 5 MILES