

FOR SALE

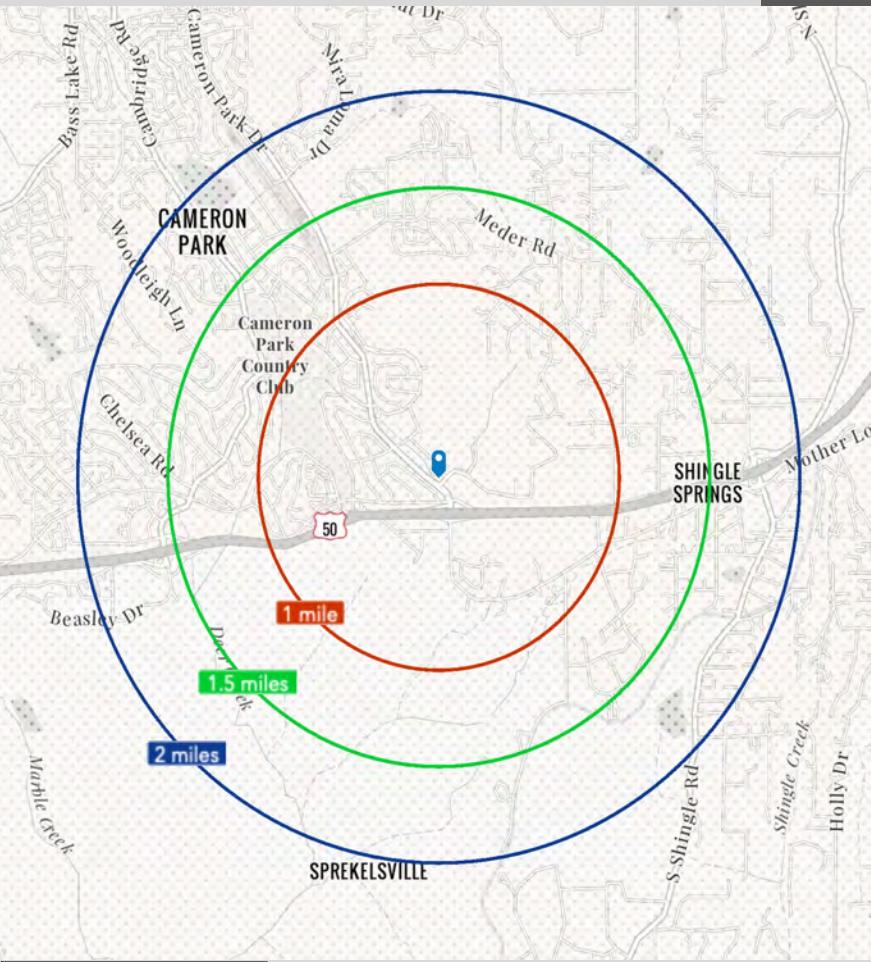
RetailNet
REAL ESTATE

± 2.34 AC | ~14.8K SF | CC | \$1.995MM

CAMERON PARK, CA
Former *Walgreens* #10599

4014 PLAZA GOLGORADO CIR





'25 Estimates	1 Mile	2 Miles	3 Miles
Population	3,678	8,916	13,717
Households	1,507	3,278	5,182
Avg. HH Inc.	\$99,599	\$102,555	\$109,307
Palmer Dr – Daily Traffic Count Estimate		8,751	
Cameron Park Dr – Daily Traffic Estimate		19,536	

Property Overview

- **Offering Price.** \$1,995,000 ($\pm \135 psf)
- **Delivery.** 'As-Is', Vacant (FF&E not included)
- **Property.** ± 2.34 AC
- **Building.** ~14,820 + DT
- **Signage.** Monument + building
- **Yr Built.** 2011
- **APN.** 083-453-21-100 [Parcel Info](#)
- **Access.** Extended FI/FO on Palmer Dr; extended RI/RO on Cameron Park Dr
- **Zoning.** Commercial Community (CC) - [Allowed Uses](#)
- **Deed Restriction.** Pharmacy, bar, gym or health club, bowling alley, pool hall, skating rink, adult entertainment, second-hand store, liquidation store, educational or training facility, photofinishing services, vehicle sales or storage, car wash, industrial use and/or church.

Location Overview

- **Highway 50.** Property has easy access to highway on/off ramps.
- **Nearby cities.** Property is centrally located in the heart of Cameron Park and close to Folsom, Placerville, and El Dorado Hills.
- **El Dorado Community Health Center.** ± 0.25 miles.
- **Sacramento.** ± 35 miles NE.

CAMERON PARK, CA

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Cameron
Airpark
2.4 mi

Cameron Park Dr - 19,536 VPD



Hwy 50 - 71,000 VPD



0.5 miles

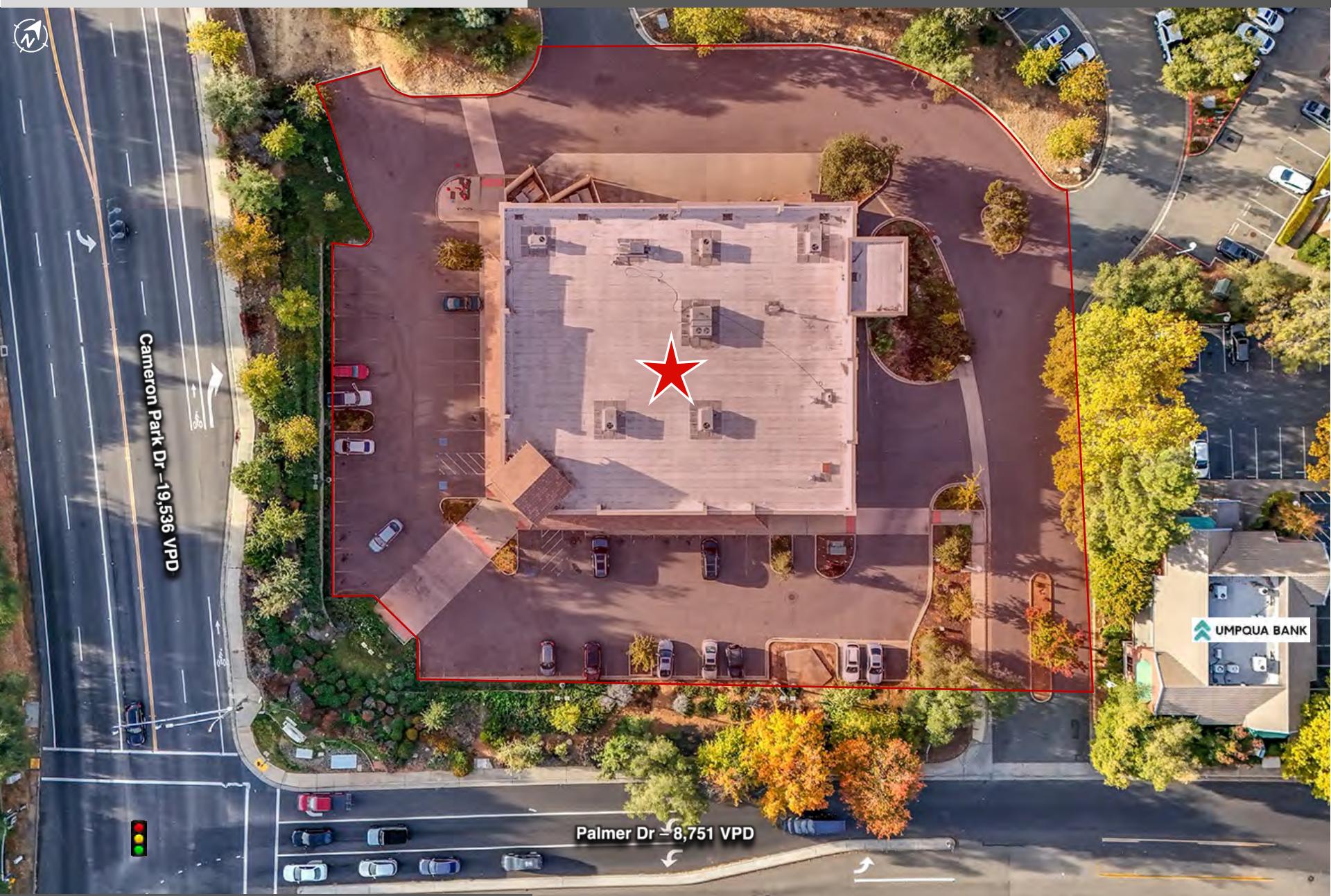
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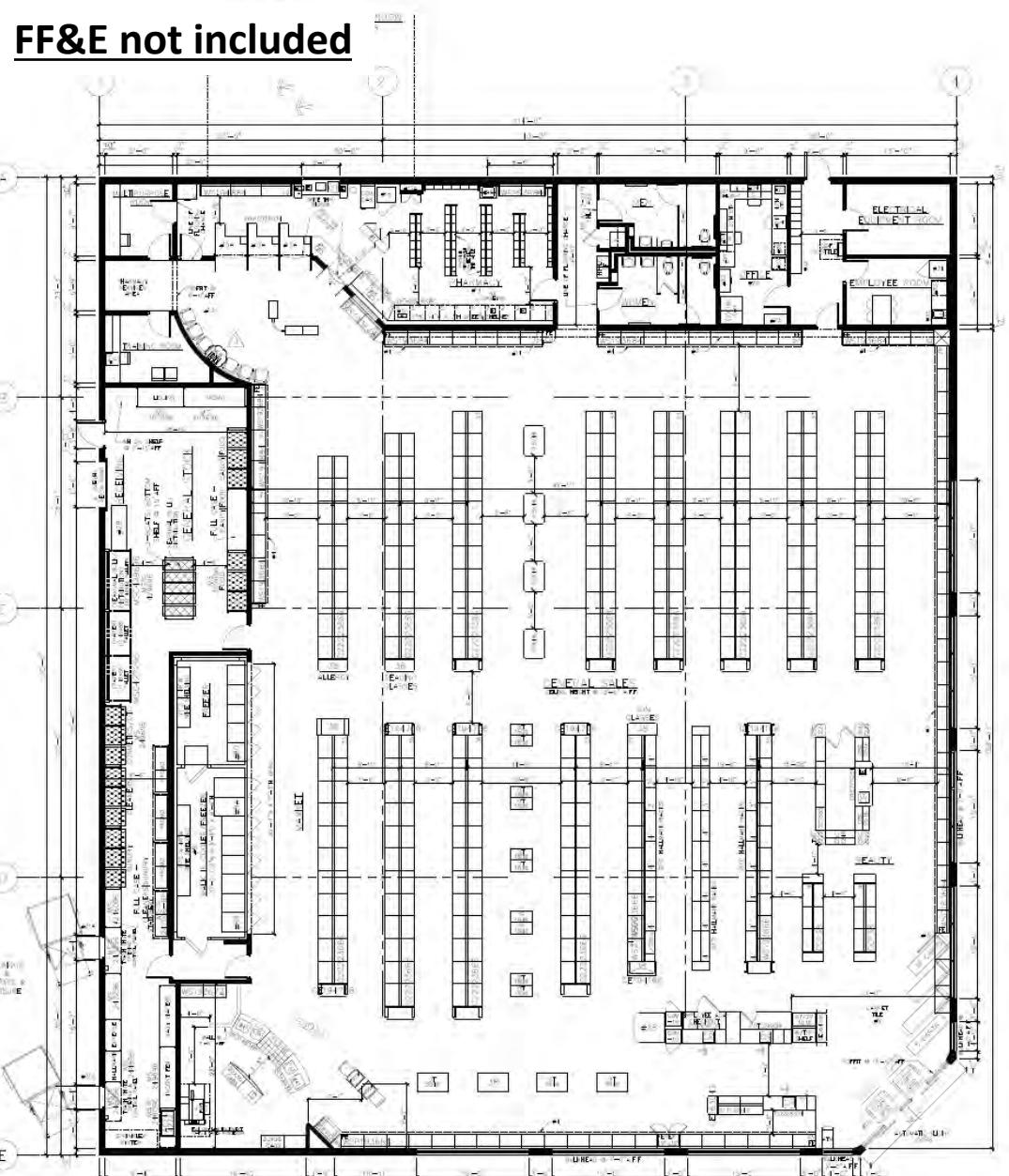


CAMERON PARK, CA

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FF&E not included



REVISIONS 1-2:
PHR. SIMPLIFY & FED
EX ARE SEPARATE
PROGRAMS RUNNING
CONCURRENTLY

A1.1	GUEST CHAIR- EXISTING	B	2. MIRROR ON REAR WALL
A1.2	BARIATRIC GUEST CHAIRNEW	3. BEAUTY CORNICE	
A1.3	GUEST CHAIR WITH CASTERS-NEW	4. SALES AREA CORNICE (FRONT MOUNTED)	
D2	MEDICAL STOOL-NEW	5. SALES AREA CORNICE (REAR MTD UNLESS NOTED)	
Z1	MOBILE STORAGE CART-NEW	6. CANDY SCALE SHELF	

FIXTURE COLOR LEGEND

WT	WHITE	6	7. MASTER-BILT REACH-IN REFRIGERATION PROVIDE 12' DEPTH (SPACE BETWEEN COOLERS AND FREEZERS)
PT	PUTTY	8	OPEN FRONT, MEDIUM COOLERS NO DOORS, PROVIDE FOR END PANELS)
AB	ARCHITECTURAL BRONZE	A	A. MD-06 6'-0" W X 42' 7" D B. MD-08 8'-0" W X 42' 7" D C. MD-10 10'-0" W X 42' 7" D D. MD-12 12'-0" W X 42' 7" D E. MD-14 14'-0" W X 42' 7" D F. MD-16 16'-0" W X 42' 7" D G. MD-18 18'-0" W X 42' 7" D H. MD-20 20'-0" W X 42' 7" D I. MD-22 22'-0" W X 42' 7" D J. MD-24 24'-0" W X 42' 7" D K. MD-26 26'-0" W X 42' 7" D L. MD-28 28'-0" W X 42' 7" D M. MD-30 30'-0" W X 42' 7" D N. MD-32 32'-0" W X 42' 7" D O. MD-34 34'-0" W X 42' 7" D P. MD-36 36'-0" W X 42' 7" D Q. MD-38 38'-0" W X 42' 7" D R. MD-40 40'-0" W X 42' 7" D S. MD-42 42'-0" W X 42' 7" D T. MD-44 44'-0" W X 42' 7" D U. MD-46 46'-0" W X 42' 7" D V. MD-48 48'-0" W X 42' 7" D W. MD-50 50'-0" W X 42' 7" D X. MD-52 52'-0" W X 42' 7" D Y. MD-54 54'-0" W X 42' 7" D Z. MD-56 56'-0" W X 42' 7" D
TR	TAUPE	9	OPEN FRONT, MEDIUM FREEZERS (ADD 2' AT EACH END FOR END PANELS)
GM	GUNMETAL GREY	C. BEL-5-34 10'-1" W X 38' 3" D D. BEL-6-34 11'-0" W X 38' 3" D E. BEL-7-34 12'-0" W X 38' 3" D F. BEL-8-34 13'-0" W X 38' 3" D G. BEL-9-34 14'-0" W X 38' 3" D H. BEL-10-34 15'-0" W X 38' 3" D I. BEL-11-34 16'-0" W X 38' 3" D J. BEL-12-34 17'-0" W X 38' 3" D K. BEL-13-34 18'-0" W X 38' 3" D L. BEL-14-34 19'-0" W X 38' 3" D M. BEL-15-34 20'-0" W X 38' 3" D N. BEL-16-34 21'-0" W X 38' 3" D O. BEL-17-34 22'-0" W X 38' 3" D P. BEL-18-34 23'-0" W X 38' 3" D Q. BEL-19-34 24'-0" W X 38' 3" D R. BEL-20-34 25'-0" W X 38' 3" D S. BEL-21-34 26'-0" W X 38' 3" D T. BEL-22-34 27'-0" W X 38' 3" D U. BEL-23-34 28'-0" W X 38' 3" D V. BEL-24-34 29'-0" W X 38' 3" D W. BEL-25-34 30'-0" W X 38' 3" D X. BEL-26-34 31'-0" W X 38' 3" D Y. BEL-27-34 32'-0" W X 38' 3" D Z. BEL-28-34 33'-0" W X 38' 3" D	
SR	SILVER	10	OPEN FRONT, MEDIUM FREEZERS (ADD 2' AT EACH END FOR END PANELS)

NEW LOCATION	<input type="checkbox"/>	SECURITY	<input type="checkbox"/>	MARKE
NEW LOCATION	<input type="checkbox"/>	PHOTO	<input type="checkbox"/>	LIQUOR
REMODEL	<input checked="" type="checkbox"/>	PHARMACY	<input type="checkbox"/>	24 HOUR

SQUARE FOOT AREA SUMMARY

DEPARTMENT	SALES	STOCK	SERVICE	TOTAL EXIST.	TOTAL NEW
GEN	NEW	0.04	0.02	0.04	0.05
SALES	EXISTING	0.04	0.01	0.04	0.05
MARKET	EXISTING	0.04	0.01	0.04	0.05
RX	EXISTING	0.04	0.01	0.04	0.05
RX WAIT	EXISTING	0.04	0.01	0.04	0.05
PHOTO	EXISTING	0.04	0.01	0.04	0.05
WINE + BEER	EXISTING	0.04	0.01	0.04	0.05
CLINIC	EXISTING	0.04	0.01	0.04	0.05
HHC	EXISTING	0.04	0.01	0.04	0.05
BBMT	EXISTING	0.04	0.01	0.04	0.05
2ND FLOOR	EXISTING	0.04	0.01	0.04	0.05
TOTAL NEW		0.00	0.00	0.00	0.00
TOTAL EXIST.		0.00	0.00	0.00	0.00

TOTAL AREA: FIRST FLOOR 14820 SQ.FT.

TOTAL AREA: OTHER LEVELS 0 SQ.FT.

GROSS AREA INCLUDING ALL DEPARTMENTS & ALL LEVELS: 14820 SQ.FT.

SUMMARY OF CHANGES

LINEAL FOOTAGE	EXISTING	PROPOSED	CHANGE
TOTAL LINEAL FOOTAGE (WITHIN ROOMS)	2.216	2.216	0%
SHELVING	1,089 in	1,089 in	0%
GREETING CARDS	116 in	116 in	0%
SEASONAL	0 in	0 in	0%
COOLERS	20 in	20 in	0%
FREEZERS	13 in	13 in	0%
LOCK BOUTIQUE	0 in	0 in	0%
UN-MARKET	0 in	0 in	0%
TOTAL LIQUOR STORE LINEAL FOOTAGE	0 in	0 in	0%
LIQUOR STORE SHELVING	0 in	0 in	0%
LIQUOR STORE COOLERS	0 in	0 in	0%
LIQUOR STORE FREEZERS	0 in	0 in	0%
STOCK ROOM SHELVING	0 cu ft	0 cu ft	0%
PHARMACY LINEAL FOOTAGE	86 in	83 in	-3.5%
STOCK ROOM OPTIMIZER	0 cu ft	0 cu ft	0.00%

PROMO FOOTAGE

	EXISTING	PROPOSED	CHANGE
BHD STAND QTY	26	26	0.0%
SIDE PANEL QTY	38	38	0.0%
TABLE QTY	10	10	0.0%
QUEERI	6	6	0.0%
BEAUTY	36	36	0.0%

SQUARE FOOTAGE

	EXISTING	PROPOSED	CHANGE
BUILDING SQ. FT	14,491 sq ft	14,491 sq ft	0%
STOCK SQ. FT	1,260 sq ft	1,260 sq ft	0%
RX INTERIOR SQ. FT	799 sq ft	799 sq ft	0%
HEALTHCARE SQ. FT	912 sq ft	912 sq ft	0%
DAILY LIVING SQ. FT	10,407 sq ft	10,407 sq ft	0%

FIXTURE LEGEND

G	19' 10" 36' 6" WHT. WOOD GONDOLA (EA SIDE)	ALL OTHER FIXTURES CALLED OUT INDIVIDUALLY BY WIDTH
SE	15' 4" 47' 6" WHT. WOOD GONDOLA (END)	EXAMPLE: DT 30' 48"
ME	15' 4" 47' 6" WHT. WOOD GONDOLA (END)	DT 30' 48"
WS	13' 7" 36' 6" WHT. WOOD GONDOLA (WALL)	W. D. W. COLOR
SH	13' 7" 36' 6" WHT. WOOD GONDOLA (WALL)	SH. D. W. COLOR

DOES NOT INCLUDE STANDARD WOOD GROUNDS OR FINISHED END PANELS.

REMODEL & HATCH LEGEND

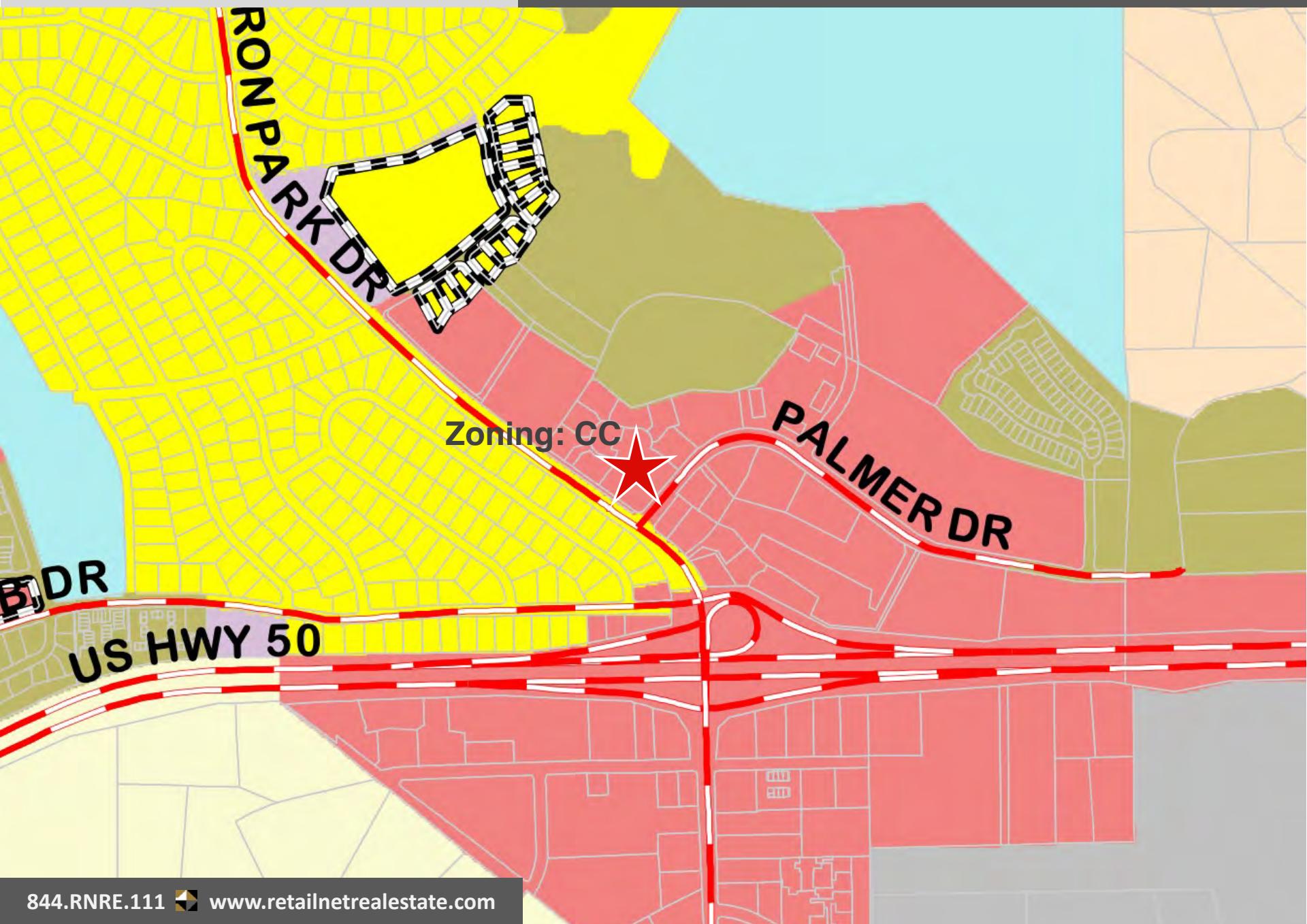
EXISTING	NEW
RESET	

FLOOR PLAN

	EXISTING	PROPOSED	CHANGE
BUSINESS OWNER APPROVAL			
DAILY LIVING	F. LASTNAME	X00000X	
DATE			

CAMERON PARKS, CA

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TERMS

OFFERING PRICE \$1,995,000 ($\pm \135 psf)

DELIVERY Vacant (FF&E not included)

TERMS 'As-Is', No Financing Contingency

DEED RESTRICTION Pharmacy

OFFERS EVALUATED AS RECEIVED

****Price + terms, along with all offers, are subject to approval of Walgreen Co.'s Real Estate Committee***

CONTACT

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INVESTMENT OFFERING

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