

FOR SALE

RetailNet
REAL ESTATE

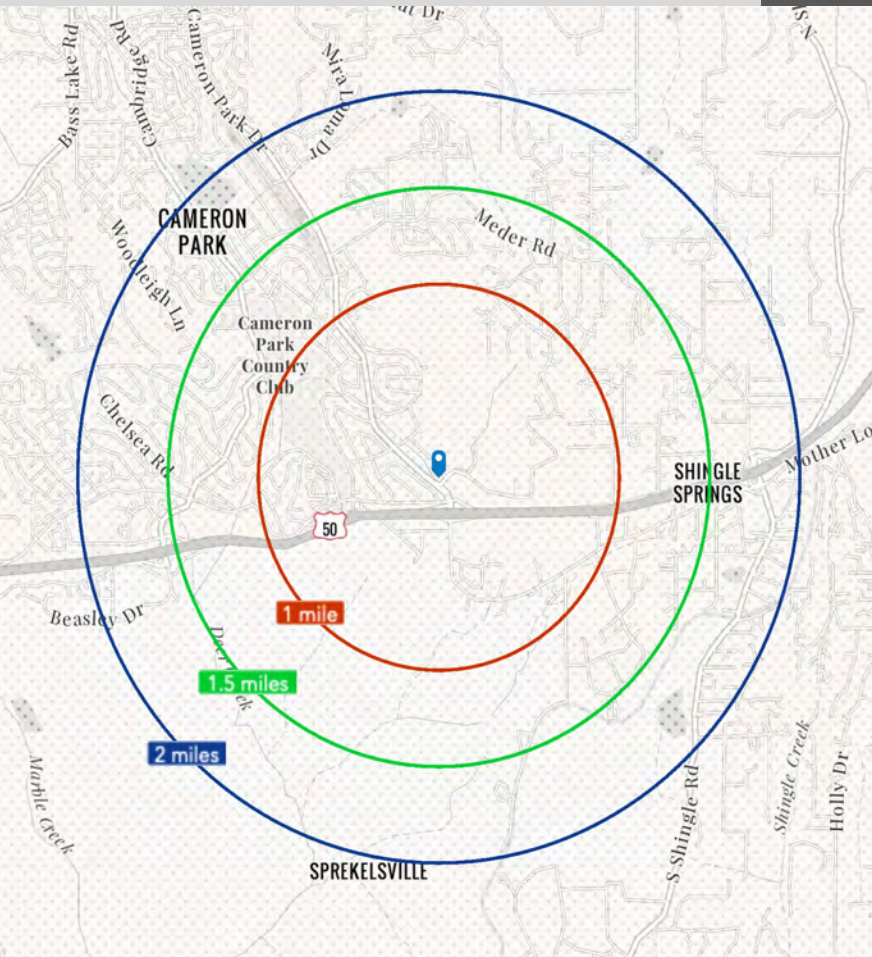
CAMERON PARK, CA

Former *Walgreens* #10599

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

4014 PLAZA GOLDORADO CIR





Property Overview

- ✦ **Offering Price.** \$1,995,000 (±\$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.

'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



Cameron
Airpark
2.4 mi

Cameron Park Dr – 19,536 VPD



UNION BANK

EDCHC



Hwy 50 – 71,000 VPD

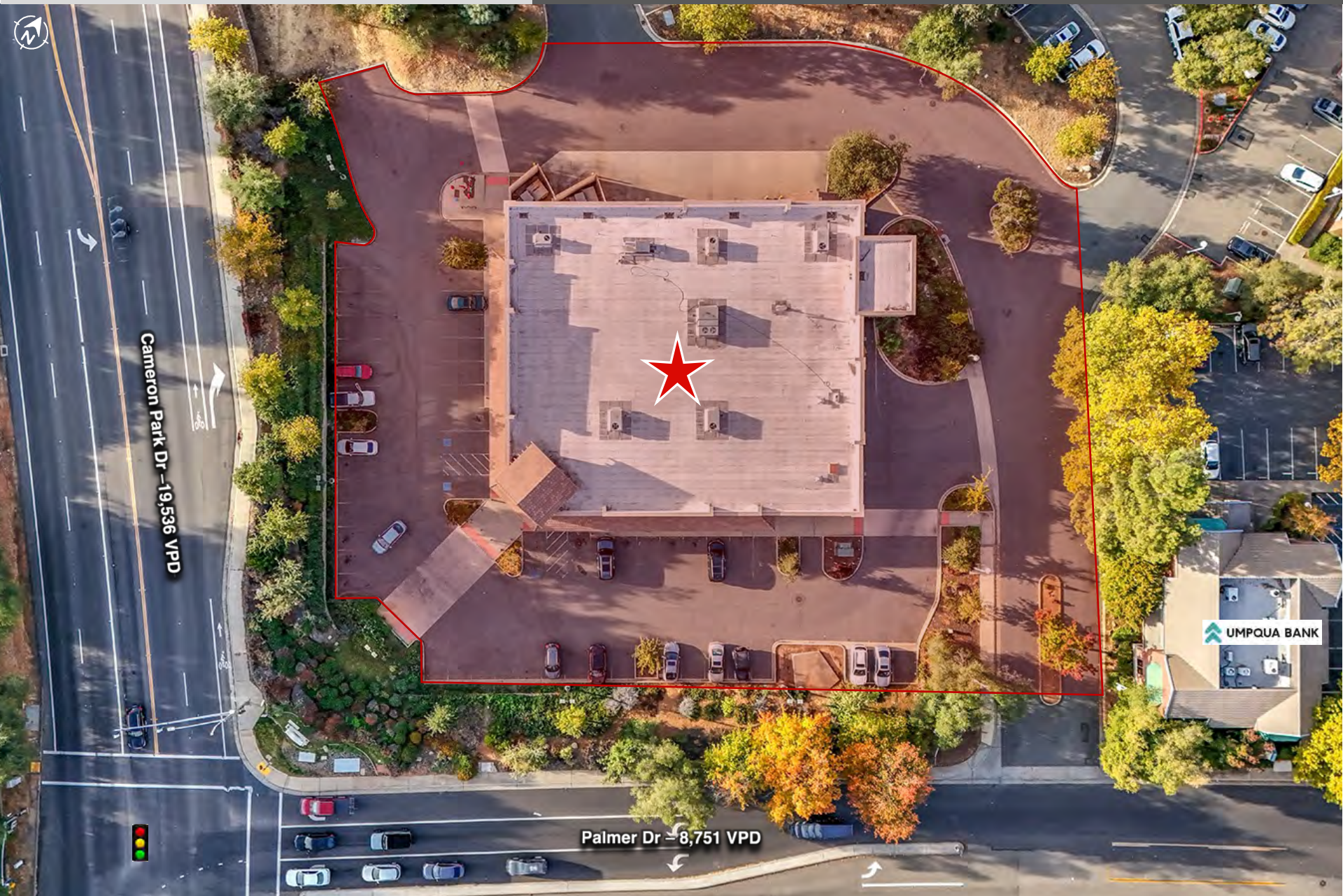
0.5 miles





CAMERON PARK, CA

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Hwy 50 – 71,000 VPD

Palmer Dr – 8,751 VPD

Cameron Park-Dr – 19,536 VPD

UMPQUA BANK

Drive-Thru



Drive-Thru

Palmer Dr – 8,751 VPD

Cameron Park Dr – 19,536 VPD



CAMERON PARK, CA

4014 PLAZA GOLDORADO CIR



4014 PLAZA GOLDORADO CIR

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

SQUARE FOOT AREA SUMMARY					
DEPARTMENT	SALES	STOCK	SERVICE	TOTAL EXISTG	TOTAL NEW
GEN SALES	NEW 174 142	EXISTG 174 142	NEW 174 142	174	142
MARKET	NEW 174 142	EXISTG 174 142	NEW 174 142		
RX	NEW 174 142	EXISTG 174 142	NEW 174 142		724
RX WAIT	NEW 174 142	EXISTG 174 142	NEW 174 142		345
PHOTO	NEW 174 142	EXISTG 174 142	NEW 174 142		34
WINE & BEER	NEW 174 142	EXISTG 174 142	NEW 174 142		
CLINIC	NEW 174 142	EXISTG 174 142	NEW 174 142		
HHC	NEW 174 142	EXISTG 174 142	NEW 174 142		
B&MT	NEW 174 142	EXISTG 174 142	NEW 174 142		
2ND FLOOR	NEW 174 142	EXISTG 174 142	NEW 174 142		
TOTAL NEW	174	142	174	174	142
TOTAL EXISTG	174	142	174	174	142

TOTAL AREA: FIRST FLOOR	142 SQ. FT.
TOTAL AREA: OTHER LEVELS	0 SQ. FT.

GROSS AREA INCLUDING ALL DEPARTMENTS & ALL LEVELS: 142 SQ. FT.

SUMMARY OF CHANGES			
LINEAL FOOTAGE			
	EXISTING	PROPOSED	CHANGE
TOTAL LINEAL FOOTAGE (ARCHITECTURE)	12.15	12.05	0%
SHELVING	1,059 in ft	1,059 in ft	0%
GRIETING CARDS	116 in ft	116 in ft	0%
SEASONAL	0 in ft	0 in ft	0%
COOLERS	20 in ft	20 in ft	0%
FRIGIDERS	13 in ft	13 in ft	0%
LOCK BOULIQUE	0 in ft	0 in ft	0%
UP-MARKET	0 in ft	0 in ft	0%
TOTAL LIQUOR STORE LINEAL FOOTAGE	0 in ft	0 in ft	0%
LIQUOR STORE SHELVING	0 in ft	0 in ft	0%
LIQUOR STORE COOLERS	0 in ft	0 in ft	0%
LIQUOR STORE FRIGIDERS	0 in ft	0 in ft	0%
STOCK ROOM SHELVING	0 cu ft	0 cu ft	0%
PHARMACY LINEAL FOOTAGE	85 in ft	83 in ft	-3.5%
STOCK ROOM OPTIMIZER		0.05%	

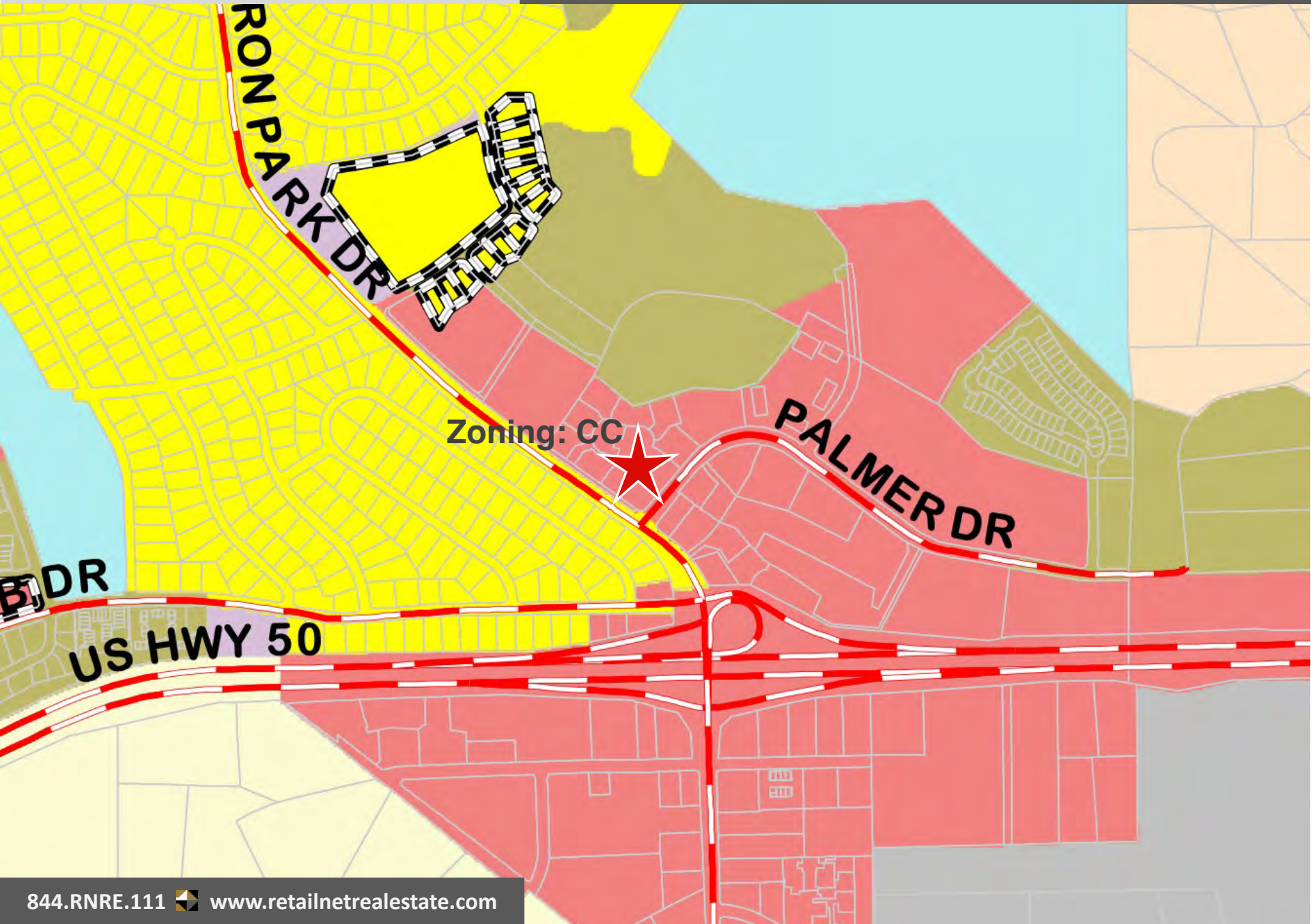
PROMO FOOTAGE			
	EXISTING	PROPOSED	CHANGE
END STAND QTY	38	30	-8.0%
SIDE PANEL QTY	39	38	0.0%
TABLE QTY	10	10	0.0%
QUELIERING	8	8	0.0%
REALTY	36	36	0.0%

SQUARE FOOTAGE			
	EXISTING	PROPOSED	CHANGE
BUILDING SQ. FT.	14,991 sq ft	14,991 sq ft	0%
STOCK RQ. FT.	1,260 sq ft	1,260 sq ft	0%
RX EXTERIOR 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			
O 1919 D. W. H. COLOR G GONDOLA (SEA SIDE) G GONDOLA END W 19 36 54" W. H. COLOR W 19 36 54" W. H. COLOR W 19 36 54" W. H. COLOR	ALL OTHER FIXTURES ARE TYPICALLY CALLED OUT DEPTH BY WIDTH EXAMPLE: DT 30 48 DISPLAY D. W. TABLE		
*DOES NOT INCLUDE STANDARDS, WOOD GROUND OR FINISHED END PANELS			

REMODEL & HATCH LEGEND			
	EXISTING		NEW
	RESET		

BUSINESS OWNER APPROVAL		DATE
DAILY LIVING	F. LASTNAME	10/00/00



TERMS



OFFERING PRICE	\$1,995,000 (±\$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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