

**FOR
OR SALE
LEASE**

**3044 SLY PARK RD,
POLLOCK PINES, CA**

+/- 52,708 SF COMMERCIAL PARCELS

GREAT ACCESS TO/FROM HWY 50



ROME
REAL ESTATE GROUP



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REAL ESTATE GROUP

+/- 1.21 ACRES OF COMMERCIAL PARCELS

FOR GROUND LEASE:
LEASE RATE:
\$3,000 PER MONTH + NNN

FOR SALE:
\$950,000.00
(\$18.02 PSF)

PROPERTY DETAILS:

- **Zoning Advantage:** Zoned Community Commercial, allowing for various retail uses, including fuel sales without a Conditional Use Permit (CUP) or Quick Service Restaurant (QSR) development.
- **Prime Location:** Situated off HWY 50, with impressive traffic counts of approximately 20,200 cars per day, and just off the main retail corridor in town.
- **Strategic Corner Lot:** Offers multiple potential points of ingress and egress, enhancing accessibility and convenience.
- **Proximity to Attractions:** Ideally located between Sly Park campground and HWY 50, attracting both local and transient traffic.
- **Generous Size:** Encompasses 1.21 acres or 52,708 square feet, providing ample space for development.
- **Parcel Information:** APN 009-303-046-000 & 009-303-045-000

PARCELS LINES

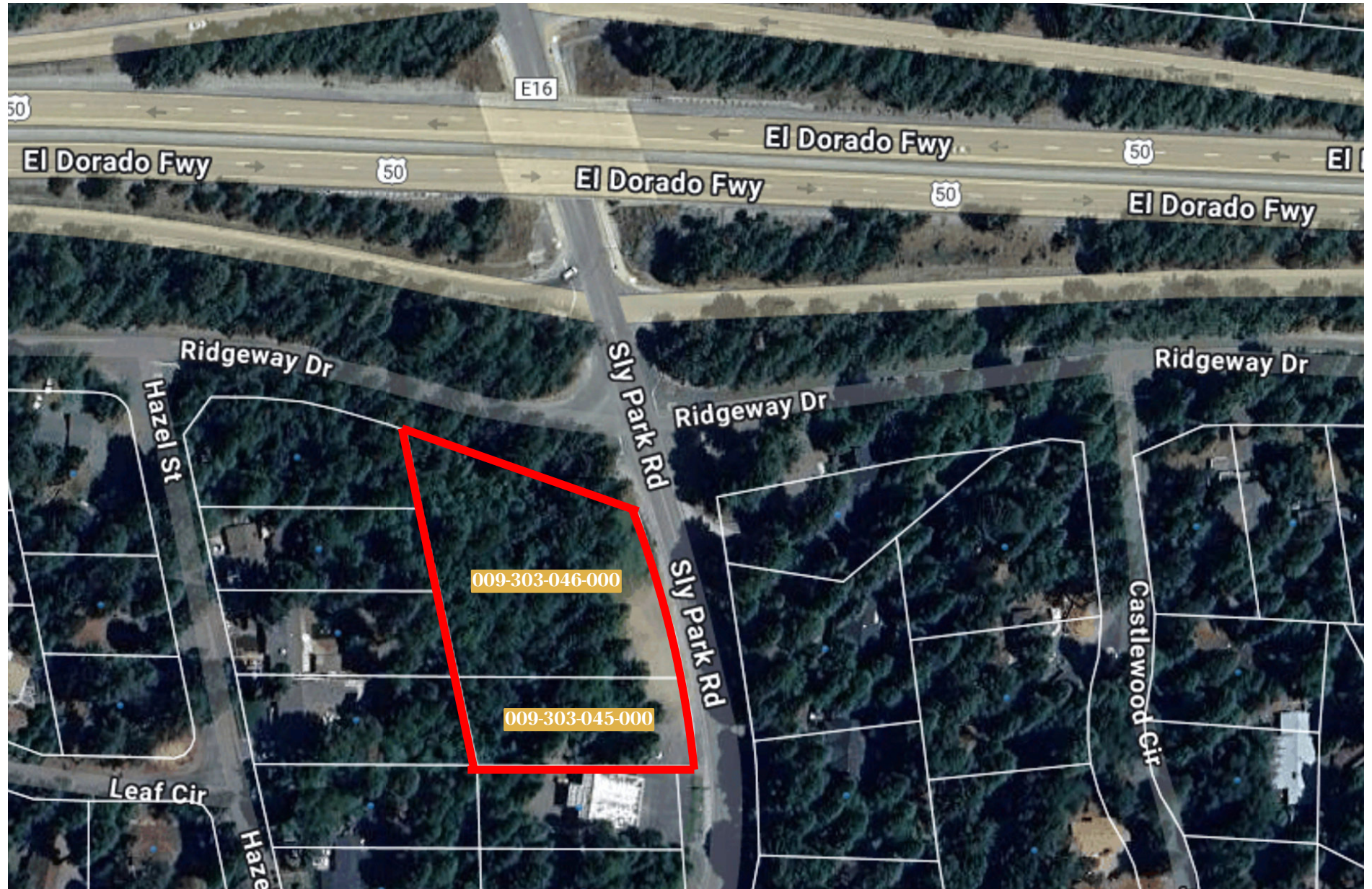
APN #009-303-046-000

+/- 37,026 SF PARCEL

APN #009-303-045-000

+/- 15,682 SF PARCEL

ZONING: CC - COMMUNITY COMMERCIAL

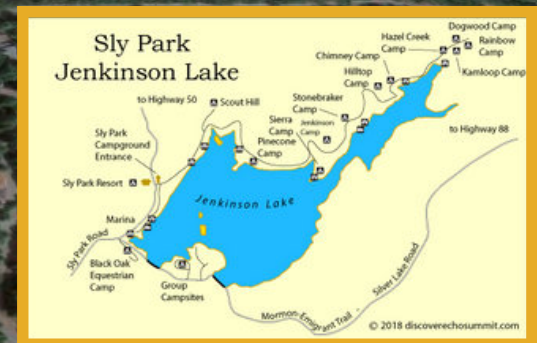


RETAIL AERIAL

Long Canyon Forebay



PROPERTY LOCATION



7 Minute Drive

Sly Park Rd



DEMOGRAPHIC SUMMARY REPORT

3044 SLY PARK RD, POLLOCK PINES, CA 95726



POPULATION 2024 ESTIMATE

1-MILE RADIUS	3,461
3-MILE RADIUS	8,127
5-MILE RADIUS	12,468

POPULATION 2029 PROJECTION

1-MILE RADIUS	3,550
3-MILE RADIUS	8,367
5-MILE RADIUS	12,764



HOUSEHOLD INCOME 2024 AVERAGE

1-MILE RADIUS	\$95,409.00
3-MILE RADIUS	\$95,846.00
5-MILE RADIUS	\$100,042.00

HOUSEHOLD INCOME 2024 MEDIAN

1-MILE RADIUS	\$73,124.00
3-MILE RADIUS	\$74,729.00
5-MILE RADIUS	\$79,005.00



POPULATION 2024 BY ORIGIN

	1-MILE RADIUS	3-MILE RADIUS	5-MILE RADIUS
WHITE	2,848	6,690	10,371
BLACK	17	32	45
HISPANIC ORIGIN	412	1,007	1,478
AM.INDIAN & ALASKAN	24	50	72
ASIAN	64	177	242
HAWAIIAN/PACIFIC ISLAND	2	5	8
OTHER	505	1,172	1,730

CONTACT US

FOR MORE INFORMATION ABOUT
THIS OPPORTUNITY



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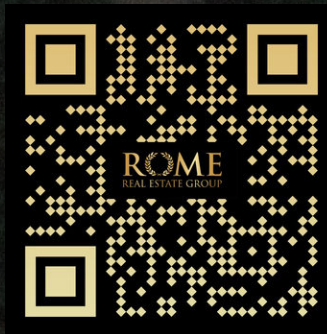
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