

BARCELONA CT

BOULDER RD

WALDEN WOODS WY

SUBJECT
PROPERTY

LOS LAGOS EQUESTRIAN CENTER

±8 AC Horse Boarding and Training Center

Granite Bay, CA | Asking: \$2,950,000

Business Value Included in pricing

FOR SALE | 6525 BOULDER RD | GRANITE BAY, CA

SEAN GALLINGER
916.751.3604
sean.gallinger@kidder.com
LIC N° 01944291

Property Highlights

Total Land ± 8 AC ($\pm 348,480$ SF)

Zoning RA-BX-PD .44, County

APN 035-410-009

Operational equestrian facility with room for expansion

Potential split to 2.3 acre lots (per zoning, Buyer to confirm with County)

Multiple perfected easements allowing access to state land with connection to the Pacific Rim Trail

Significant value add development opportunity located in one of the most affluent areas of Placer County

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km Kidder
Mathews



Los Lagos Equestrian

Los Lagos Equestrian is a relaxed, low-key riding lesson and training facility. The center works towards understanding the fundamentals of great horsemanship. At Los Lagos all skill levels and disciplines are welcome!

The Center has in-house top notch professional trainers that can teach lessons and/or school horses.

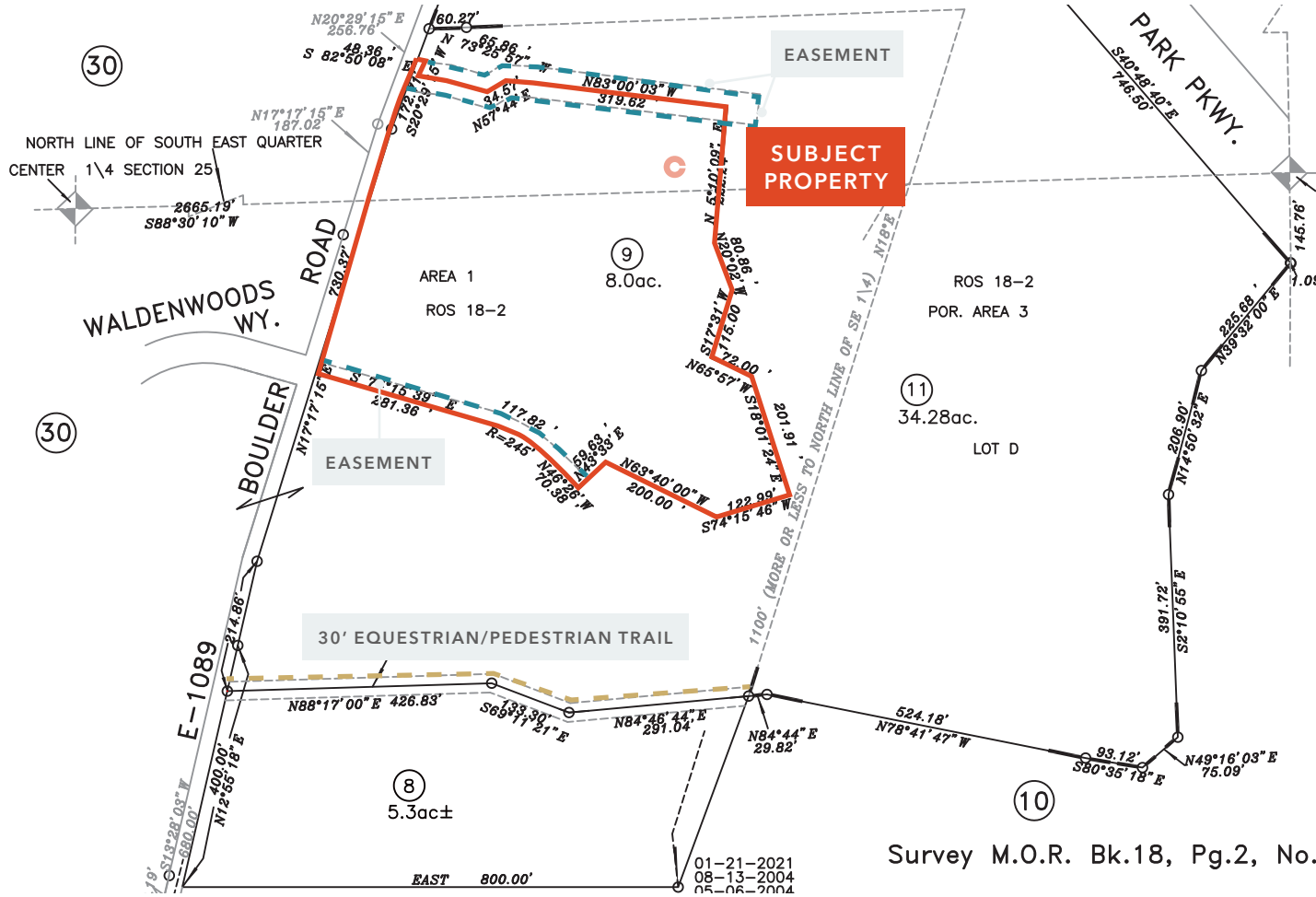
PROPERTY HIGHLIGHTS

- Large lighted covered arena
- Huge Outdoor jump arena
- Olympic size dressage court
- Additional all-purpose riding arena
- 60-foot round pen
- large turn-out paddocks
- Hot and cold water in wash racks
- Plenty of cross ties and tack rooms
- quality orchard grass and/or alfalfa hay

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PARCEL MAP



\$2,950,000

SALE PRICE

\$8.46/SF

PRICE/SF

Survey M.O.R. Bk.18, Pg.2, No.

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