

**FOR
SALE**

2080 SMITH FLAT RD,
PLACERVILLE, CA

**+/- 4,642 SF RETAIL BUILDINGS
INCLUDING A FORMER RESTAURANT/BAR**

3-D Tour
Click Here 

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ROME
REAL ESTATE GROUP

SMITH FLAT ROAD

FOR SALE: \$500,000 (\$107.71 PSF)

THREE RETAIL BUILDINGS ON A .72 ACRE PARCEL. & ZONED COMMERCIAL GENERAL (CG)

BUILDING	SIZE	SPACE NOTES:
#1	+/- 2,800 SF	FORMER RESTAURANT/BAR
#2	+/- 982 SF	RETAIL/OFFICE
#3	+/- 860 SF	RETAIL/OFFICE

PROPERTY DETAILS:

- Immediate access to and from Highway 50.
- Traffic count of over 27,000 cars per day.
- Building 1 is a second-generation restaurant/bar.
- Equipped with a hood system and a grease trap.
- Located just 5 minutes away from Apple Hill on the historic Smith Flat Road.
- Within a mile of a new 106-room hotel that is currently under development.
- Corner lot with multiple points of access.

PROPERTY OVERVIEW

2080 SMITH FLAT RD.

Attractive three (3) building retail property on a .72 acre parcel located conveniently off of HWY 50 in Placerville, CA. This property is located just east of Downtown Placerville at the "Gateway" to Apple Hill, El Dorado County's most popular wineries, and the El Dorado Bike Trail.

HWY 50 - EL DORADO HWY

BOMISE WAY

BUILDING NO. 1
RESTAURANT

BUILDING NO. 3
OFFICE

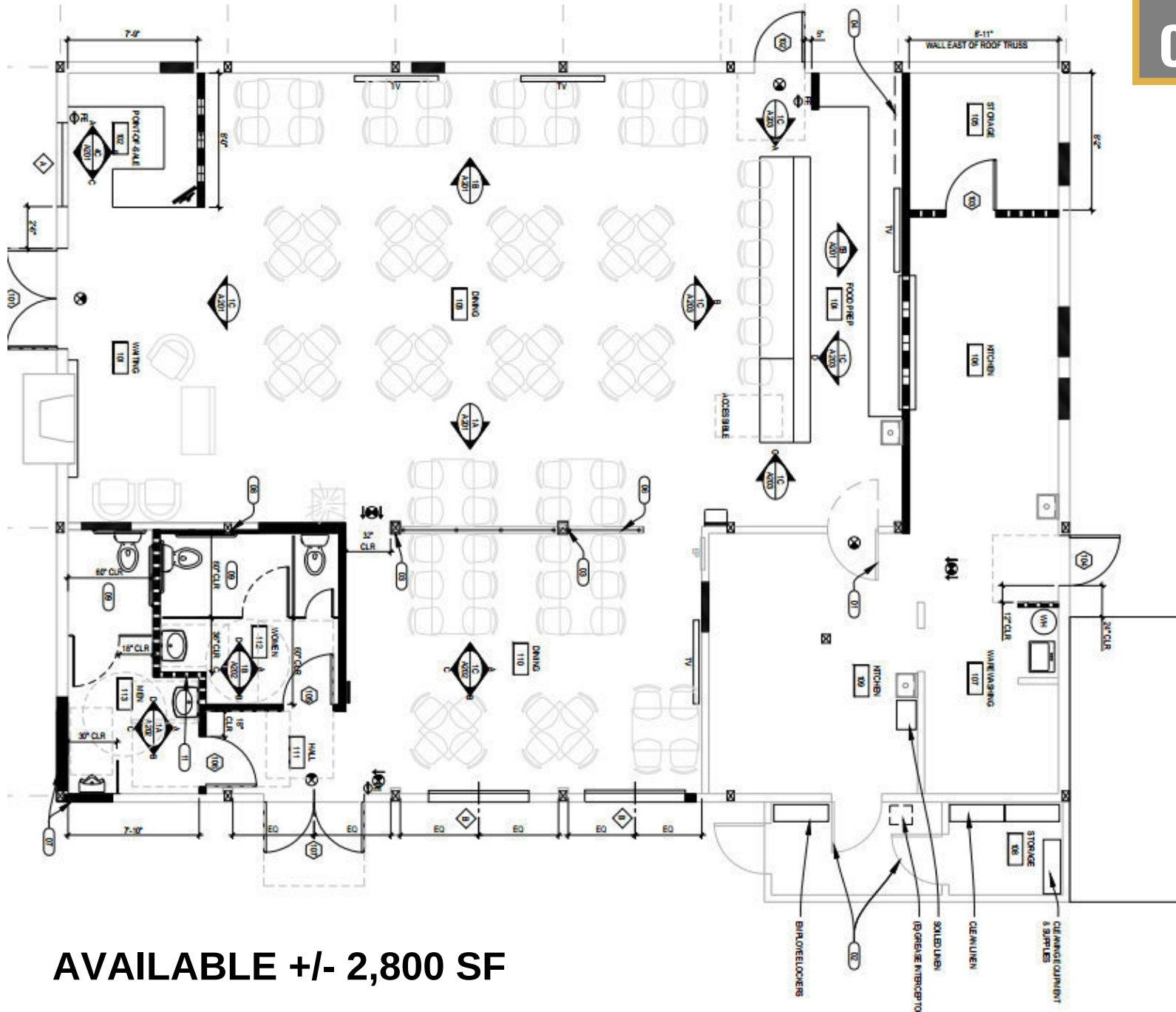
BUILDING NO. 2
RETAIL

.72 ACRE
PARCEL

SMITH FLAT RD

BUILDING #1-CONCEPTUAL FLOOR PLAN

3-D Tour
Click Here 



AVAILABLE +/- 2,800 SF

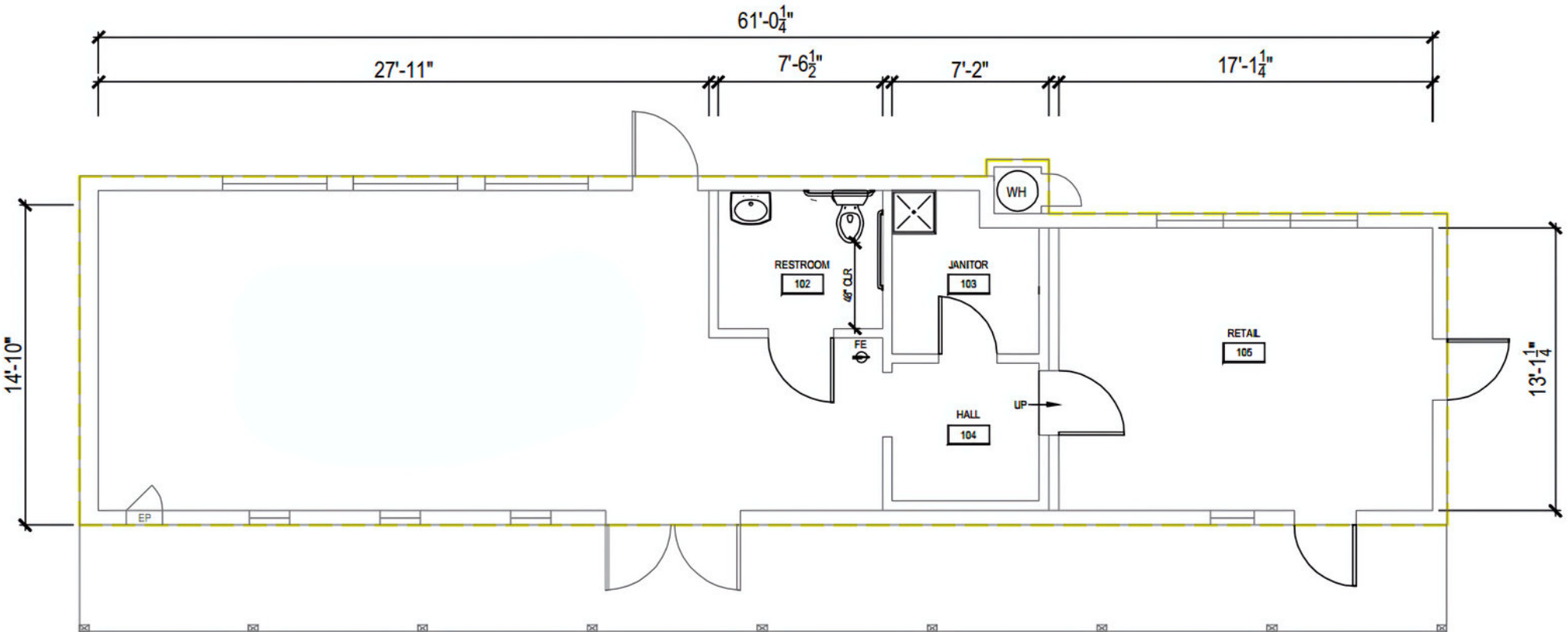


INTERIOR PICTURES



BUILDING #2 - PROPOSED FLOOR PLAN

[3-D Tour
Click Here](#) 



FLOOR PLAN



RENTABLE AREA = 982 SF

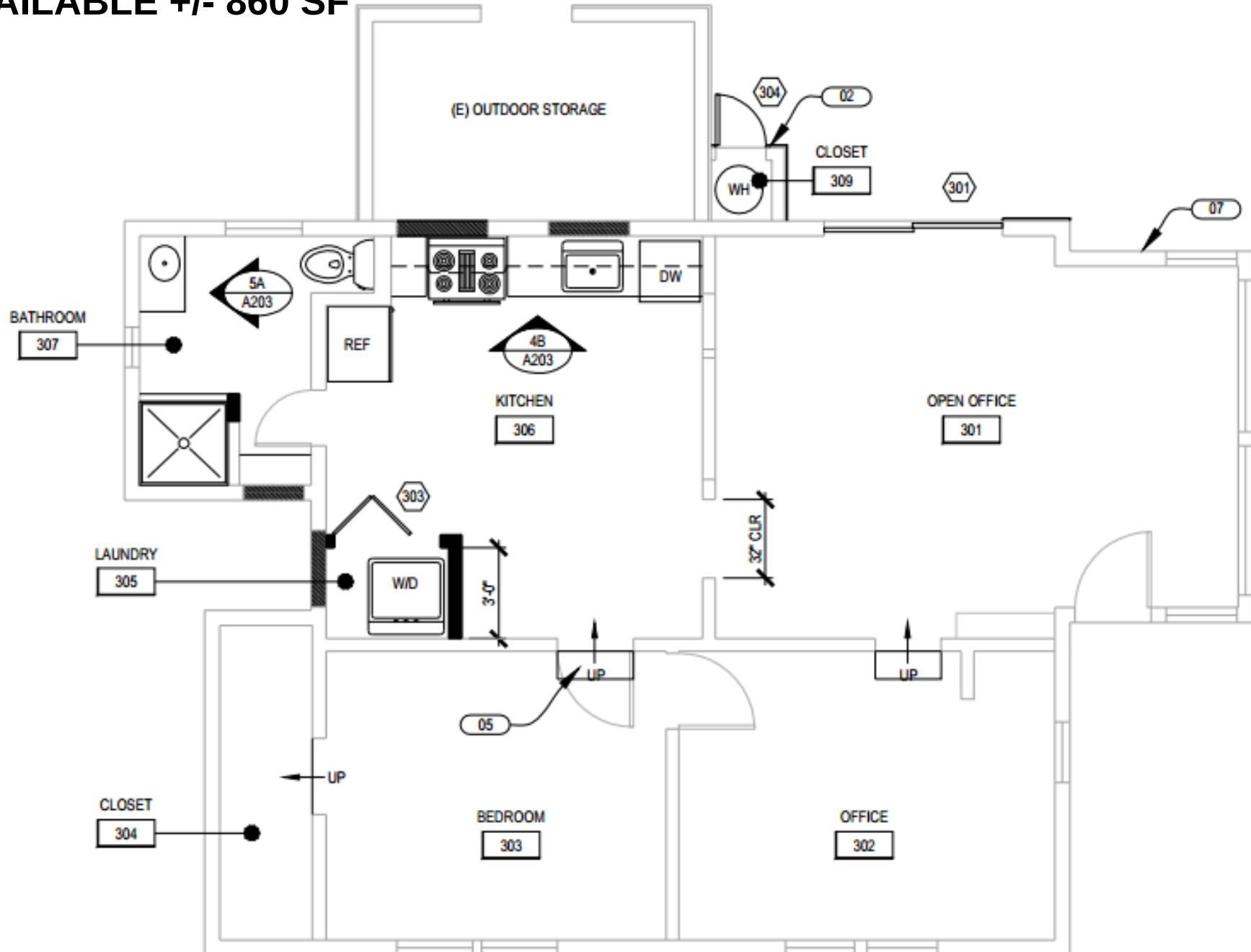


INTERIOR PICTURES



BUILDING #3 - PROPOSED FLOOR PLAN

AVAILABLE +/- 860 SF



PROPOSED FACADE REMODEL

BUILDING 1 - WEST ELEVATION



BUILDING 1 - SOUTH ELEVATION



SITE PLAN





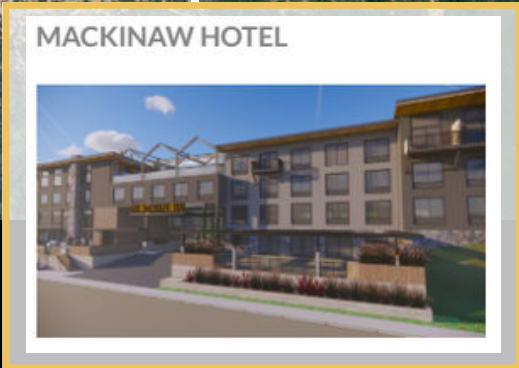
EXTERIOR PICTURES



IMMEDIATE VICINITY AERIAL



NOTABLE BUSINESSES LOCATED NEAR 2080 SMITH FLAT ROAD, PLACERVILLE, CA 95667:
Restaurants - IHOP, Cedar Creek Inn, Antonio's Italian Restaurant, and Gold Dust Pizza all within 2 miles.
Grocery Stores - Holiday Market less than 1 mile away, Safeway and Grocery Outlet within 3 miles.
Gas Stations - Valero, Chevron and Shell stations within 1 mile.
Lodging - Holiday Inn Express and Best Western Placerville Inn within 2 miles
Banks - El Dorado Savings Bank, Chase Bank, Wells Fargo branches within 5 miles.



DEMOGRAPHIC SUMMARY REPORT

2080 SMITH FLAT ROAD PLACERVILLE, CA 95667



POPULATION 2023 ESTIMATE

1-MILE RADIUS 1,293
3-MILE RADIUS 12,272
5-MILE RADIUS 26,619

HOUSEHOLD INCOME 2023 AVERAGE

1-MILE RADIUS \$104,008.00
3-MILE RADIUS \$96,234.00
5-MILE RADIUS \$92,878.00



POPULATION 2028 PROJECTION

1-MILE RADIUS 1,303
3-MILE RADIUS 12,332
5-MILE RADIUS 26,644

HOUSEHOLD INCOME 2023 MEDIUM

1-MILE RADIUS \$80,000.00
3-MILE RADIUS \$73,709.00
5-MILE RADIUS \$72,356.00

POPULATION 2023 BY ORIGIN

	1-MILE RADIUS	3-MILE RADIUS	5-MILE RADIUS
WHITE	1,174	11,167	24,351
BLACK	7	1,722	198
HISPANIC ORIGIN	194	98	4,068
AM. INDIAN & ALASKAN	23	196	454
ASIAN	24	220	408
HAWAIIAN & PACIFIC ISLAND	4	34	60
OTHER	61	556	1,149



CONTACT US!

FOR MORE INFORMATION ABOUT
THIS OPPURTUNITY!



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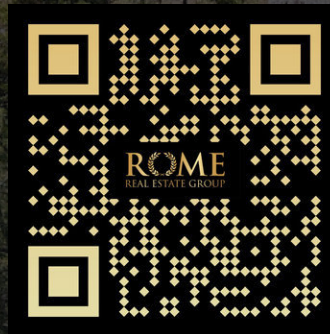
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