



# FOR SALE

*Prime visibility from US Highway 50. Zoned Regional Commercial, allowing for diverse uses such as retail, restaurants, banks, building supply stores, indoor recreation facilities, hotels, and more.*

SHINGLE SPRINGS, CA

**\$995,000**

NEW OFFERING PRICE

**±10.46 AC**

TOTAL AC AVAILABLE





### PROPERTY HIGHLIGHTS

Situated along US Highway 50, a major east-west corridor, the property benefits from direct access to a key interstate connector linking Sacramento to South Lake Tahoe

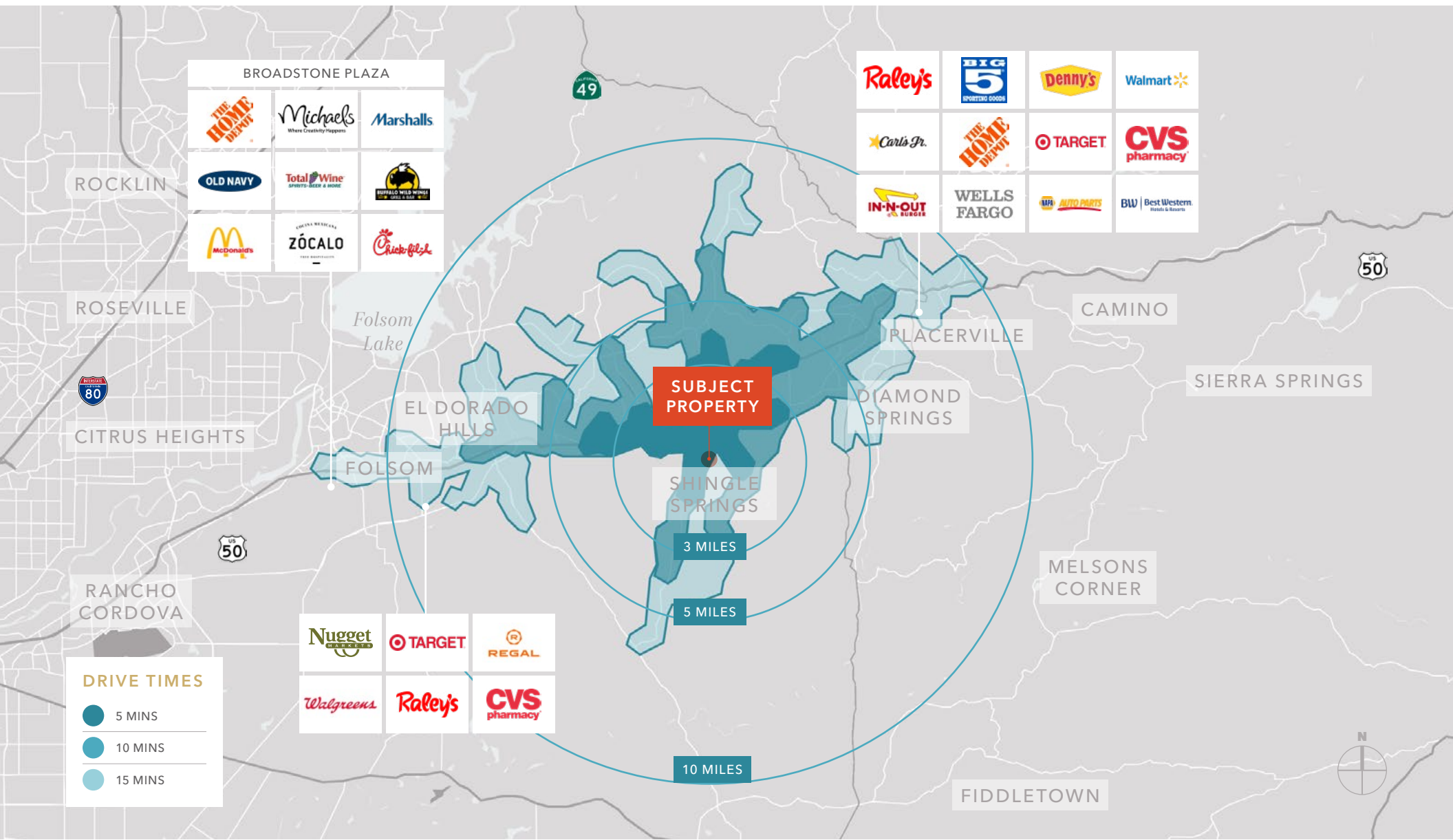
The site is conveniently located just 9 miles west of Placerville and 34 miles east of downtown Sacramento, accessible via the US Hwy 50 Ponderosa/South Shingle Rd Interchange

Ponderosa Rd, a critical north-south arterial, connects the area to residential neighborhoods, commercial centers, and Ponderosa High School, stretching from Green Valley Road to Mother Lode Drive

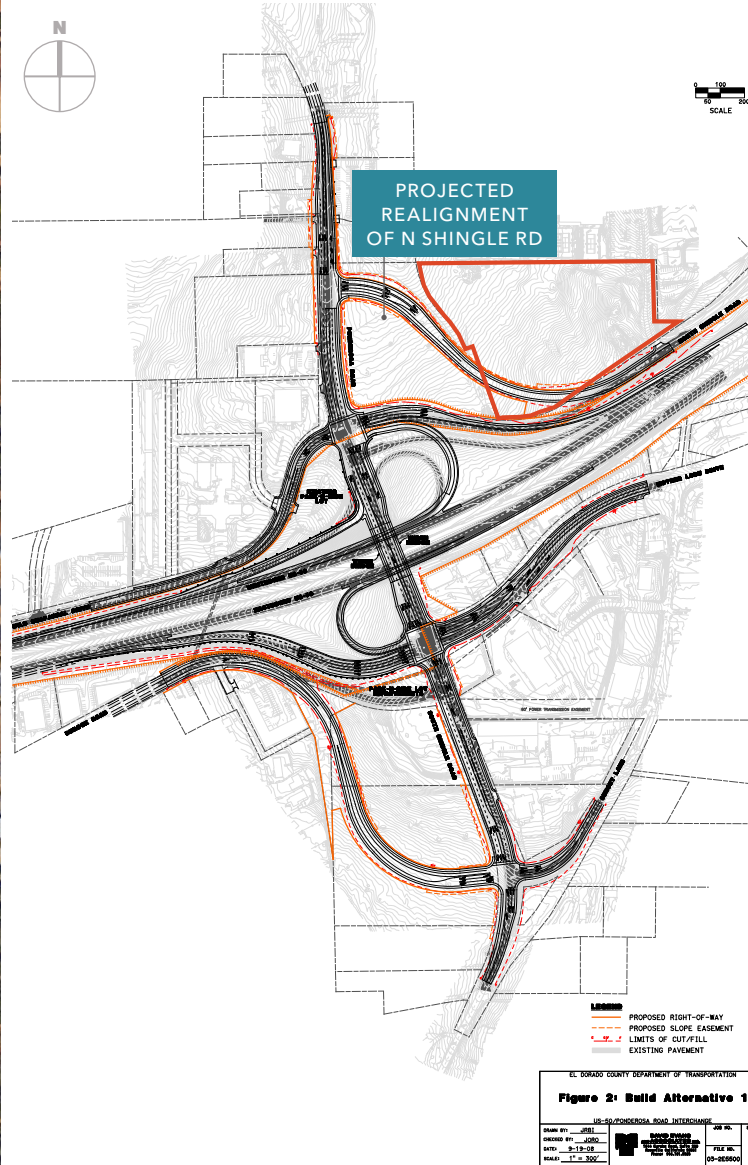
County-proposed improvements to the U.S. 50/ Ponderosa Rd/South Shingle Rd/North Shingle Rd Interchange aim to enhance traffic flow and accessibility. Plans include expanding the overcrossing from three to five lanes, widening westbound on-ramps, adding acceleration and deceleration lanes, improving ramp intersections with dedicated turn pockets, and incorporating ADA-compliant pedestrian and bicycle infrastructure

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*Offered at \$995,000*

### Property Highlights

Zoned CR-PD: Accommodates a Broad Range of Commercial Uses

Assessor's Parcel Number (APN): 070-270-020

Exceptional Visibility with  $\pm 1,000$  Feet of Frontage Along US Highway 50

High-Traffic Location Offering Maximum Exposure

Future Realignment of North Shingle Road Planned Within 5 - 10 years

Ideal for Retail or Multi Commercial Development

Topographic Map and Supporting Reports Available Upon Request

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# DEMOGRAPHICS

## POPULATION

	3 Mile	5 Miles	10 Miles
2024 POPULATION	15,038	40,230	145,440
2029 POPULATION PROJECTION	15,098	40,571	149,459
MEDIAN AGE	49.1	46.2	45.2
2024 HOUSEHOLDS	5,891	15,673	54,884

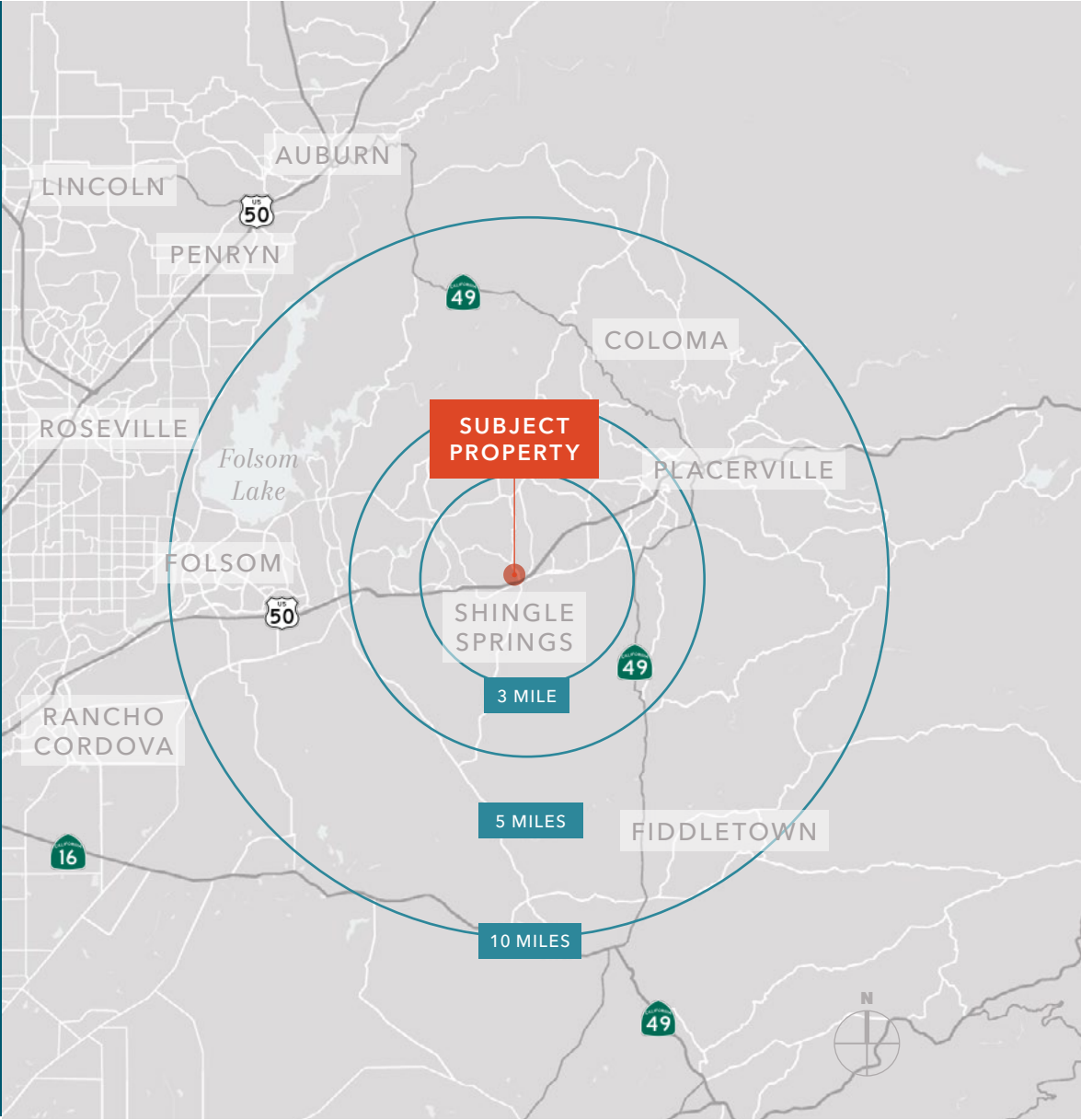
## INCOME

	3 Mile	5 Miles	10 Miles
AVG HH INCOME	\$169,892	\$167,202	\$189,901
MEDIAN HH INCOME	\$121,980	\$119,561	\$137,448
MEDIAN HOME VALUE	\$754,513	\$699,336	\$750,330

## AVERAGE DAILY TRAFFIC

N SHINGLE RD & SPORTS CLUB DR NE	7,962
S Shingle Rd & Hwy 50	15,312
HWY 50	72,861

Data Source: ©2025, Esri







*Exclusively listed by*

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