

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

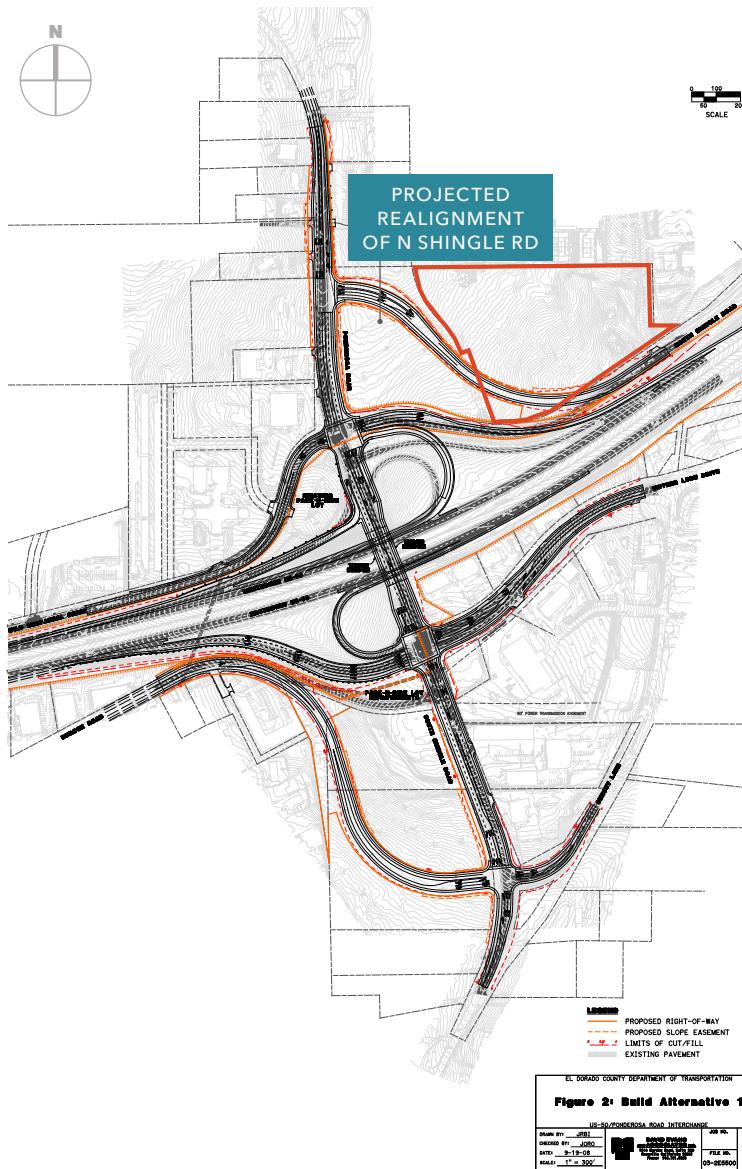
Situated along US Highway 50, a major east-west corridor, the property benefits from direct access to a key interstate connector linking Sacramento to South Lake Tahoe

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





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 ±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

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

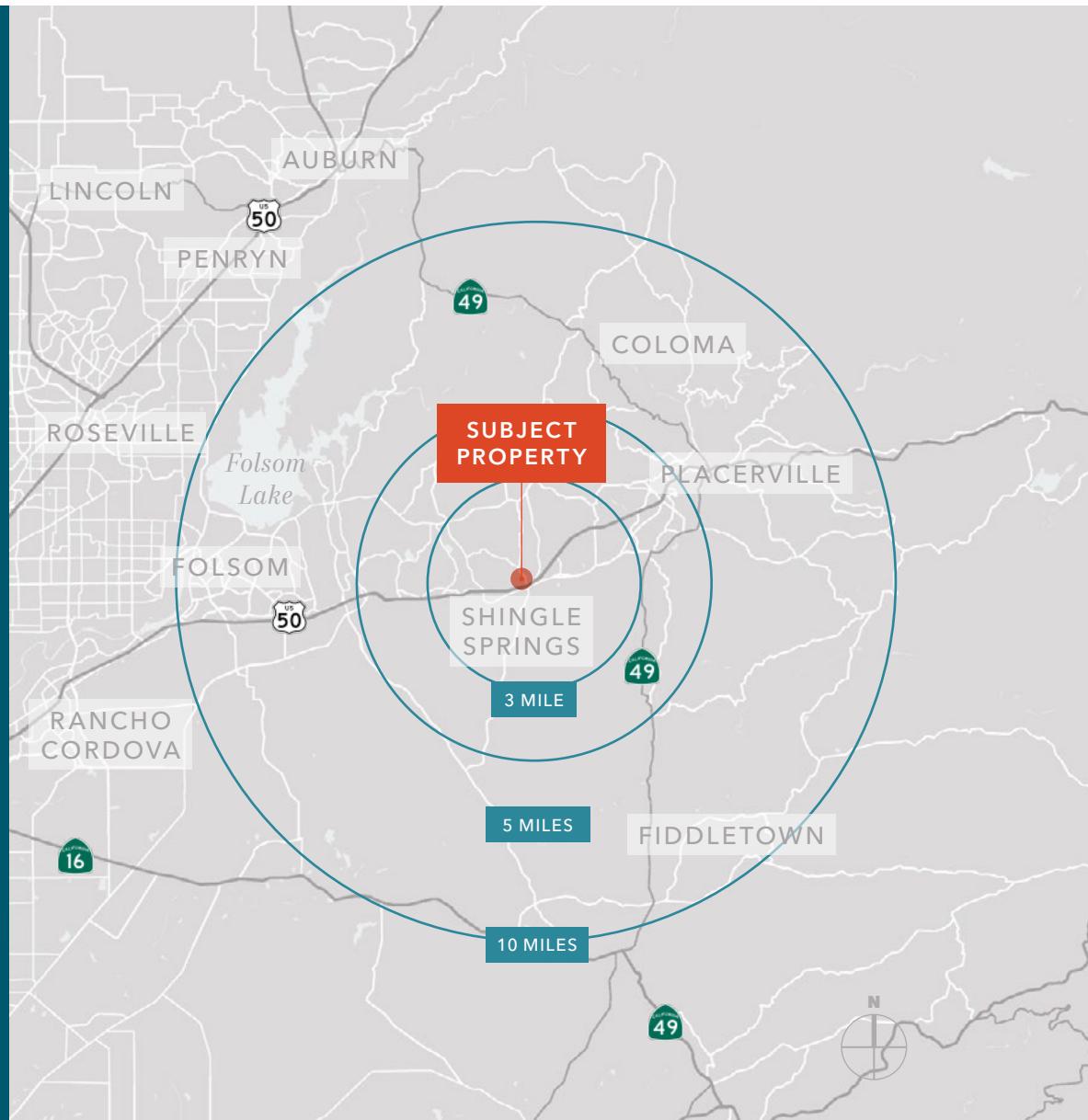
INCOME

	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

TOM CONWELL

Kidder Mathews

916.751.3626

tom.conwell@kidder.com

LIC N° 01394155

KIMBERLY BEAL

Foothills Realty

530.558.5504

kimberlyabeal@gmail.com

LIC N° 00675018

KIDDER.COM