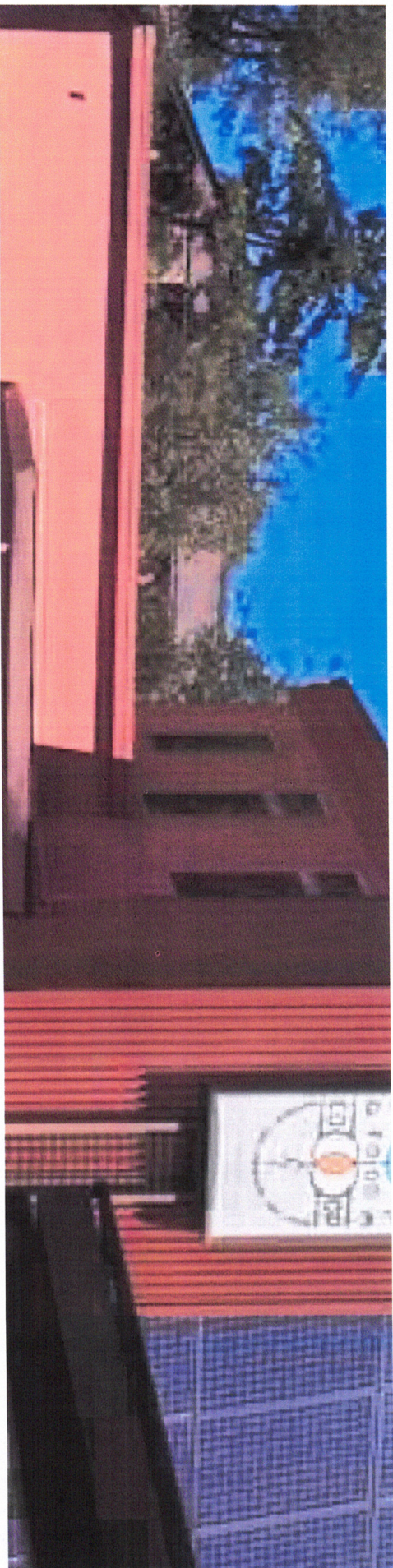


FOR SALE

NET LEASED RETAIL INVESTMENT

535 Placerville Dr Placerville, CA 95667



PROPERTY DESCRIPTION

The property is a 100% net leased 6,380 square foot retail investment on an approx 20,000 square foot parcel. The site has been the location of a successful natural food store for over 20 years and maintains a loyal customer base. The tenant has two years remaining on the lease term with one five-year option. The store is well maintained with a full service deli, fresh produce, and unique health foods and supplements. There is an outdoor patio for customer use. The parking lot includes spaces covered by solar panels. Tenant has a 5-year option to extend.

PROPERTY HIGHLIGHTS

- Rare 100% Net Leased Investment in Placerville
- 6.9% Cap Rate
- Prime Commercial Location Near Hwy 50 and Downtown Placerville

Richard Gumbiner

(415) 793-0865

CalDRE #00763869

OFFERING SUMMARY

Sale Price:

\$1,850,000

Number of Units:

1

Lot Size:

20,848 SF

Building Size:

6,380 SF

NOI:

\$127,848.00

Cap Rate:

6.91%

DEMOGRAPHICS

	1 MILE	3 MILES	10 MILES
Total Households	1,804	8,486	26,660
Total Population	4,298	20,119	65,738

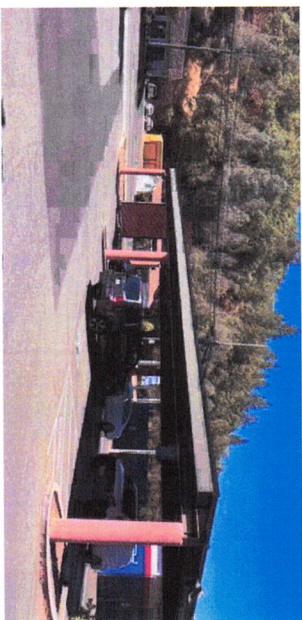


**COLDWELL BANKER
COMMERCIAL
REALTY**

FOR SALE

NET LEASED RETAIL INVESTMENT

535 Placerville Dr Placerville, CA 95667



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FOR SALE

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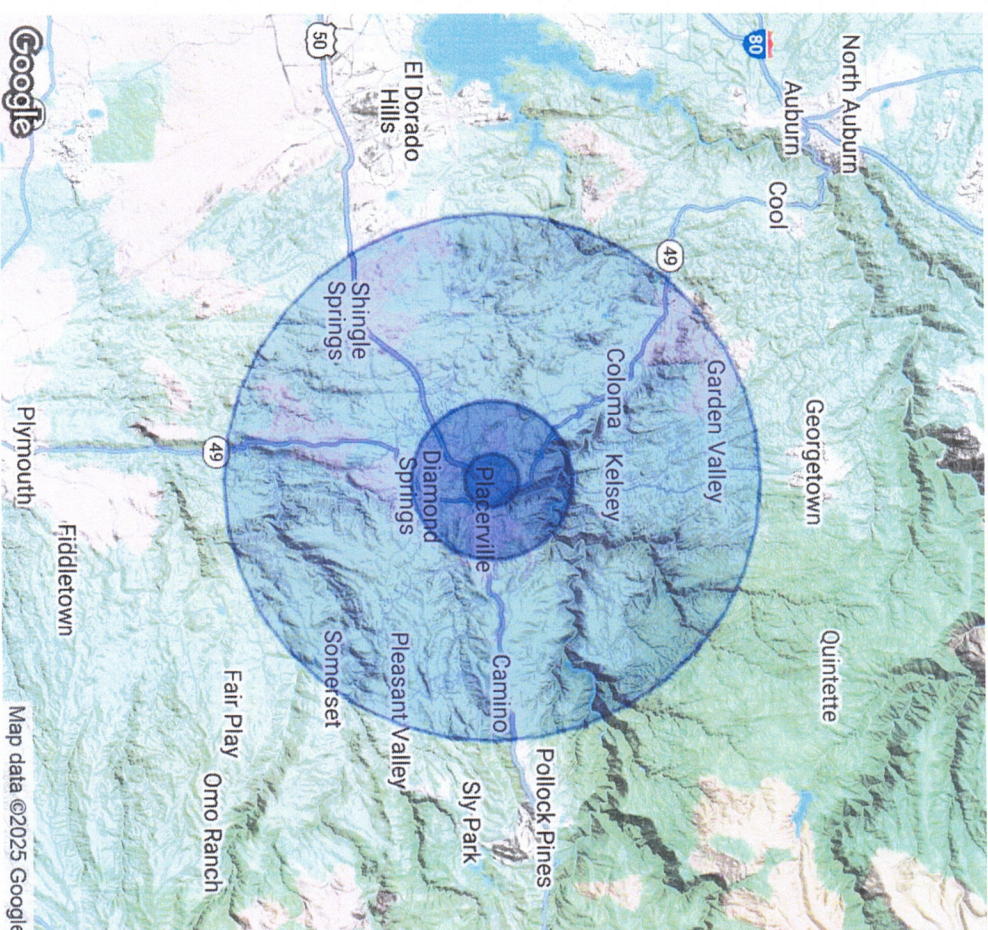
FOR SALE

NET LEASED RETAIL INVESTMENT

535 Placerville Dr Placerville, CA 95667

POPULATION	1 MILE	3 MILES	10 MILES
Total Population	4,298	20,119	65,738
Average Age	43	46	47
Average Age (Male)	42	45	46
Average Age (Female)	45	48	48
HOUSEHOLDS & INCOME	1 MILE	3 MILES	10 MILES
Total Households	1,804	8,486	26,660
# of Persons per HH	2.4	2.4	2.5
Average HH Income	\$98,247	\$110,842	\$130,000
Average House Value	\$646,931	\$619,553	\$703,492

Demographics data derived from AlphaMap



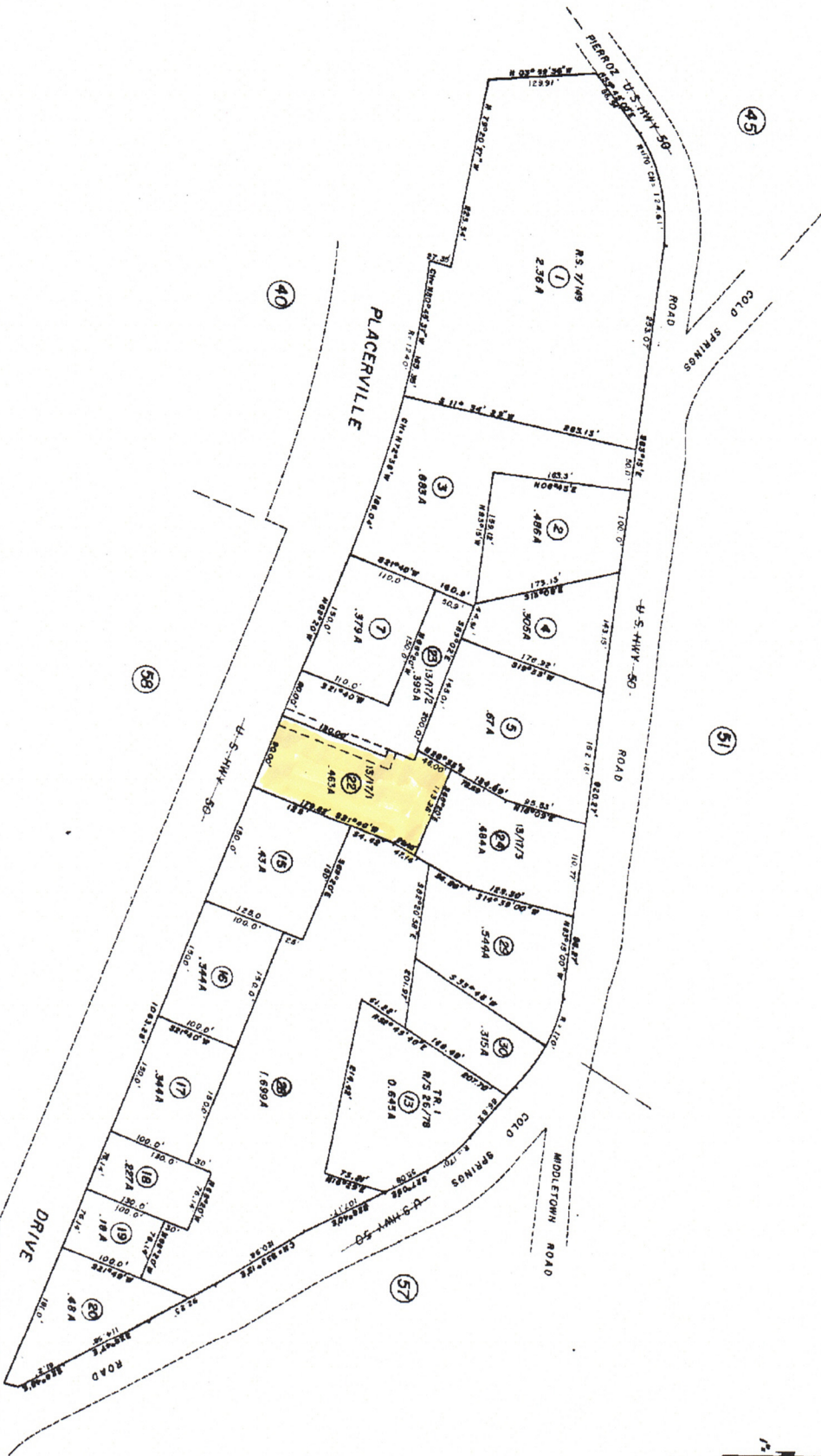
Richard Gumbiner
(415) 793-0865
CaIDRE #00763869



POR. S. 1/2 SEC. 12, T10N, R10E, M. 10N.

Tax Area Code

323.48



NOTE - Assessor's Block Numbers Shown in Ellipse
Assessor's Parcel Numbers Shown in Circles

Assessor's Map Bk. 323 - Pg. 48
County of El Dorado, California
SEP 22 2003

Subject Property

535 Placerville Dr

AERIAL VIEW



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Provided by: Richard Gumbiner, Broker Associate, Coldwell Banker Realty
CA DRE Lic#00763869, 415-793-0865

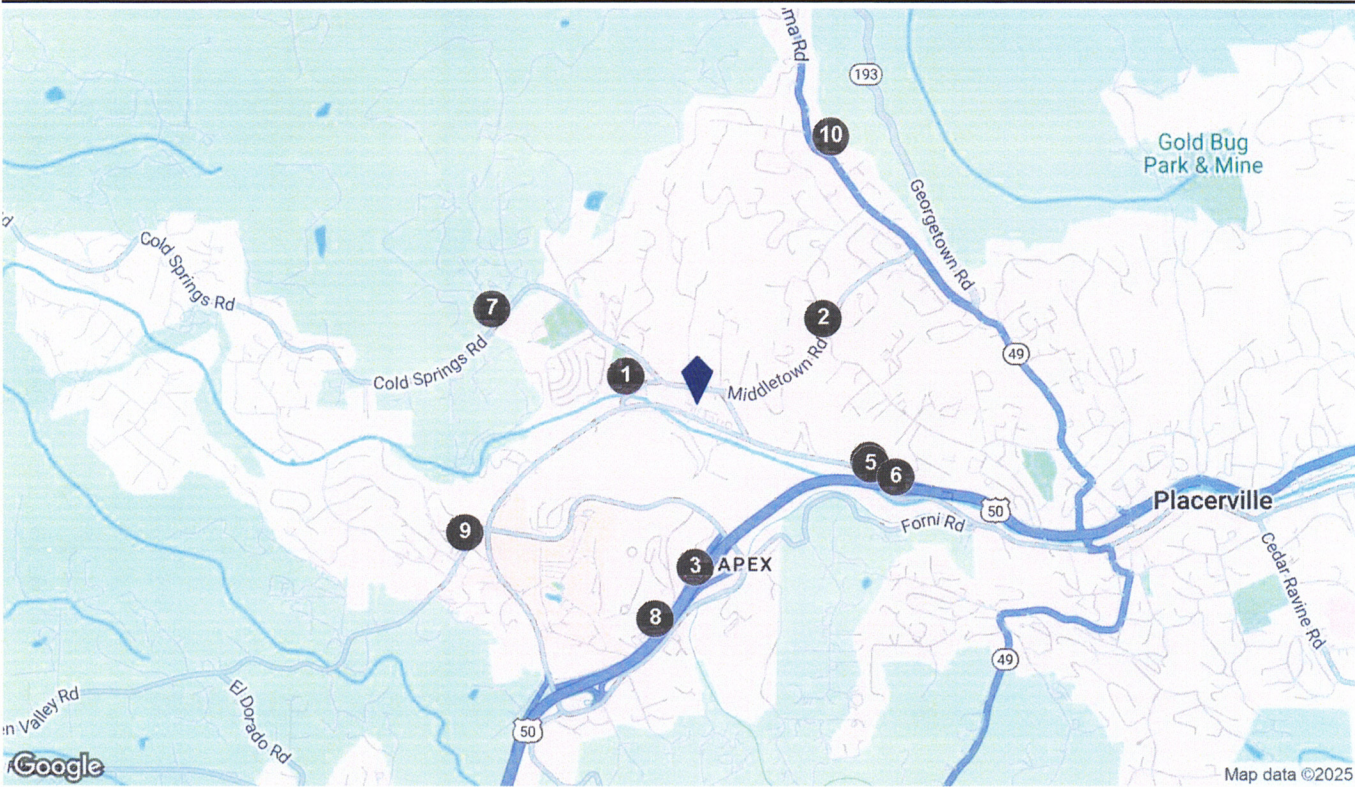


9/24/2025
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Subject Property

535 Placerville Dr

TRAFFIC COUNTS



COUNTS BY STREETS

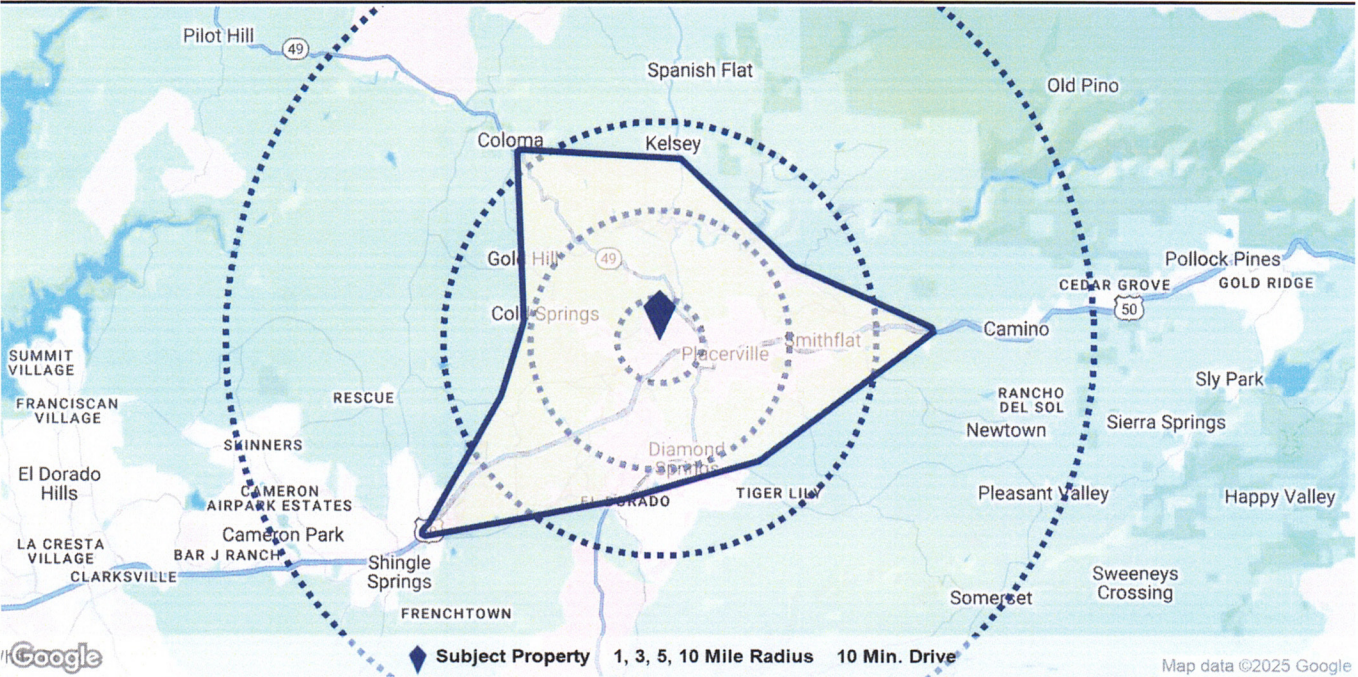
Collection Street	Cross Street - Direction	Traffic Volume	Count Year	Dist from Subject
1 Pierroz Rd	Plrville Dr - S	9,068	2025	0.21 mi
2 Middletown Rd	Panning Way - SW	4,603	2025	0.41 mi
3 el Dorado Fwy	Ray Lawyer Dr - NE	41,821	2025	0.53 mi
4 US 50	Placerville Dr - E	39,841	2025	0.54 mi
5 CA 99	Placerville Dr - E	51,882	2025	0.55 mi
6 Placerville Dr	el Dorado Fwy - NW	8,060	2025	0.63 mi
7 Cold Springs Rd	Kelli Dr - SW	4,003	2025	0.63 mi
8 50	Kelli Dr - SW	54,450	2025	0.69 mi
9 Green Valley Rd	Orchard Way - SW	8,650	2025	0.79 mi
10 Coloma Rd	Red Brick Ln - SE	4,242	2024	0.81 mi



Subject Property

535 Placerville Dr

DEMOGRAPHICS



Population	1 Mile	3 Miles	5 Miles	10 Miles	10 Min. Drive
Population	4,151	20,479	31,438	71,379	27,261
5 Yr Growth	1.5%	1.3%	0.9%	0.3%	-1.3%
Median Age	42	47	48	49	48
5 Yr Forecast	43	47	48	48	48
White / Black / Hispanic	77% / 0% / 20%	80% / 0% / 16%	81% / 0% / 15%	82% / 0% / 13%	78% / 1% / 16%
5 Yr Forecast	77% / 0% / 20%	80% / 0% / 16%	81% / 0% / 15%	82% / 0% / 13%	78% / 1% / 16%
Employment	5,413	17,088	19,457	29,935	12,433
Buying Power	\$127M	\$656M	\$1B	\$2.5B	\$1B
5 Yr Growth	1.3%	-0.2%	-1.2%	-0.5%	-0.5%
College Graduates	28.1%	27.2%	26.6%	29.0%	37.4%
Household					
Households	1,741	8,596	13,063	28,781	11,393
5 Yr Growth	1.5%	1.3%	0.9%	0.4%	-1.3%
Median Household Income	\$72,933	\$76,312	\$77,197	\$87,130	\$89,132
5 Yr Forecast	\$72,775	\$75,157	\$75,586	\$86,403	\$89,858
Average Household Income	\$91,884	\$98,936	\$101,788	\$113,088	\$111,051
5 Yr Forecast	\$90,662	\$98,158	\$101,280	\$113,122	\$111,442
% High Income (>\$75K)	47%	51%	51%	57%	58%
Housing					
Median Home Value	\$469,004	\$466,896	\$467,990	\$568,612	\$570,077
Median Year Built	1981	1978	1979	1982	1979
Owner / Renter Occupied	59% / 41%	65% / 35%	70% / 30%	75% / 25%	68% / 32%

