

**DRIVE  
THRU**

**1490 BROADWAY,  
PLACERVILLE, CA**

**APPLE FARM PLACE**



**+/- 3,800 SF DRIVE THRU PAD / GROUND LEASE**

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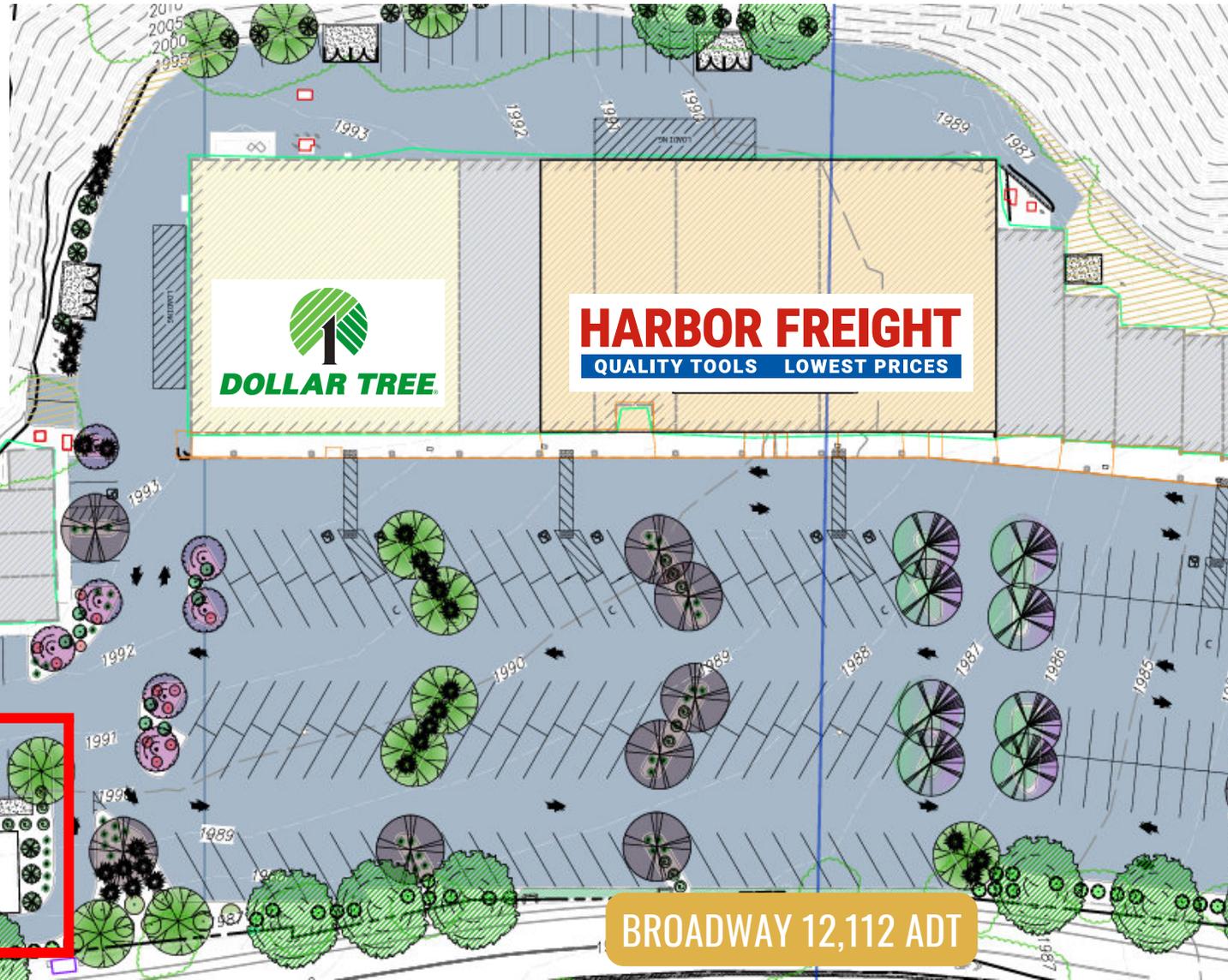
# APPLE FARM PLACE SITE PLAN

+/- 3,800 SF Drive Thru Pad Or Ground Lease  
Seeking: Bank, Pharmacy, National QSR, Auto

## Strong Traffic Counts:

Highway 50 – 33,437 ADT

Broadway – 12,112 ADT



BROADWAY 12,112 ADT

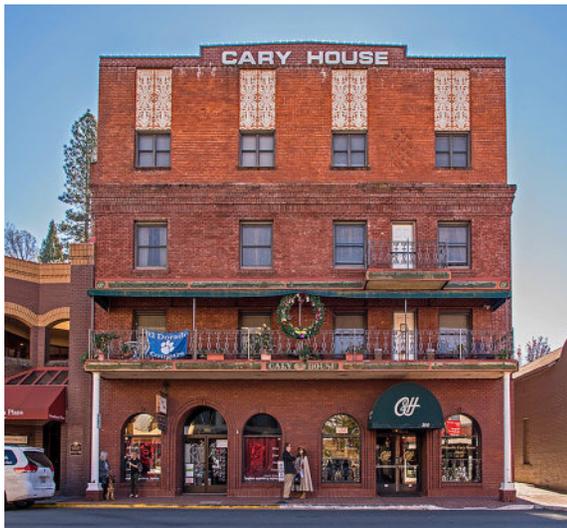


# EXTERIOR PHOTOS



# NEARBY ATTRACTION TO APPLE FARM

THE APPLE FARM AT 1426-1496 BROADWAY, PLACERVILLE, CA 95667, IS IDEALLY SITUATED NEAR THE HEART OF PLACERVILLE. THIS PRIME LOCATION OFFERS EASY ACCESS TO THE BUSTLING SHOPPING AND DINING DISTRICT, RICH CULTURAL HERITAGE, AND THE HISTORIC DISTRICT. VISITORS CAN ENJOY PLACERVILLE'S STORIED PAST WHILE BEING IMMERSED IN THE VIBRANT COMMUNITY LIFE OF TODAY.



# IMMEDIATE VICINITY AERIAL

CARY HOUSE

MARSHALL HOSPITAL

ROMANS JEWELRY

SOCIAL THE GREEN ROOM CLUB

EST. 2020 PLACERVILLE, CA

T.W. BONKERS

Toy and Candy Emporium

Bene!

NAPOLETANA STYLE PIZZA

RISTORANTE ITALIANO

# DEMOGRAPHIC SUMMARY REPORT

1426-1496 BROADWAY, PLACERVILLE, CA 95667



## POPULATION 2023 ESTIMATE

1-MILE RADIUS 5,386  
3-MILE RADIUS 16,707  
5-MILE RADIUS 31,665

## POPULATION 2028 PROJECTION

1-MILE RADIUS 5,454  
3-MILE RADIUS 16,795  
5-MILE RADIUS 31,738



## HOUSEHOLD INCOME 2023 AVERAGE

1-MILE RADIUS \$92,609.00  
3-MILE RADIUS \$91,072.00  
5-MILE RADIUS \$93,487.00

## HOUSEHOLD INCOME 2023 MEDIAN

1-MILE RADIUS \$73,928.00  
3-MILE RADIUS \$69,858.00  
5-MILE RADIUS \$71,212.00



## POPULATION 2023 BY ORIGIN

	1-MILE RADIUS	3-MILE RADIUS	5-MILE RADIUS
WHITE	4,871	15,186	28,894
BLACK	41	138	244
HISPANIC ORIGIN	877	2,816	5,022
AM. INDIAN & ALASKAN	98	309	580
ASIAN	91	275	491
HAWAIIAN/PACIFIC ISLAND	11	42	71
OTHER	274	757	1,385



*Kimberly Morphis*

VICE PRESIDENT

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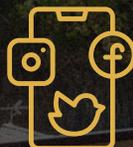


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