

AVAILABLE
FOR SALE

6584 RIDGEWAY DR
POLLOCK PINES, CA 95726

-/+1,476 Building
-/+0.36 Acres

\$375,000.00
\$254 PSF



CENTURY 21
Select Real Estate, Inc.



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Freestanding Building with Monument Signage Immediately Adjacent to HWY 50

THE PROPERTY

6584 RIDGEWAY DR., POLLOCK PINES, CA 95726

REGION

AVAILABILITY

ZONING

OPPORTUNITY

PRICING



EL DORADO COUNTY
POLLOCK PINES
APN: 009-193-019



-/+1,476 Building
-/+0.36 Acres



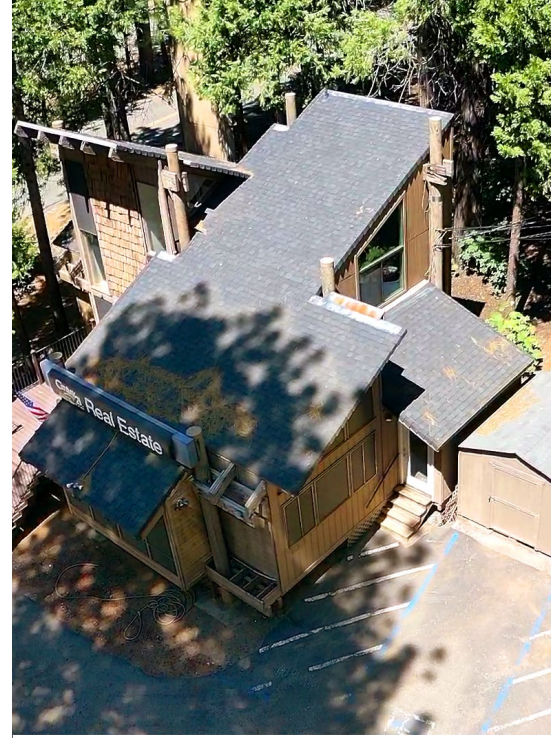
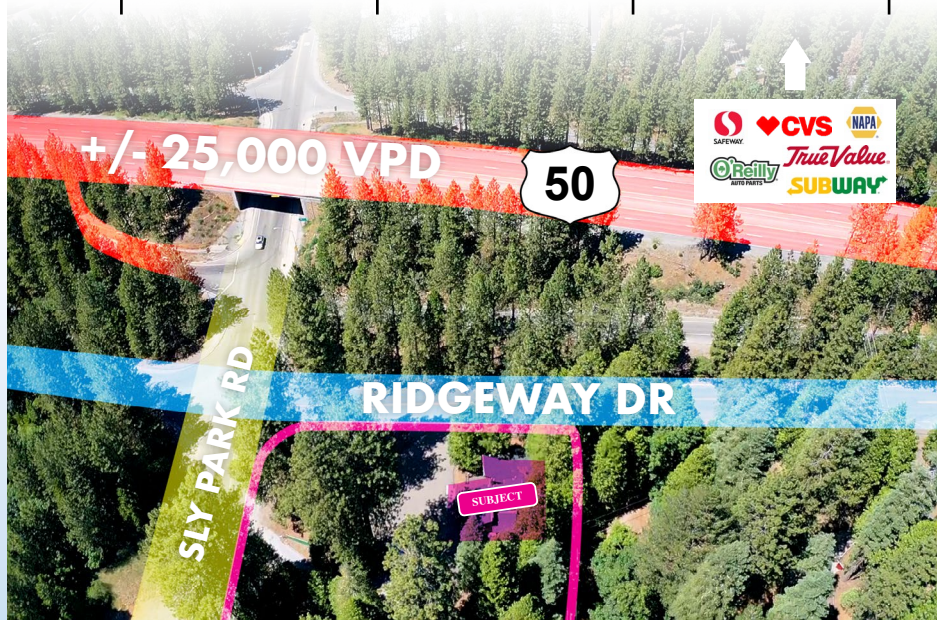
OFFICE



BUILT IN 1969
OWNER / USER



\$375,000.00
\$254 PSF



**Pinewood
Elementary School**



**Ambur's Pet Sitting &
Boarding Services**



BURGER BARN



SUBWAY



PONY EXPRESS TRAIL

**O'Reilly
AUTO PARTS**

SAFEWAY



CVS



SLY PARK RD

**Knotty Pine Lanes
Family Fun Center**



**Pollock Pines
Veterinary Hospital**



**Pollock Pines
Elementary School**



**Pollock Pines-Camino
Community Center**



PONY EXPRESS TRAIL

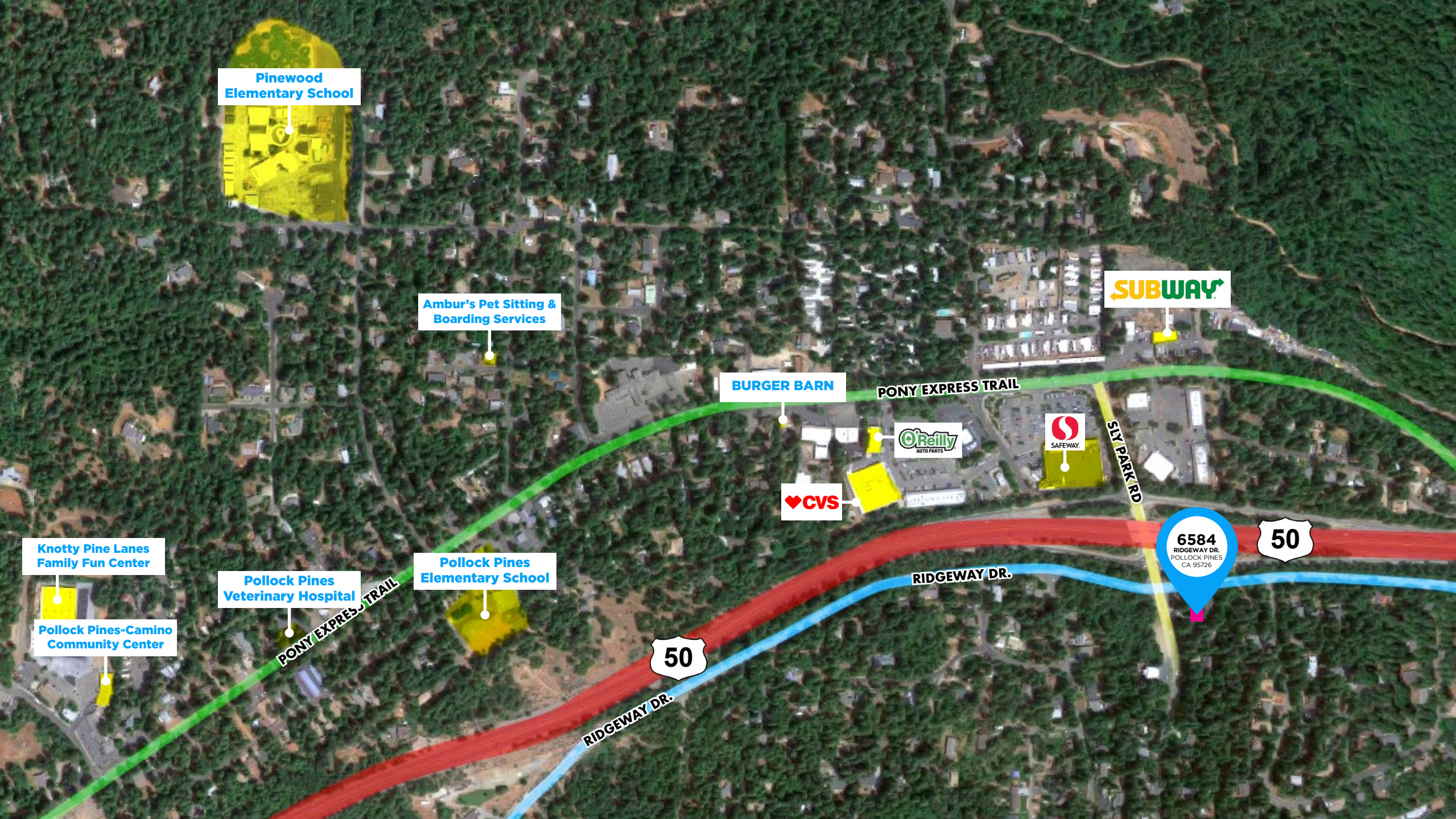
RIDGEWAY DR.

50

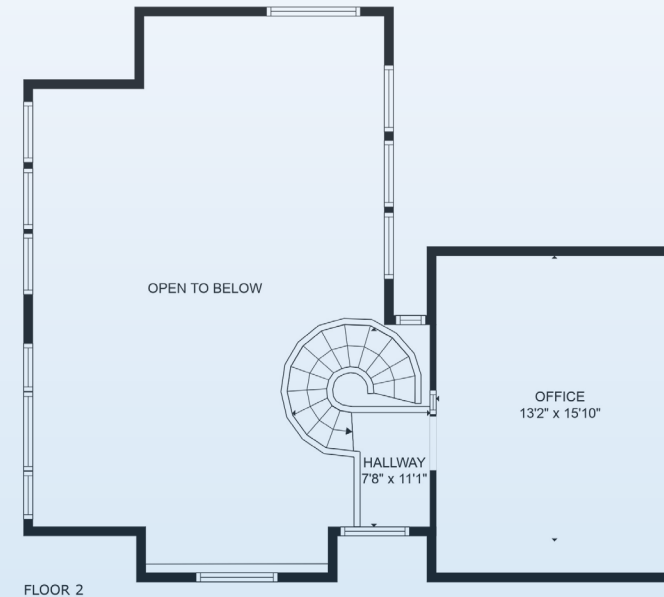
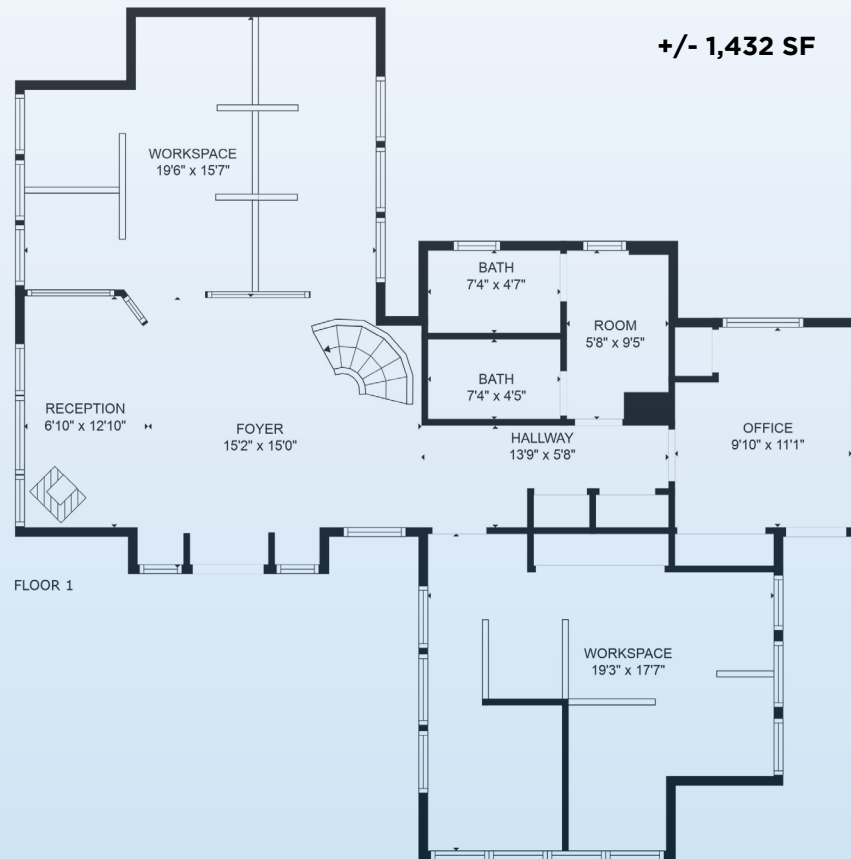
RIDGEWAY DR.

**6584
RIDGEWAY DR.
POLLOCK PINES
CA 95726**

50



FLOOR PLAN



All images, renderings, labels, dimensions, and measurements are used for illustrative purposes only and are only intended to convey the concept and vision for the asset. They are for guidance only. Floor plans are intended to give a general indication of the layout only as the measurements are not exact.

6584
RIDGEWAY DR.



THE BUILDING

6584 Ridgeway is a +/-1,476 SF multi-level building that offers an open space with perimeter offices and a kitchenette on the first floor. The second floor has a creative stairwell that leads to the upper level with a private office space. The building can immediately be seen going towards or away from HWY 50 and it offers a monument sign that sits at the bottom of the parcel that is

+/-0.36 Acres. The surrounding area of the building consists of several residential communities and a central shopping center that is than 1 mile away. With immediate access to the freeway, shopping amenities, and several residential communities, this investment opportunity is poised for an owner user or an investor looking for a vacant building to stabilize.







THE AREA

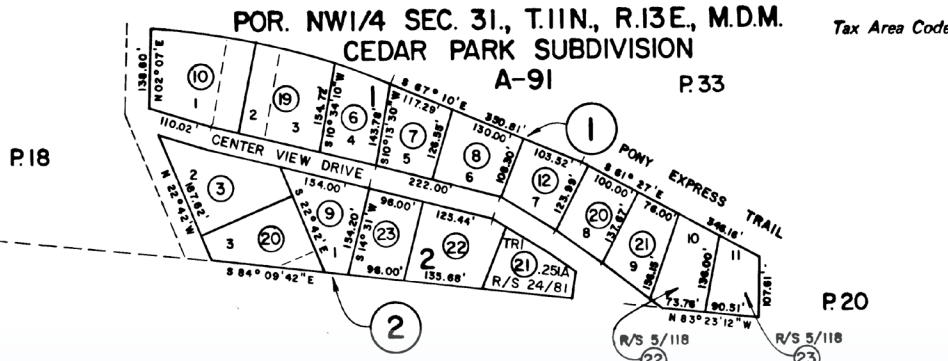
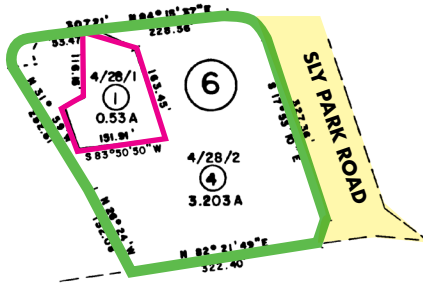
Pollock Pines is a charming and picturesque town nestled in the heart of California's scenic landscape. Surrounded by towering pine trees and lush forests, Pollock Pines offers a serene and idyllic retreat for nature enthusiasts and those seeking a peaceful escape from the hustle and bustle of city life.

With its crisp mountain air and stunning vistas, Pollock Pines is a haven for outdoor adventurers. Hiking trails crisscross the rugged terrain, leading you to breathtaking viewpoints and hidden gems. The town's proximity to pristine lakes and rivers provides opportunities for fishing, boating, and water activities, making it a paradise for water lovers.

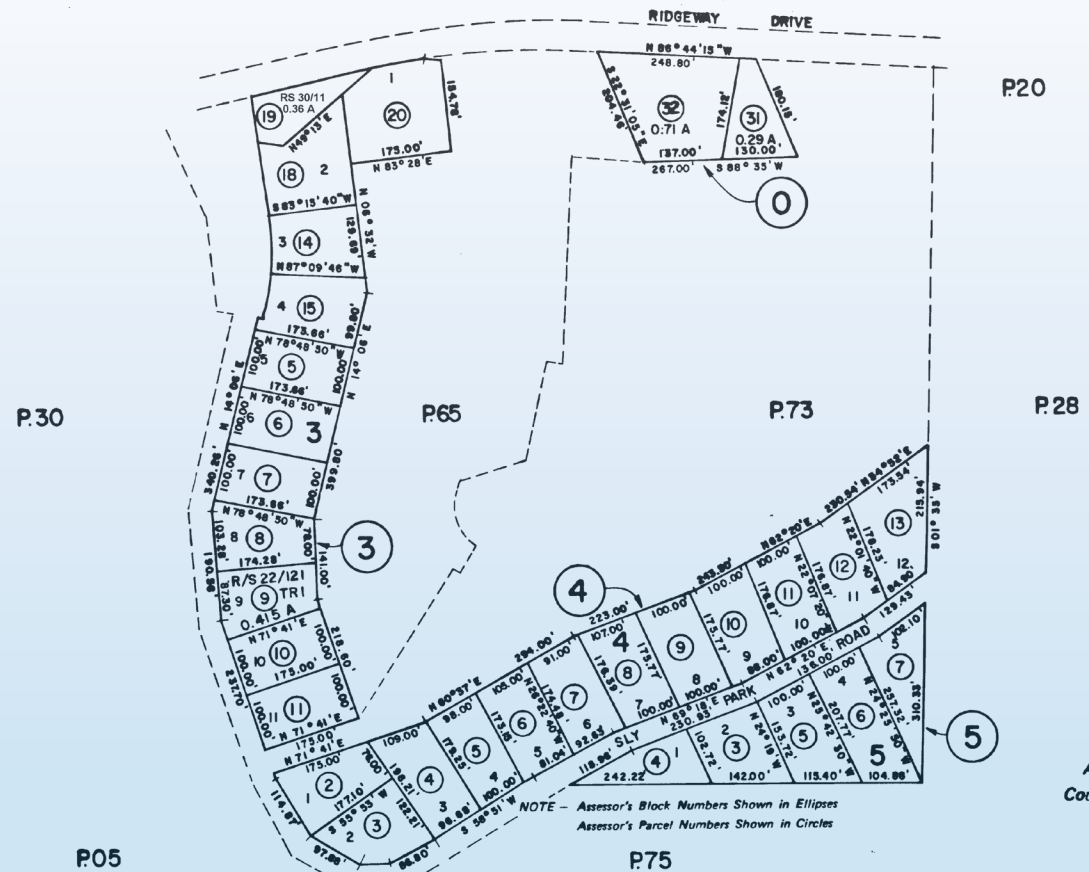
Quaint shops, local art galleries, and cozy cafes line the charming streets of Pollock Pines, offering a delightful blend of small-town charm and artistic flair. The community's warm and welcoming atmosphere invites visitors to explore its unique shops, savor artisanal treats, and engage with the creative spirit that thrives here.

As the sun sets over the horizon, Pollock Pines comes alive with a sense of community. Gather around bonfires or attend local events to connect with friendly locals and immerse yourself in the town's rich cultural tapestry. Whether you're seeking relaxation, adventure, or simply a slice of authentic Californian life, Pollock Pines is a destination that promises to leave you refreshed and inspired.





U.S. HIGHWAY 50

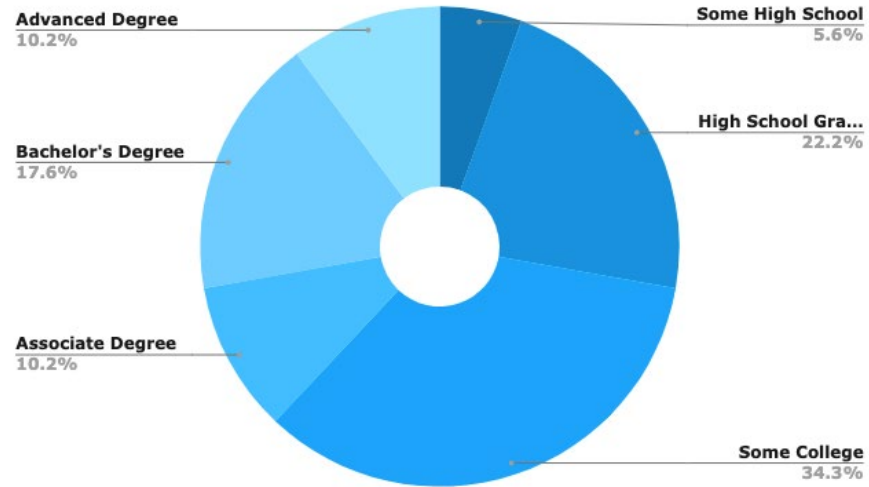


This map/plot is being furnished as an aid in locating the herein described Land in relation to adjoining streets, natural boundaries and other land, and is not a survey of the land depicted. Except to the extent a policy of title insurance is expressly modified by endorsement, if any, the Company does not insure dimensions, distances, location of easements, acreage or other matters shown thereon.

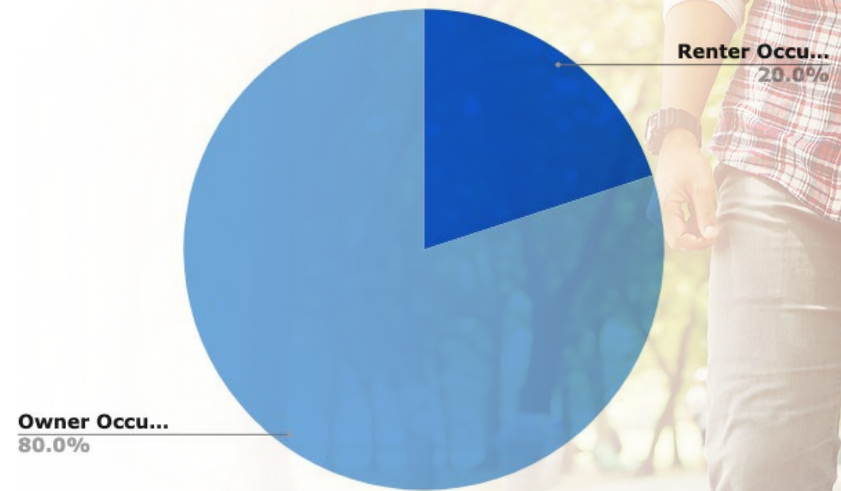
DEMOGRAPHICS

EDUCATION
HOUSING

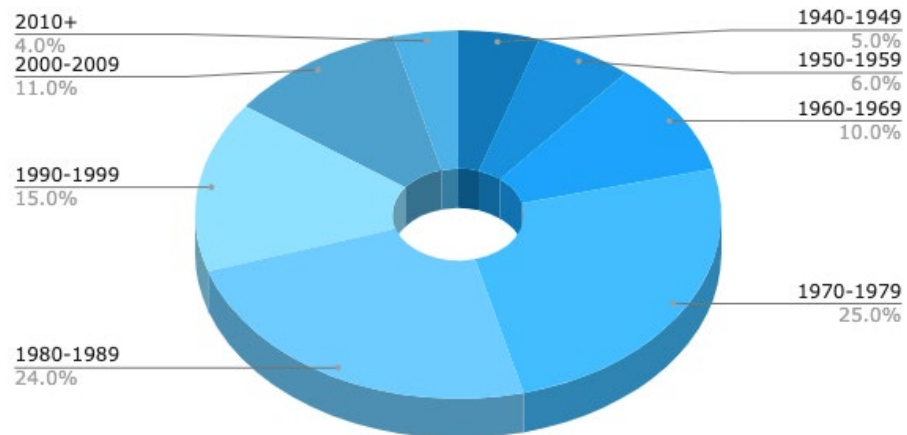
EDUCATIONAL ATTAINMENT



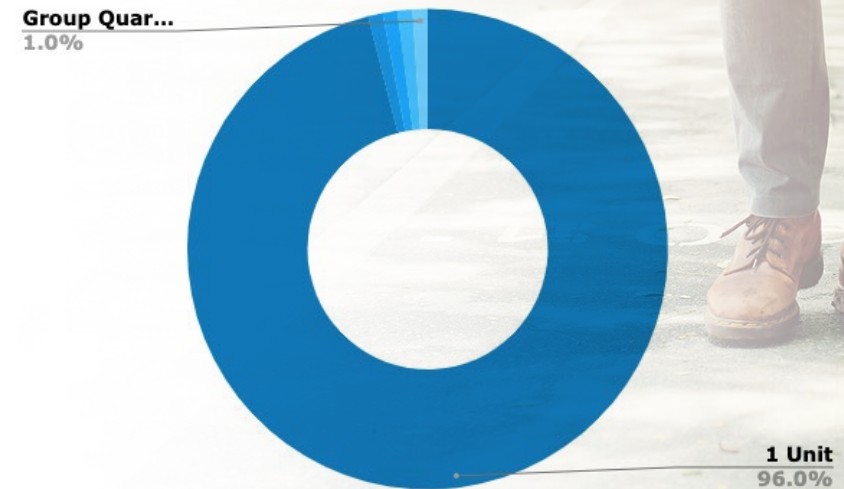
HOUSING OCCUPANCY



HOMES BUILT BY YEAR



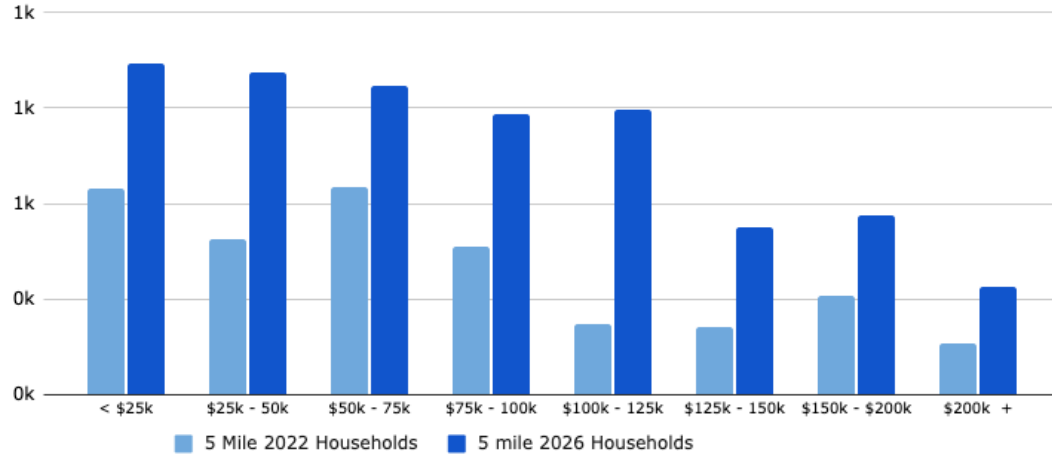
HOUSING TYPE



DEMOGRAPHICS

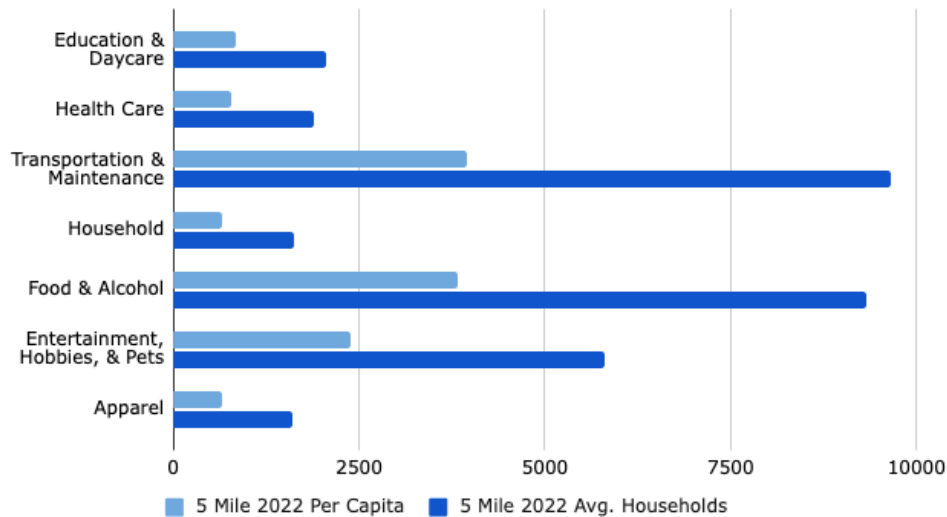
INCOME
POPULATION

MONTHLY HOUSE HOLD INCOME

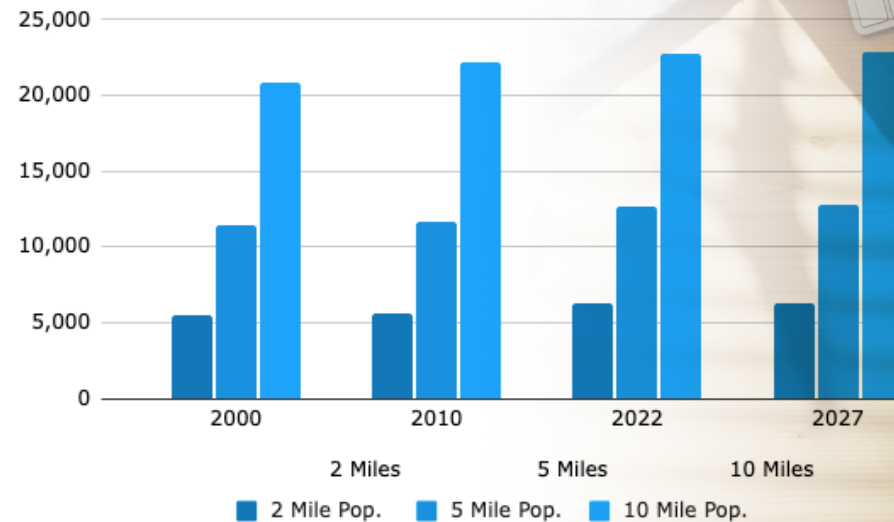


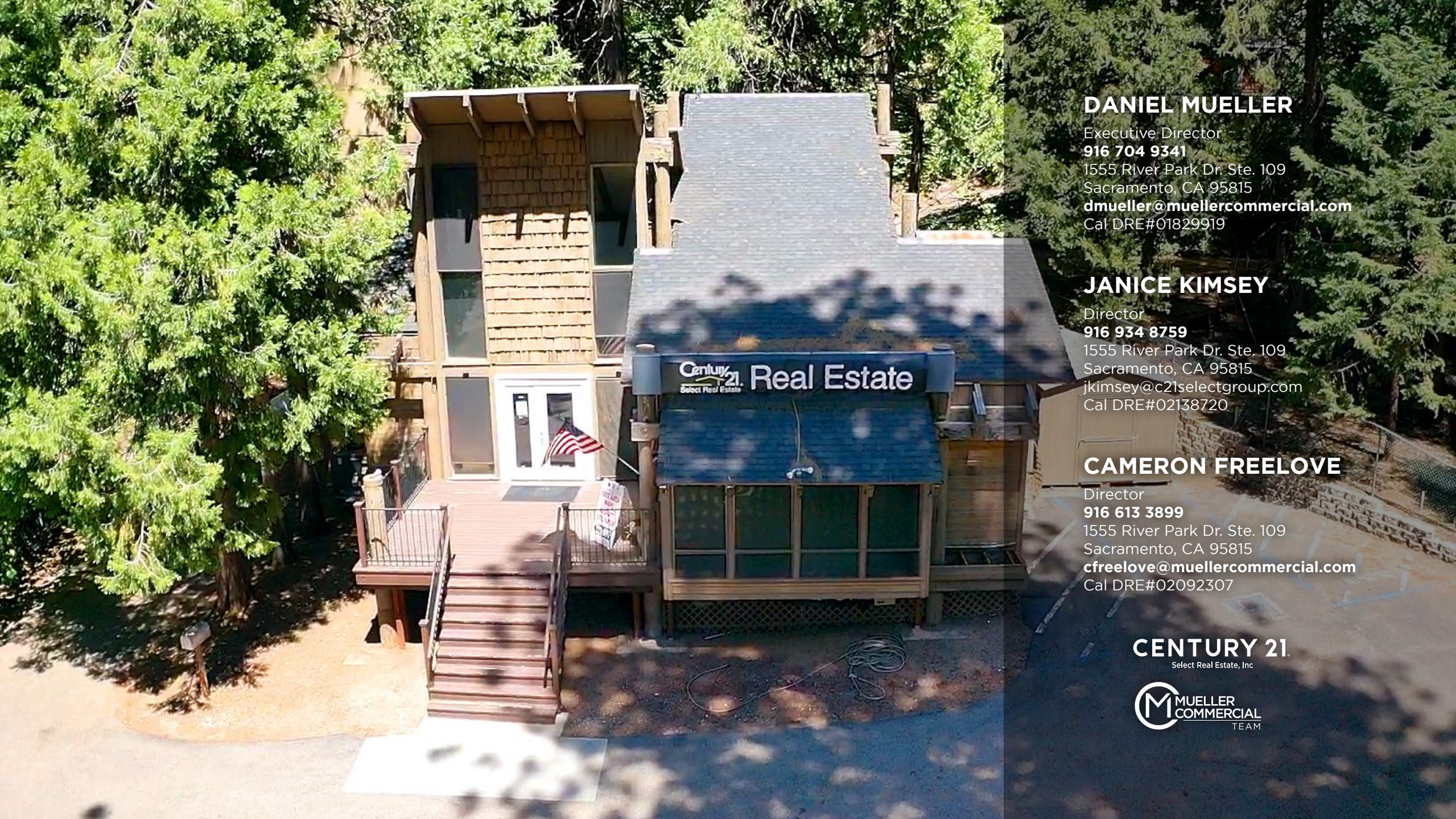
POPULATION	2 Mile Pop.	5 Mile Pop.	10 Mile Pop.
2000	5,450	11,415	20,875
2010	5,617	11,634	22,231
2022	6,227	12,645	22,797
2027	6,336	12,823	22,892

PER CAPITA & AVG. HOUSEOLD SPENDING



POPULATION





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SALE

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