

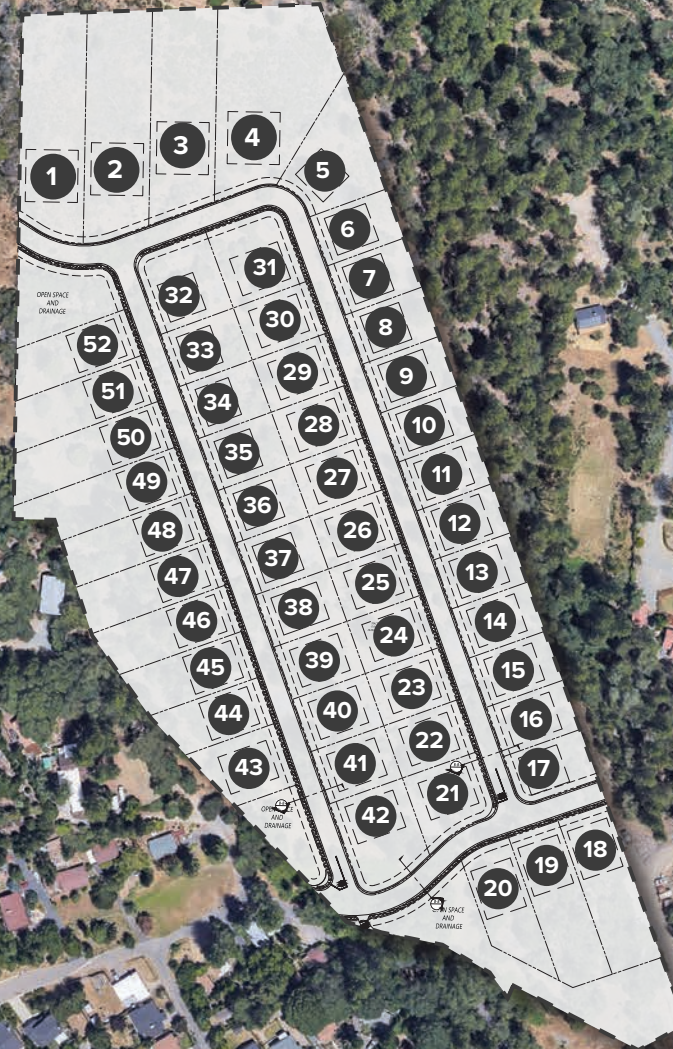
ANDERSON ESTATES

PLACERVILLE | CA

For Sale

±20.9 Acres of Residential Land in Placerville, CA.

- Zoned for residential use with 52 total lots (48 - ±10,000 SF lots and 4 - one acre lots) offering flexible development options.
- Located just 1/3 mile from Highway 50, with 33,827 ADT.
- Potential for a Senior Assisted Living facility on five acres of R1-A zoned land within Placerville city limits.
- Approximately \$1,500,000 in Statewide Community Infrastructure Program funds available along with seller financing.



VICTOR-MANUEL SALDANA

Director of Sales & Leasing
916.514.5225 x116
victor@capitalrivers.com
DRE #02160998



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EXECUTIVE SUMMARY

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PROPERTY OVERVIEW

Located in Placerville, CA, this ±20.9-acre parcel offers significant potential for residential or senior living development. Just 1/3 mile from Highway 50, the property is conveniently positioned near a major transportation route with 33,827 average daily traffic (ADT). The current zoning supports a mix of single-family residential uses, including 48 lots of approximately 10,000 square feet each and four larger one-acre lots.

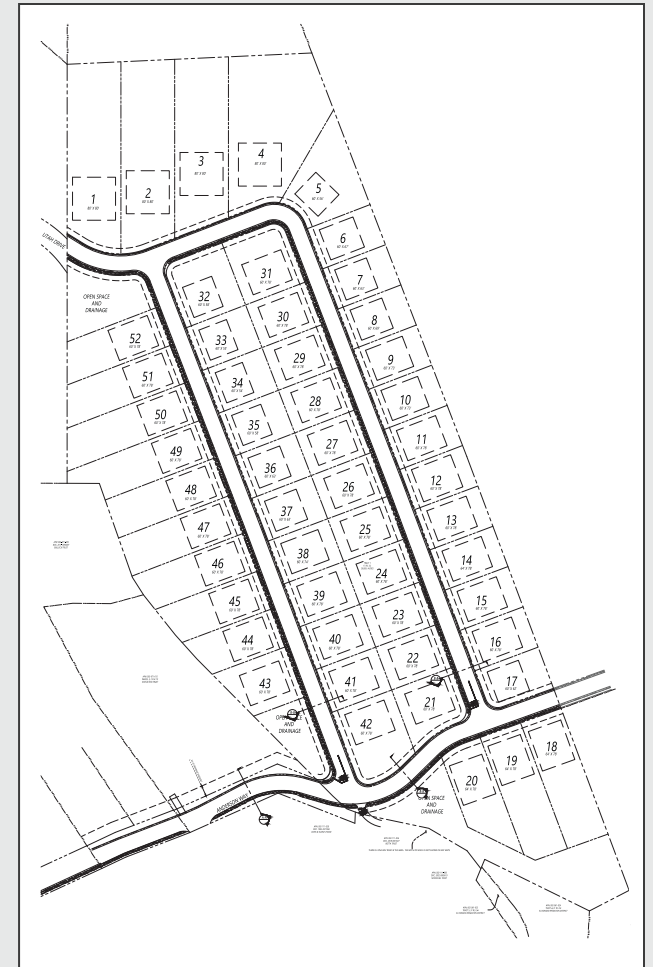
A five-acre portion of the property, zoned R1-A, is well-suited for a Senior Assisted Living facility, meeting an important community need. The surrounding natural landscape provides a quiet and pleasant setting that complements residential living or senior care. With its combination of zoning flexibility and proximity to key amenities, this property offers a versatile development opportunity in a growing area.

PROPERTY HIGHLIGHTS

- Largest parcel of land within the city limits of Placerville, CA
- 52 total lots (48 - ±10,000 SF lots and 4 - one acre lots)
- Potential five-acre Senior Assisted Living facility

OFFERING SUMMARY

Parcel Size: ±20.9 acres
APN: 002-061-012
Zoning: R1-A and R1-10 (Single Family Residential)
Price: \$1,590,000 (Seller financing and SCIP funds available)



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VICTOR-MANUEL SALDANA

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916.514.5225 x116
victor@capitalrivers.com
DRE #02160998



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RETAIL AREA

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RESIDENTIAL AREA

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SUNRISE GARDEN
APARTMENTS

SCHNELL
ELEMENTARY

CARSON RIDGE
APARTMENTS

PLACERVILLE UNION
ELEMENTARY

COTTONWOOD
PARK APARTMENTS

DEARVIEW PARK
APARTMENTS

COTTONWOOD
SENIOR APARTMENTS

TUNNEL STREET SENIOR
CENTER APARTMENTS

SUNRISE
APARTMENTS

SIERRA
ELEMENTARY

APARTMENTS & HOUSING
SCHOOLS & EDUCATION

PACIFIC STREET
APARTMENTS

ESKATON
VILLAGE

VICTOR-MANUEL SALDANA

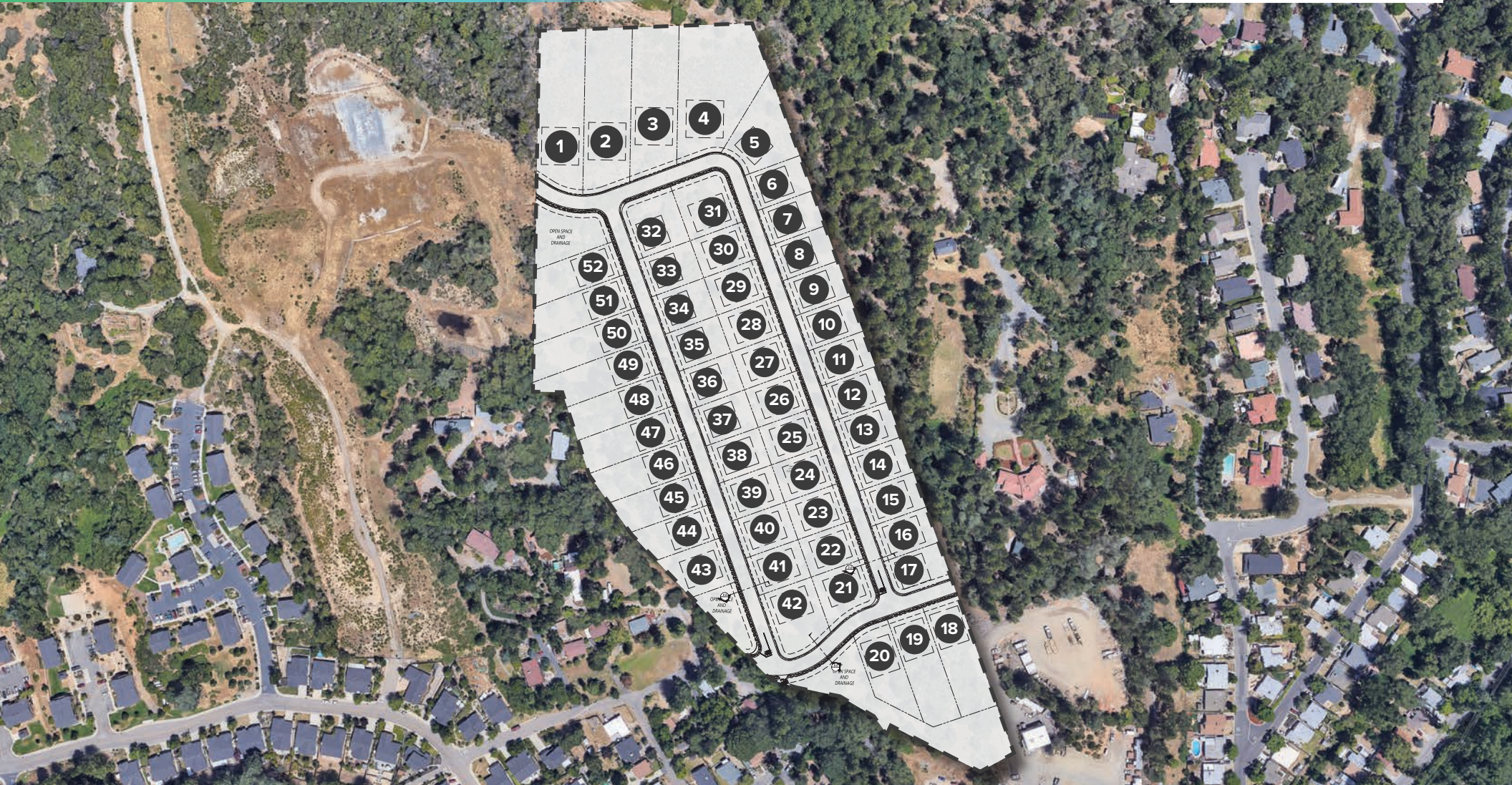
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TENTATIVE MAP

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PLACERVILLE CITY PROFILE

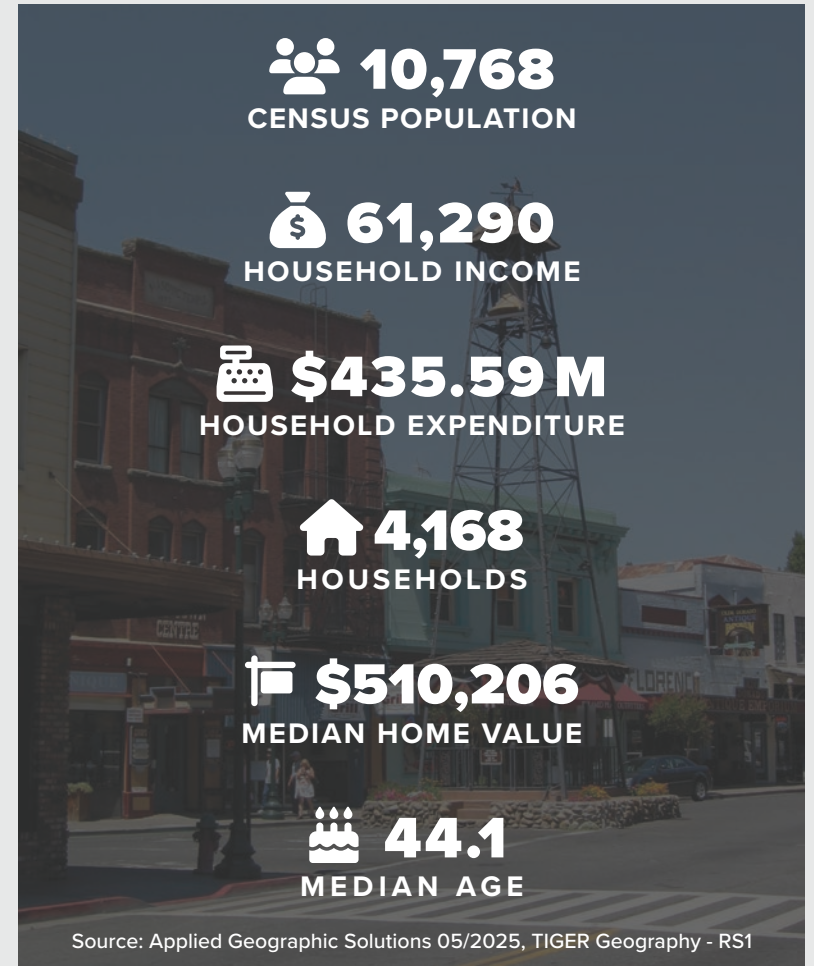
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The City of Placerville, population 10,738, is centrally located between Sacramento, the State capitol, and South Lake Tahoe, world-famous recreation center. Situated above the fog line and below the snow line, Placerville boasts an ideal climate with four distinct seasons. Accessibility to Placerville is via State Highway 49 and U.S. Highway 50, along one of the most traveled corridors in California. Placerville's treasured heritage is reflected in the historical, nineteenth century architecture of its downtown core. In addition, Placerville is the County seat and the center of financial, commercial, civic, and Government activity.

Serving as a "hub" for many nearby destinations and activities, Placerville is well situated. Premier wineries, Apple Hill Ranches, Historic Coloma, the American River, and the El Dorado National Forest are all located within minutes of downtown Placerville. The future of Placerville's business economy will continue to be strengthened and infused by these established and newly developing areas of opportunity surrounding the hub.

Within the hub, local merchants, property owners, and Government officials are striving to insure economic vitality for Placerville. These groups are working together on business improvement and revitalization projects to preserve, promote, and enhance the quality of life for all in the community.

Source: cityofplacerville.org



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PROPERTY PHOTOS

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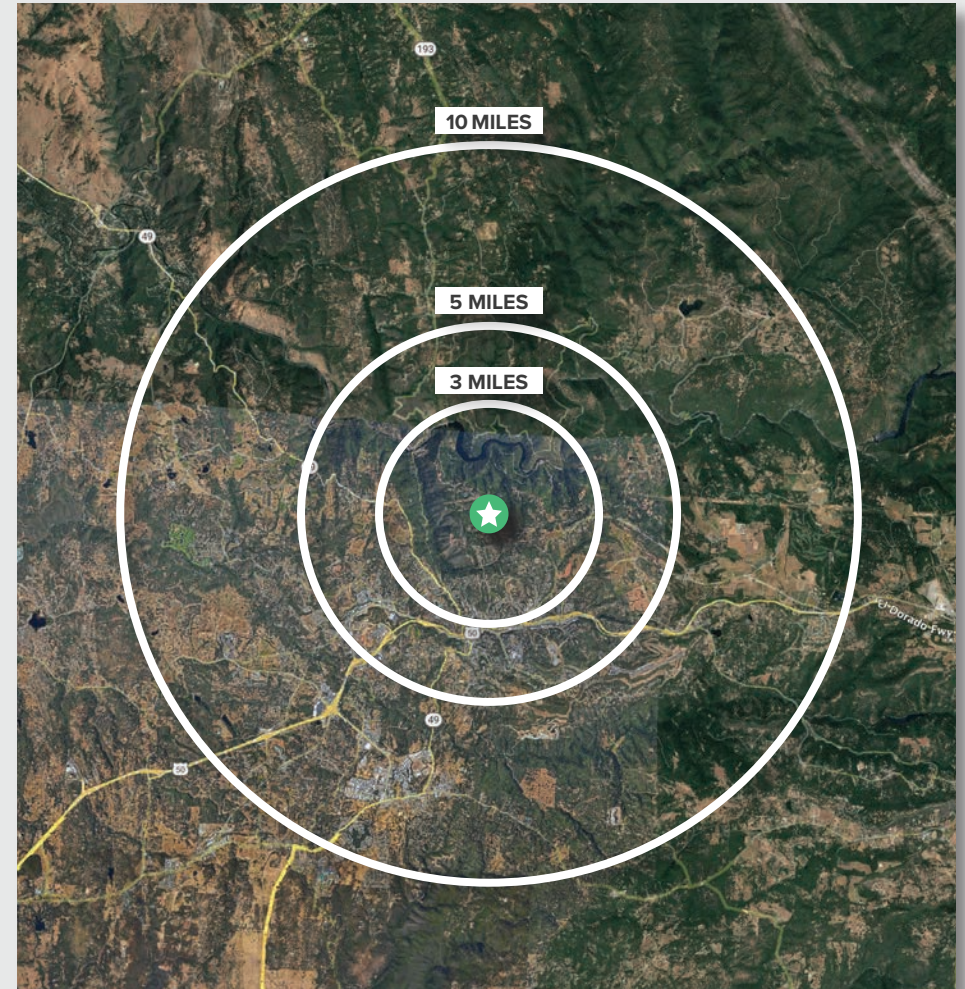
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REGIONAL DEMOGRAPHICS

DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
POPULATION			
2025 Estimated Population	15,125	28,923	59,078
2030 Projected Population	14,881	28,349	58,169
2020 Census Population	16,700	31,717	63,914
2010 Census Population	16,522	31,193	63,046
2025 Median Age	46.4	48.1	49.1
HOUSEHOLDS			
2025 Estimated Households	6,521	12,198	24,303
2030 Projected Households	6,483	12,131	24,248
2020 Census Households	7,094	13,237	25,981
2010 Census Households	6,698	12,676	25,243
INCOME			
2025 Estimated Average Household Income	\$111,183	\$115,315	\$132,405
2025 Estimated Median Household Income	\$85,773	\$89,183	\$102,296
2025 Estimated Per Capita Income	\$48,105	\$48,743	\$54,535
BUSINESS			
2025 Estimated Total Businesses	986	1,643	2,531
2025 Estimated Total Employees	8,745	13,842	18,577



Source: Applied Geographic Solutions 05/2025, TIGER Geography - RS1

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ABOUT CAPITAL RIVERS

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SACRAMENTO, CA:

MAIN OFFICE
1821 Q Street
Sacramento, CA 95811
916.514.5225

CHICO, CA:

250 Vallombrosa Ave.
Suite 450
Chico, CA 95926
530.570.5107

REDDING, CA:

280 Hemsted Drive
Suite 104
Redding, CA 96002
530.221.1127

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