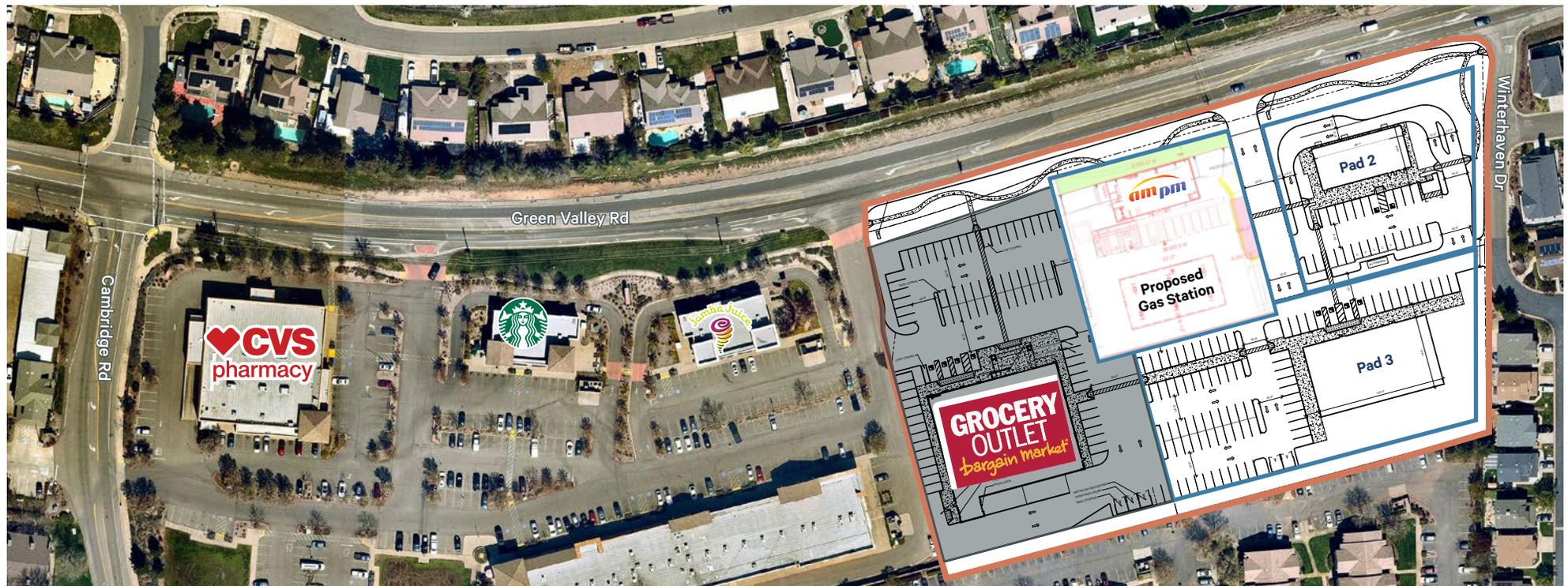


# Cameron Park Development

SWC Greenvalley Rd & Winterhaven Dr  
Cameron Park, CA 95682  
[www.cbre.com/sacramentodt](http://www.cbre.com/sacramentodt)



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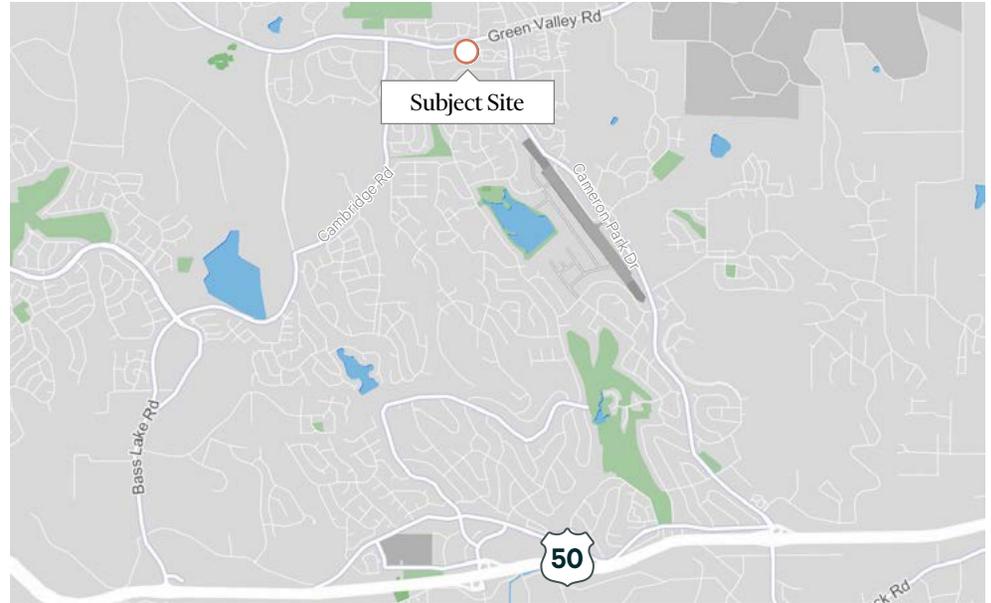
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# Property Information

## Grocery Outlet Now Open

- Pad 1 - Proposed gas station - Arco AM/PM (Coming soon)
- Pad 2 - ±41,663 SF Parcel (Quick Service Pad, possible drive-thru)
- Pad 3 - ±66,017 SF Parcel (Retail Pad)



## 2024 Estimated Demographics\*

	Radius	1-Mile	3-Miles	5-Miles
	<b>Population</b>	7,250	32,513	63,918
	<b>Daytime Population</b>	5,034	23,441	52,036
	<b>Businesses</b>	181	686	2,031
	<b>Households</b>	11,595	48,572	96,251
	<b>Avg HH Income</b>	2,983	12,336	23,673

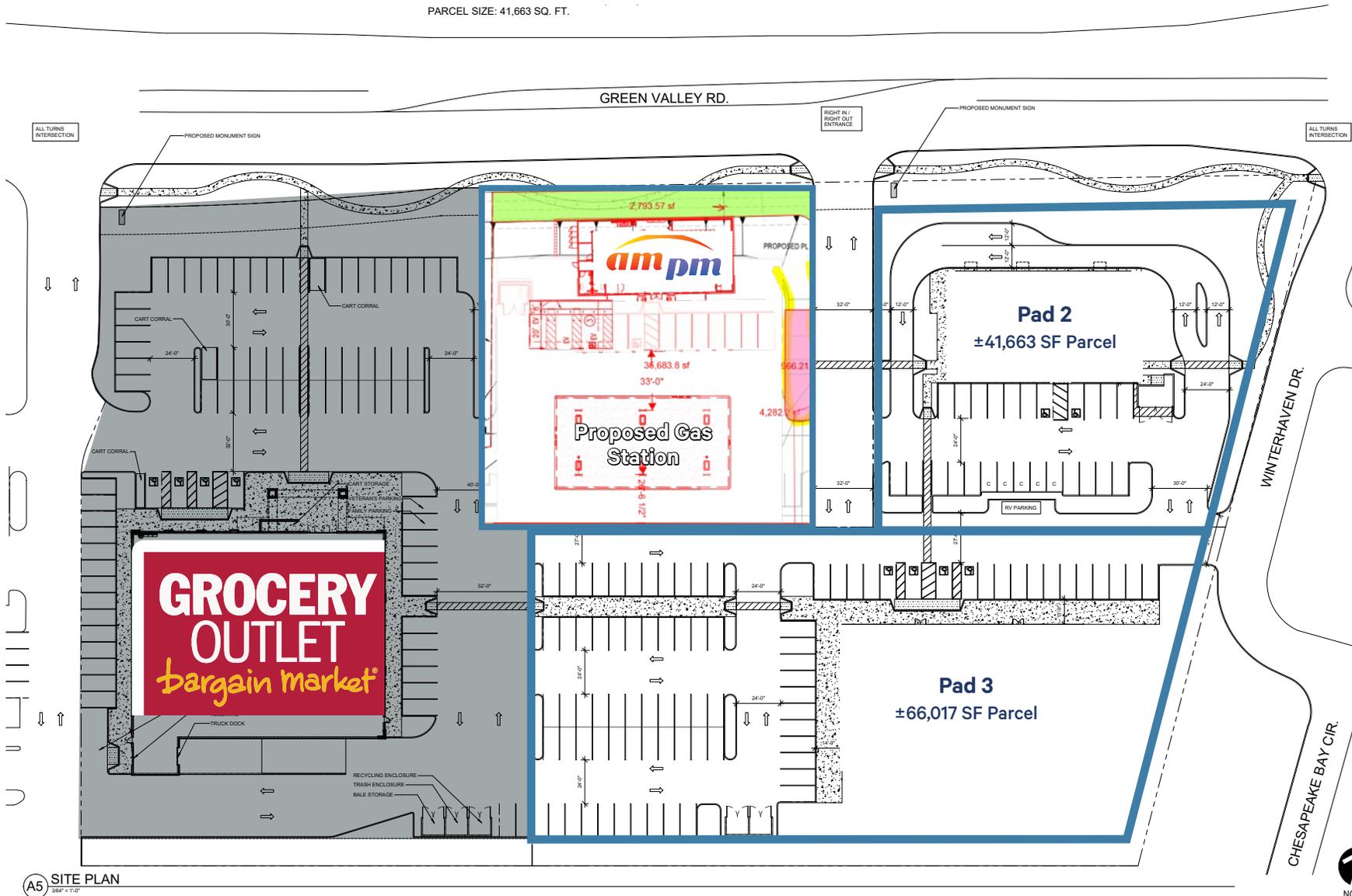


\*Source: FastReport

Site Plan

Not to scale. All dimensions are approximate. Subject to change.

PARCEL SIZE: 41,663 SQ. FT.



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# For Ground Lease



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