

**LAND SALE : ±1.16 ACRES**  
**3887 PONDEROSA ROAD, SHINGLE SPRINGS**



**OFFERING PRICE \$475,000**

**NEWMARK**

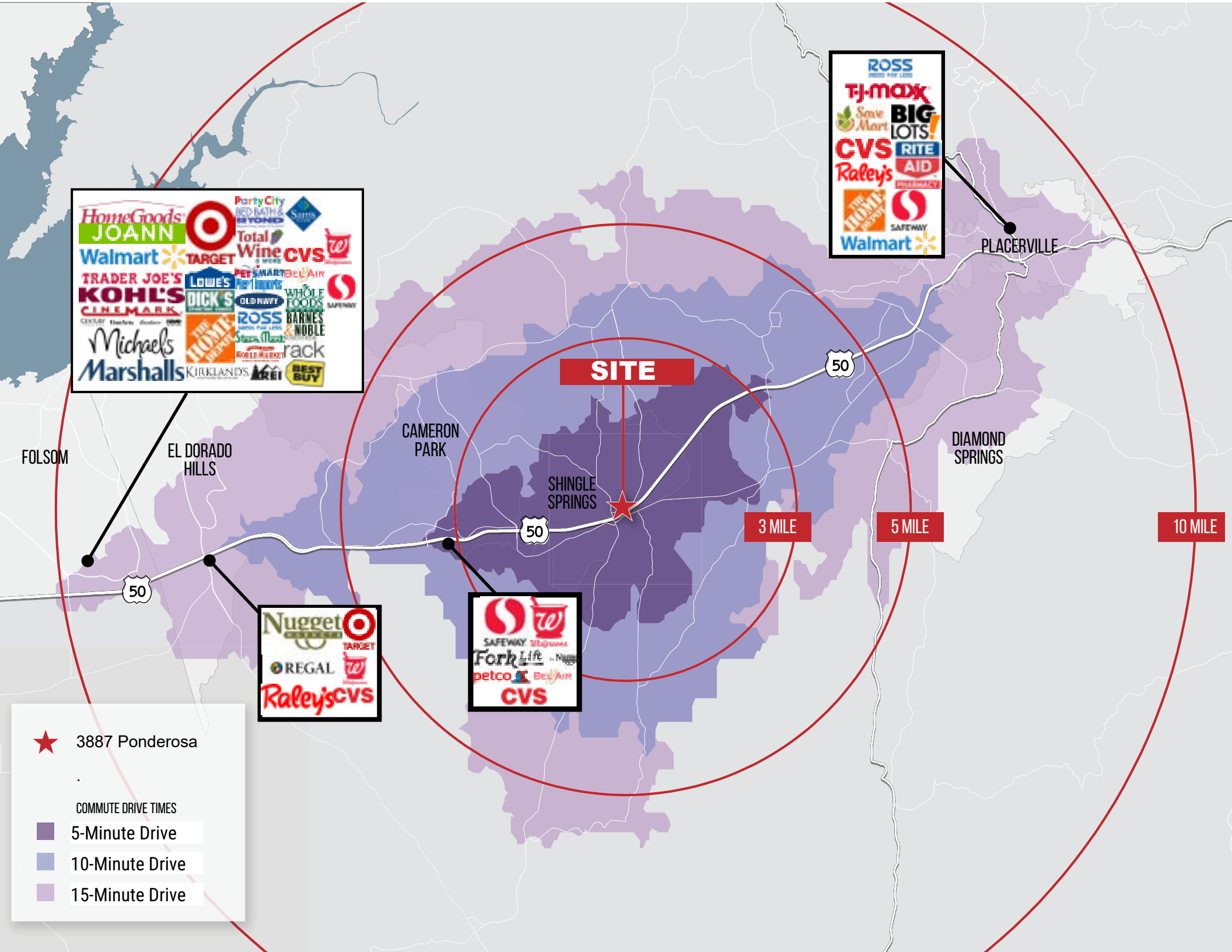
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# PROPERTY HIGHLIGHTS

- Offered at \$475,000
- ±1.16 acres (±50,529 SF)
- APN#: 070-270-032-000
- Zoned (CR) Commercial Regional  
[Click here to view Zoning PDF](#)
- Next to Ponderosa High School and well established single family homes
- Close to US Highway 50 Ponderosa exit
- Fiber, water & sewer connection available
- See [link below](#) for more info on sewer line locations
- Recent Phase I completed Proposed full set of plans for an office building
- TOPO map & grading plan available
- Water & sewer services have been purchased but subject to additional fees on proposed development/use.





HomeGoods  
**JOANN**  
 Walmart  
**TARGET**  
 Total Wine  
**CVS**  
 TRADER JOE'S  
**KOHL'S**  
 CINEMARK  
 Michaels  
**Marshalls**  
 Party City  
 BED BATH & BEYOND  
 Sam's Club  
 PetSmart  
 Pet Supplies Plus  
 Whole Foods  
 Barnes & Noble  
 Rack  
 Kirkland's  
 ARI  
 BEST BUY

**ROSS**  
 NEEDS FOR LESS  
**TJ-maxx**  
 Save Mart  
**BIG LOTS!**  
**CVS**  
 Raley's  
 Home Depot  
**RITE AID**  
 PHARMACY  
**SAFeway**  
**Walmart**

**Nugget**  
 CRISPER  
**TARGET**  
 REGAL  
**Raley's**  
**CVS**

**SAFeway**  
 Safeway Signature  
**Fork Life**  
 petco  
 Petco  
**CVS**

- ★ 3887 Ponderosa
- COMMUTE DRIVE TIMES
- 5-Minute Drive
- 10-Minute Drive
- 15-Minute Drive

**SITE**

**3 MILE**

**5 MILE**

**10 MILE**

FOLSOM

EL DORADO HILLS

CAMERON PARK

SHINGLE SPRINGS

DIAMOND SPRINGS

PLACERVILLE

50

50

50



# AMENITIES AERIAL



