

**FOR
LEASE**

**1426-1496 BROADWAY,
PLACERVILLE, CA**

APPLE FARM PLACE



NEWLY RENOVATED SHOPPING CENTER!

+/- 800 - 1,920 SF OF RETAIL SPACE AVAILABLE

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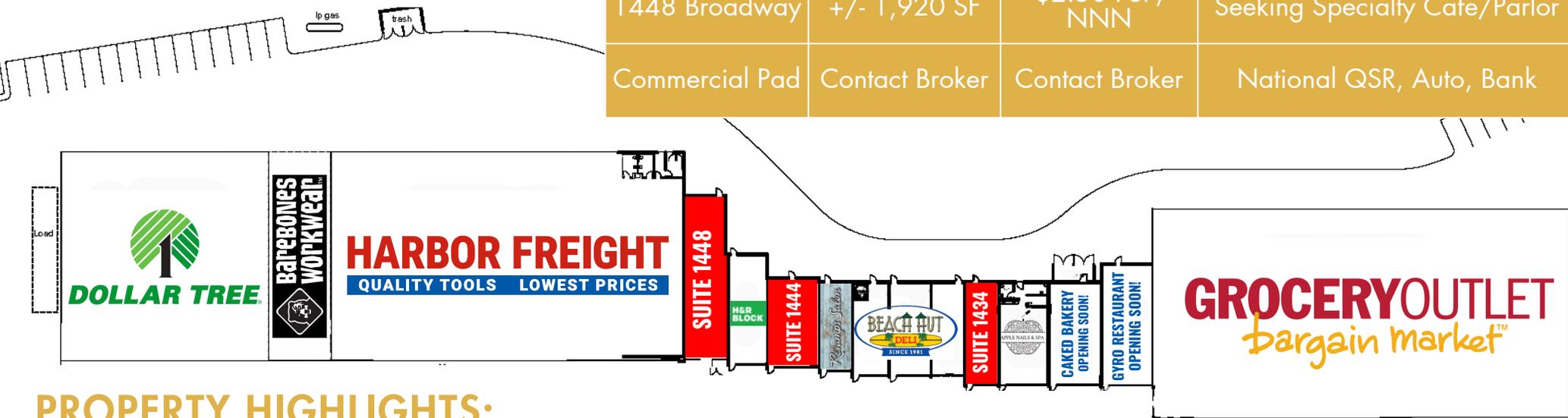
ROME
REAL ESTATE GROUP

APPLE FARM PLACE

SITE PLAN

SHOP SPACES TO BE DELIVERED IN VANILLA SHELL CONDITION

AVAILABLE	SIZE	PRICING	SPACE NOTES
1434 Broadway	+/- 800 SF	\$2.50 PSF, NNN	Seeking Clothing Boutique
1444 Broadway	+/- 1,050 SF	\$2.50 PSF, NNN	Seeking Pet Grooming/Supplies
1448 Broadway	+/- 1,920 SF	\$2.50 PSF, NNN	Seeking Specialty Cafe/Parlor
Commercial Pad	Contact Broker	Contact Broker	National QSR, Auto, Bank



PROPERTY HIGHLIGHTS:

- Prime Location in Placerville: Centrally located between Sacramento and South Lake Tahoe, with high visibility along State Highway 49 and U.S. Highway 50.
- Significant Tourist Traffic: Proximity to major attractions like Highway 50, Lake Tahoe, El Dorado National Forest, El Dorado Wineries, Apple Hill Orchards, and Christmas Tree Farms.
- Adjacent Retail Anchors: Nearby retailers include Grocery Outlet, Newly Opened Harbor Freight & Barebones Workwear, Dollar Tree, Tractor Supply plus newly opened Beach Hut Deli.
- High Tourist Volume: 1.3 million people visit nearby Apple Hill attractions each year.
- Freeway Visibility: Exceptional visibility with pylon signage.
- Redeveloped Center: Redeveloped with fresh landscaping and improved visibility.



EXTERIOR PHOTOS





HARBOR FREIGHT
QUALITY TOOLS LOWEST PRICES

GROCERYOUTLET
bargain market™



BROADWAY
±12,112 ADT

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

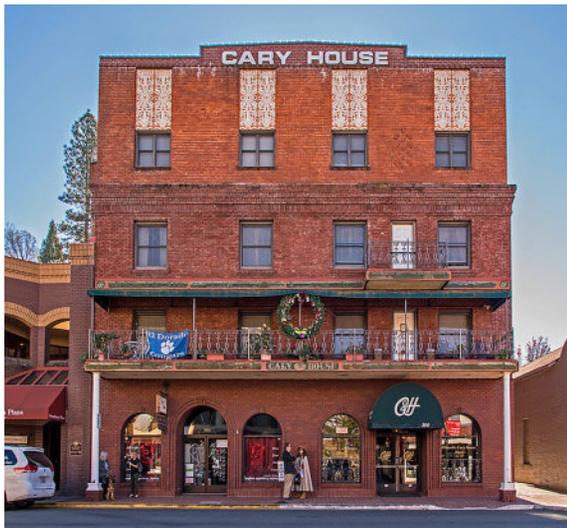
Bene!

NAPOLETANA STYLE PIZZA

RISTORANTE ITALIANO

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.



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

REACH OUT

TO LEARN MORE ABOUT
THESE RETAIL SUITES!



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