

**FOR  
OR SALE  
LEASE**

**3044 SLY PARK RD,  
POLLOCK PINES, CA**

**+/- 52,708 SF COMMERCIAL PARCELS**

**GREAT ACCESS TO/FROM HWY 50**



**ROME**  
REAL ESTATE GROUP



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**ROME**  
REAL ESTATE GROUP

# +/- 1.21 ACRES OF COMMERCIAL PARCELS

## FOR GROUND LEASE:

### LEASE RATE:

**\$3,000 PER MONTH + NNN**

## FOR SALE:

**\$950,000.00**

**(\$18.02 PSF)**

## PROPERTY DETAILS:

- **Zoning Advantage:** Zoned Community Commercial, allowing for various retail uses, including fuel sales without a Conditional Use Permit (CUP) or Quick Service Restaurant (QSR) development.
- **Prime Location:** Situated off HWY 50, with impressive traffic counts of approximately 20,200 cars per day, and just off the main retail corridor in town.
- **Strategic Corner Lot:** Offers multiple potential points of ingress and egress, enhancing accessibility and convenience.
- **Proximity to Attractions:** Ideally located between Sly Park campground and HWY 50, attracting both local and transient traffic.
- **Generous Size:** Encompasses 1.21 acres or 52,708 square feet, providing ample space for development.
- **Parcel Information:** APN 009-303-046-000 & 009-303-045-000

# PARCELS LINES

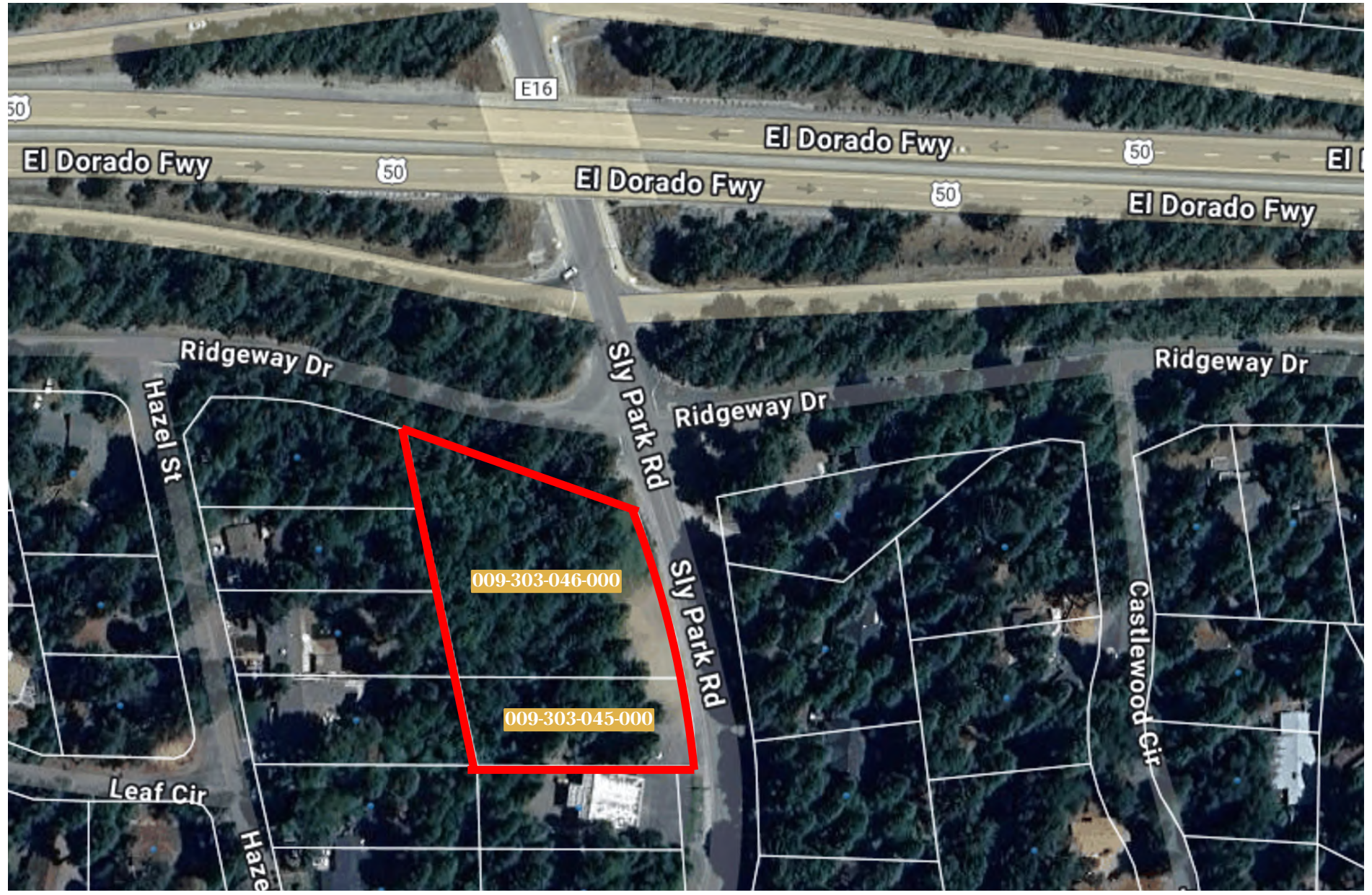
**APN #009-303-046-000**

+/- 37,026 SF PARCEL

**APN #009-303-045-000**

+/- 15,682 SF PARCEL

**ZONING: CC - COMMUNITY COMMERCIAL**



# RETAIL AERIAL

Long Canyon Forebay

**SAFeway**  
**WU**  
**WESTERN UNION**  
**EL DORADO SAVINGS BANK**  
60 Years of Service to our Community

**SUBWAY**  
**Shell**  
**NAPA**  
**SIERRA NEVADA TIRE & WHEEL**  
**PIZZA FACTORY**  
**FAMILY DOLLAR**

PROPERTY LOCATION



**MOUNTAIN LIVING CREATIONS**  
ESTABLISHED BY JARABIE BERRY



7 Minute Drive

Sly Park Rd

**FedEx EXPRESS SHIPPING**  
**Relish BURGER BAR**  
**O'Reilly**  
**Papa Murphy's TAKE 'N' BAKE PIZZA**  
**EL DORADO COUNTY FIRE**  
**True Value**  
**U-HAUL**  
**CVS pharmacy**

# DEMOGRAPHIC SUMMARY REPORT

3044 SLY PARK RD, POLLOCK PINES, CA 95726



## POPULATION 2024 ESTIMATE

|               |        |
|---------------|--------|
| 1-MILE RADIUS | 3,461  |
| 3-MILE RADIUS | 8,127  |
| 5-MILE RADIUS | 12,468 |

## POPULATION 2029 PROJECTION

|               |        |
|---------------|--------|
| 1-MILE RADIUS | 3,550  |
| 3-MILE RADIUS | 8,367  |
| 5-MILE RADIUS | 12,764 |



## HOUSEHOLD INCOME 2024 AVERAGE

|               |              |
|---------------|--------------|
| 1-MILE RADIUS | \$95,409.00  |
| 3-MILE RADIUS | \$95,846.00  |
| 5-MILE RADIUS | \$100,042.00 |

## HOUSEHOLD INCOME 2024 MEDIAN

|               |             |
|---------------|-------------|
| 1-MILE RADIUS | \$73,124.00 |
| 3-MILE RADIUS | \$74,729.00 |
| 5-MILE RADIUS | \$79,005.00 |



## POPULATION 2024 BY ORIGIN

|                         | 1-MILE RADIUS | 3-MILE RADIUS | 5-MILE RADIUS |
|-------------------------|---------------|---------------|---------------|
| WHITE                   | 2,848         | 6,690         | 10,371        |
| BLACK                   | 17            | 32            | 45            |
| HISPANIC ORIGIN         | 412           | 1,007         | 1,478         |
| AM.INDIAN & ALASKAN     | 24            | 50            | 72            |
| ASIAN                   | 64            | 177           | 242           |
| HAWAIIAN/PACIFIC ISLAND | 2             | 5             | 8             |
| OTHER                   | 505           | 1,172         | 1,730         |

# CONTACT US

FOR MORE INFORMATION ABOUT  
THIS OPPORTUNITY



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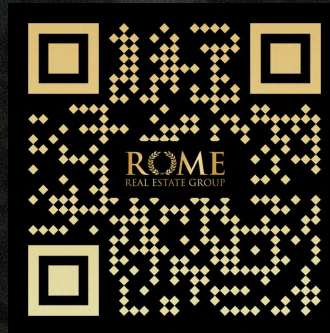
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