

FOR SALE

CAMERON PARK, CA

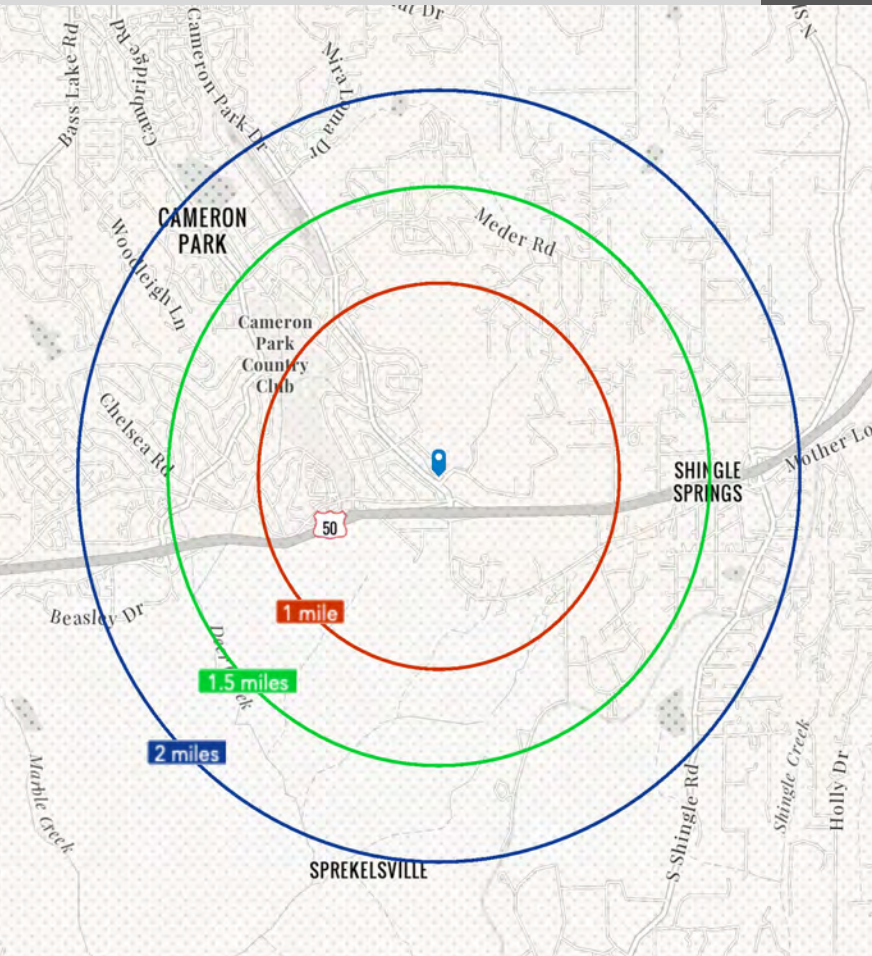
Former *Walgreens* #10599



± 2.34 AC | ~14.8K SF | CC | \$3.35MM

4014 PLAZA GOLDORADO CIR





Property Overview

- ✦ **Offering Price.** \$3,350,000
- ✦ **Delivery.** 'As-Is', Vacant (FF&E not included)
- ✦ **Property.** ±2.34 AC
- ✦ **Building.** ~14,820 + DT
- ✦ **Signage.** Monument + building
- ✦ **Yr Built.** 2011
- ✦ **APN.** 083-453-21-100 [Parcel Info](#)
- ✦ **Access.** Extended FI/FO on Palmer Dr; extended RI/RO on Cameron Park Dr
- ✦ **Zoning.** Commercial Community (CC) - [Allowed Uses](#)
- ✦ **Deed Restriction.** Pharmacy, bar, gym or health club, bowling alley, pool hall, skating rink, adult entertainment, second-hand store, liquidation store, educational or training facility, photofinishing services, vehicle sales or storage, car wash, industrial use and/or church.

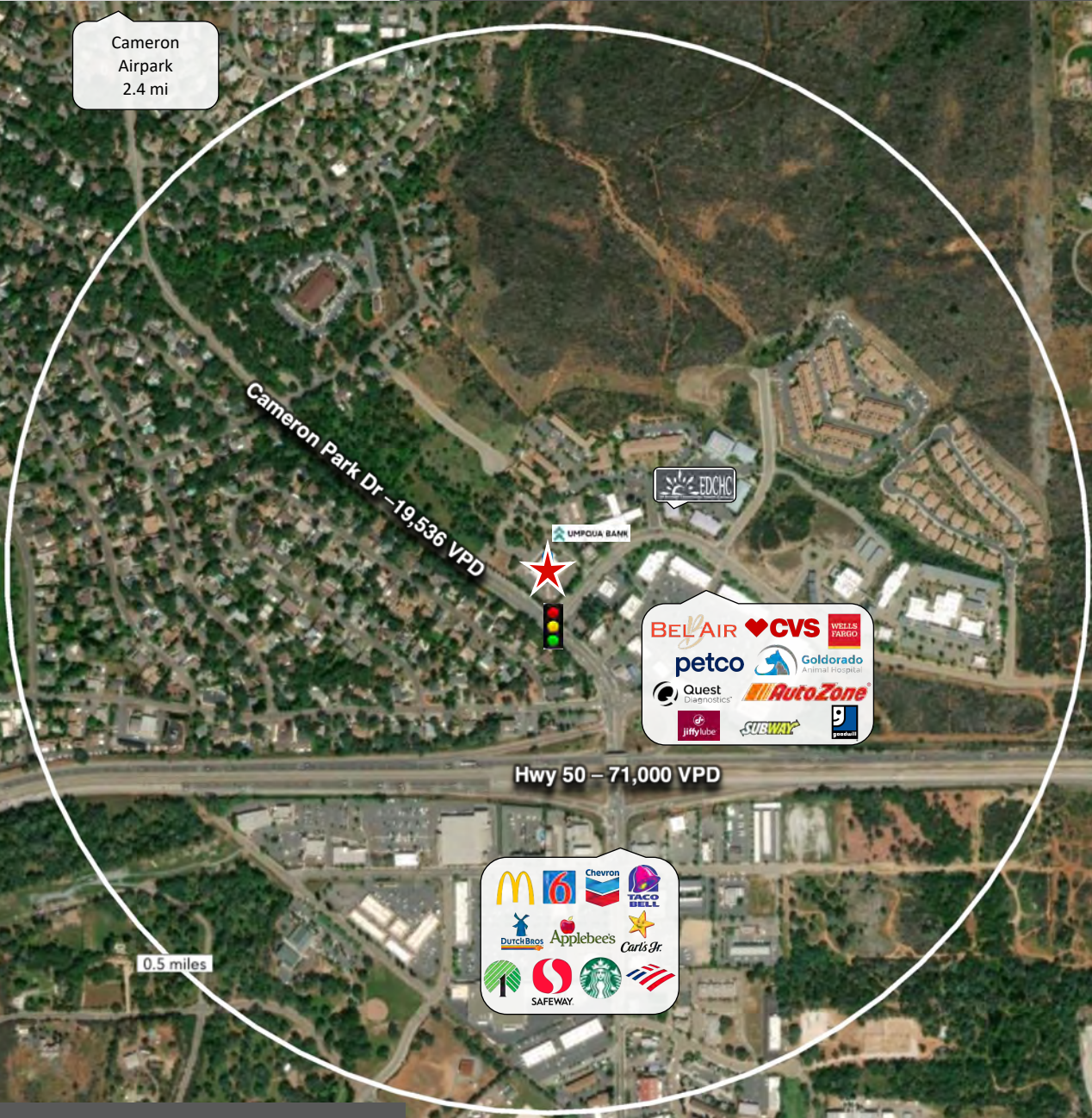
Location Overview

- ✦ **Highway 50.** Property has easy access to highway on/off ramps.
- ✦ **Nearby cities.** Property is centrally located in the heart of Cameron Park and close to Folsom, Placerville, and El Dorado Hills.
- ✦ **El Dorado Community Health Center.** ±0.25 miles.
- ✦ **Sacramento.** ±35 miles NE.

'25 Estimates	1 Mile	2 Miles	3 Miles
Population	3,678	8,916	13,717
Households	1,507	3,278	5,182
Avg. HH Inc.	\$99,599	\$102,555	\$109,307
Palmer Dr – Daily Traffic Count Estimate			8,751
Cameron Park Dr – Daily Traffic Estimate			19,536



Cameron
Airpark
2.4 mi



0.5 miles

EDCHC
UNION BANK
BEL AIR
CVS
WELLS FARGO
petco
Goldorado Animal Hospital
Quest Diagnostics
AutoZone
jiffy lube
SUBWAY
panera

McDonald's
6
Chevron
TACO BELL
Dutch Bros
Applebee's
Carls Jr.
SAFEWAY
Starbucks
Panda Express



UMPQUA BANK

petco

Quest Diagnostics

WELLS FARGO

goodwill

BEL AIR

CVS

Goldorado Animal Hospital

Quest

jiffylube

AutoZone

SUBWAY

Palmer Dr - 8,751 VPD

Cameron Park Dr - 19,536 VPD

Hwy 50 - 71,000 VPD



UMPQUA BANK





Hwy 50 – 71,000 VPD

Palmer Dr – 8,751 VPD

Cameron Park-Dr – 19,536 VPD

UMPQUA BANK

Drive-Thru



Drive-Thru

UMPQUA BANK

petco

Quest
Diagnostics

WELLS
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Palmer Dr - 8,751 VPD

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Drive-Thru

UMPQUA BANK

petco

Quest Diagnostics

WELLS FARGO

gondrell

BEL AIR

CVS

Goldorado Animal Hospital

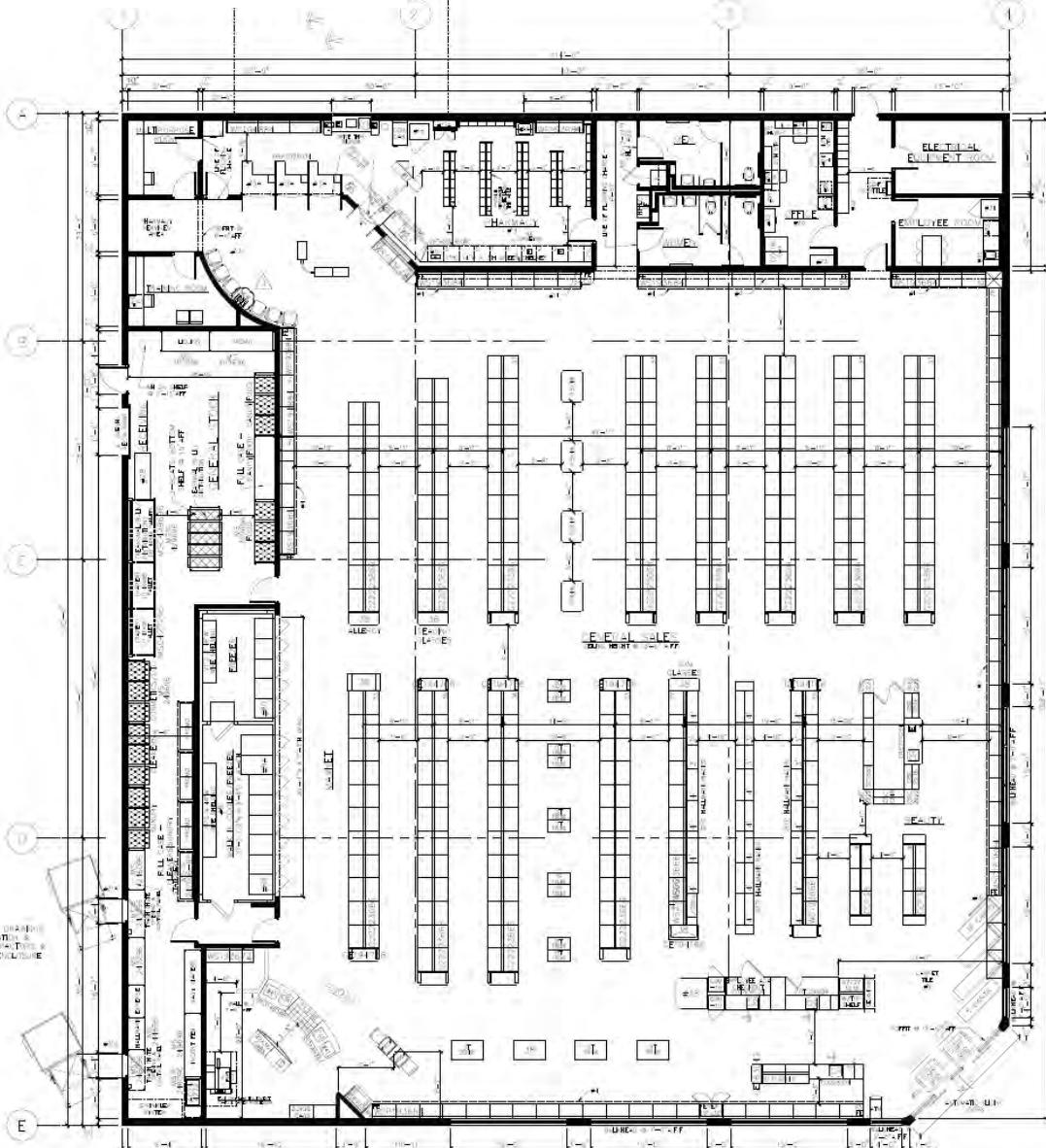
AutoZone

Palmer Dr - 8,751 VPD

Cameron Park Dr - 19,536 VPD



FF&E not included



- A1.1 GUEST CHAIR - EXISTING 0
 - A1.2 BARRIATRIC GUEST CHAIR/NEW 1
 - A1.3 GUEST CHAIR WITH CASTER/NEW 1
 - Q2 MEDICAL STOOL/NEW 1
 - Z.1 MOBILE STORAGE CART/NEW 1
- FIXTURE COLOR LEGEND**
- WT WHITE
 - PT PUTTY
 - AB ARCHITECTURAL BRONZE
 - TR TAUPE
 - GR GUMMETAL GREY
 - SR SILVER

- 2 MIRROR ON REAR WALL
 - 3 BEAUTY CORNICE
 - 4 SALES AREA CORNICE (FIXTURE MOUNTED)
 - 5 PHOTO CORNICE (FIXTURE MTD UNLESS NOTED)
 - 6 CANDY SCALE SHELF
 - 7 MASTER/SLT REACH-IN REFRIGERATION (PROVIDE 2" AIR SPACE BETWEEN COOLERS AND FREEZERS)
 - 8 OPEN FRONT MEDIUM TEMP. COOLERS (ADD 2" AT EACH END, FOR END PANELS)
 - A - MD-GE 8"0W X 42 7/8" D MODEL BEG. ENDLESS REACH-IN FREEZERS (ADD 2" AT EACH END, FOR END PANELS)
 - G - BEG-524-10-1 36"W X 38 3/4" D. MASTER/SLT WALK-IN COOLER. PROVIDE #1000 COOLMASTER DOORS
 - 28 3/4" X 72" EACH W/ 6 #1000 FREEZEMASTER DOORS
 - 28 3/4" X 72" EACH BY ANTHONY
 - A. DOOR(S) FOR EACH DOOR PROVIDE (1) 2" D BEV-O-FLOW GRAVITY SHELVES UPPER (S) WITH ROLLERS AND LOWER (2) WITH ROLLERS COMPLETE WITH UPGRIDS
 - B. DOOR(S) FOR EACH DOOR PROVIDE (1) 2" D ANTHONY WIRE SHELVES AND (4) POSTS
 - C. DOOR(S) - D ROLLER CONVEYOR AT FLOOR LEVEL
 - D. 5 DOOR(S) FOR EACH DOOR PROVIDE (8) 2" D ANTHONY SHELVES
 - E. DOOR(S) FOR EACH DOOR PROVIDE (2) 2" D ANTHONY SHELVES AND (4) #1000 MERCHANDISER SHELVES
 - F. DOOR(S) - D DOUBLE DECK ROLLER CONVEYOR
 - 3. ICE CRIBBY BY VENDOR
 - 10. RAILINGS TO BE 4TH DOUBLE LINE RAILS WITH DISPLAY PLATFORM NOSE
 - 11. PROVIDE A 6" BLACK VINYL BASE AT ALL CHECKOUTS
 - 12. ELECTRONIC ARTICLE SURVEILLANCE SYSTEM
- PHARMACY DEPARTMENT:**
- 13. RX WAITING ROOM W/ 4H LAMINATE IVANSOOT LAMINATE BY FIXTURE MASTER DOORS (5) SEATS
 - 14. PROVIDE 10 SHELVES UNTIL BASKET CELLS ARE INSTALLED
 - 15. COMPUTER TERMINAL
 - 15A. INTERCOM PLUS TERMINAL
 - 15C. TRAINING TERMINAL
 - 16. RX BASKET AND CABINET
 - 17. ORX CABINET
 - CS SAFE
 - A. (1) D DOOR SAFE
 - B. (1) D DOOR SAFE
 - 18. RX REFRIGERATOR
 - 19. PROVIDE A CARPETED FLOOR WITH A RUBBER RUNNER. RX UNDERCOUNTER INSERT: #1 - RX 3 DRAWER VIAL INSERT #2 - RX OPEN INSERT #3 - RX CONSULTATION COUNTER UNIT #4 - RX 5 DRAWER FILE INSERT #7 - RX OPEN INSERT WITH CPU SHELF #8 - RX WALL CALL CABINET #9 - RX 13 DRAWER FILE CABINET
- OFFICE:**
- 20. PROVIDE TILED FLOOR & VINYL WALLCOVERING
 - 21. UNDER COUNTER SHELF UNIT
 - 22. COMPUTER PRINTER
 - 23. LATERAL FILE
 - 24. ADMINISTRATION TERMINAL
 - 24A. F.O.S. TERMINAL
 - 24B. AS2B TERMINAL
 - 24C. STAFFWORKS TERMINAL
 - 25. TILL LOCKER
 - 26. SAFE
 - 27. TV & VCR (IN TRAINING ROOM)
- STOCKROOM:**
- 28. MESH-FLEX CONVEYOR
 - 29. GRAVITY CONVEYOR
 - 30. POWER ROLLER CONVEYOR
 - 31. BALER
- EMPLOYEE ROOM:**
- 32. EMPLOYEE LOCKERS: (2) 6" W X 18" D
 - 33. 8"0W X 20" EMPLOYEE COUNTER W/ CABINETS
 - 34. EMPLOYEE ROOM REFRIGERATOR
 - PROVIDE 2" CLEARANCE (HORN NEXT TO COUNTER)
 - 35. EMPLOYEE ROOM SINK (ON COUNTER)
 - 36. 7" D MIRROR ON WALL ABOVE COUNTER
- MISCELLANEOUS:**
- 37. 1" ELECTRICAL OUTLET FOR FUTURE USE
 - 38. VENDOR RACKS: REMOVE BASE DECK & BENCH; (END PANELS TO REMAIN)
 - 39. PROVIDE OPENING FOR ONE-WAY GLASS (SEE INTERIOR ELEVATION FOR LOCATION)
 - 40. NEWSPAPER RACK BY VENDOR
 - 41. PICTURE CARE PLUS TERMINAL

REVISIONS 1-2:
FY17 PHR. SIMPLIFY & FED
EX ARE SEPARATE
PROGRAMS RUNNING
CONCURRENTLY

NEW LOCATION	<input type="checkbox"/>	SECURITY	<input type="checkbox"/>	MARKET	<input type="checkbox"/>
TEXTURE	<input type="checkbox"/>	PHOTO	<input type="checkbox"/>	LIQUOR	<input type="checkbox"/>
LANDING/BLDG	<input type="checkbox"/>	PHARMACY	<input type="checkbox"/>	24 HOUR	<input type="checkbox"/>

SQUARE FOOT AREA SUMMARY

DEPARTMENT	SALES	STOCK	SERVICE	TOTAL EXIST'G	TOTAL NEW
DEN	NEW	0.0	0.0	0.0	0.0
SALES	EXIST'G	1,041	1,031	1,031	1,041
MARKET	NEW	0.0	0.0	0.0	800
MARKET	EXIST'G	0.0	0.0	0.0	0.0
RX	EXIST'G	791	0.0	0.0	791
RX WAIT	EXIST'G	0.0	0.0	0.0	340
PHOTO	NEW	1.0	0.0	0.0	0.0
PHOTO	EXIST'G	4.0	0.0	0.0	4.0
WINE + BEER	NEW	0.0	0.0	0.0	0.0
CLINIC	EXIST'G	0.0	0.0	0.0	0.0
HHC	NEW	0.0	0.0	0.0	0.0
BSMT	EXIST'G	0.0	0.0	0.0	0.0
2ND FLOOR	EXIST'G	0.0	0.0	0.0	0.0
TOTAL NEW	1,002	1,031	1,031	1,031	1,400
TOTAL EXIST'G	1,041	1,031	1,031	1,031	1,031

TOTAL AREA: FIRST FLOOR: 14,491 SQ.FT.
TOTAL AREA: OTHER LEVELS: 0 SQ.FT.
GROSS AREA INCLUDING ALL DEPARTMENTS & ALL LEVELS: 14,491 SQ.FT.

SUMMARY OF CHANGES

LINEAL FOOTAGE	EXISTING	PROPOSED	CHANGE
TOTAL LINEAL FOOTAGE	2,110	1,105	0%
SHELVING	1,089 in ft	1,059 in ft	0%
CHETING GARDS	116 in ft	116 in ft	0%
SEASONAL	0 in ft	0 in ft	##
COOLERS	20 in ft	20 in ft	0%
FREEZERS	13 in ft	13 in ft	0%
LOCK BOUTIQUE	0 in ft	0 in ft	##
UP-MARKET	0 in ft	0 in ft	####
TOTAL LIQUOR STORE LINEAL FOOTAGE	0 in ft	0 in ft	####
LIQUOR STORE SHELVING	0 in ft	0 in ft	##
LIQUOR STORE COOLERS	0 in ft	0 in ft	##
LIQUOR STORE FREEZERS	0 in ft	0 in ft	####
STOCK ROOM SHELVING	0 cu ft	0 cu ft	####
PHARMACY LINEAL FOOTAGE	86 in ft	83 in ft	-3.5%
STOCK ROOM OPTIMIZER	0.00%	0.00%	

PROMO FOOTAGE

	EXISTING	PROPOSED	CHANGE
END STAND QTY	28	36	+9.0%
TABLE PANEL QTY	38	38	0.0%
TABLE QTY	0	12	0.0%
QUELILING	0	0	0 in ft
BEAUTY	36	36	0 in ft

SQUARE FOOTAGE

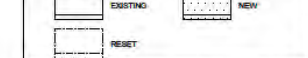
	EXISTING	PROPOSED	CHANGE
BUILDING SQ. FT.	14,491 sq. ft.	14,491 sq. ft.	0%
STOCK SQ. FT.	1,260 sq. ft.	1,260 sq. ft.	0%
RX INTERIOR SQ. FT.	799 sq. ft.	799 sq. ft.	0%
HEALTHCARE SQ. FT.	912 sq. ft.	912 sq. ft.	0%
DAILY LIVING SQ. FT.	10,407 sq. ft.	10,407 sq. ft.	0%

FIXTURE LEGEND

O	1919	36	66"	WT	ALL OTHER FIXTURES ARE TYPICALLY CALLED OUT DEPTH BY WIDTH.
D	15	47	66"	WT	
W	19	36	84"	WT	EXAMPLE: DT 36 48
H	19	36	84"	WT	TABLE
W	19	36	84"	WT	TABLE
W	19	36	84"	WT	TABLE

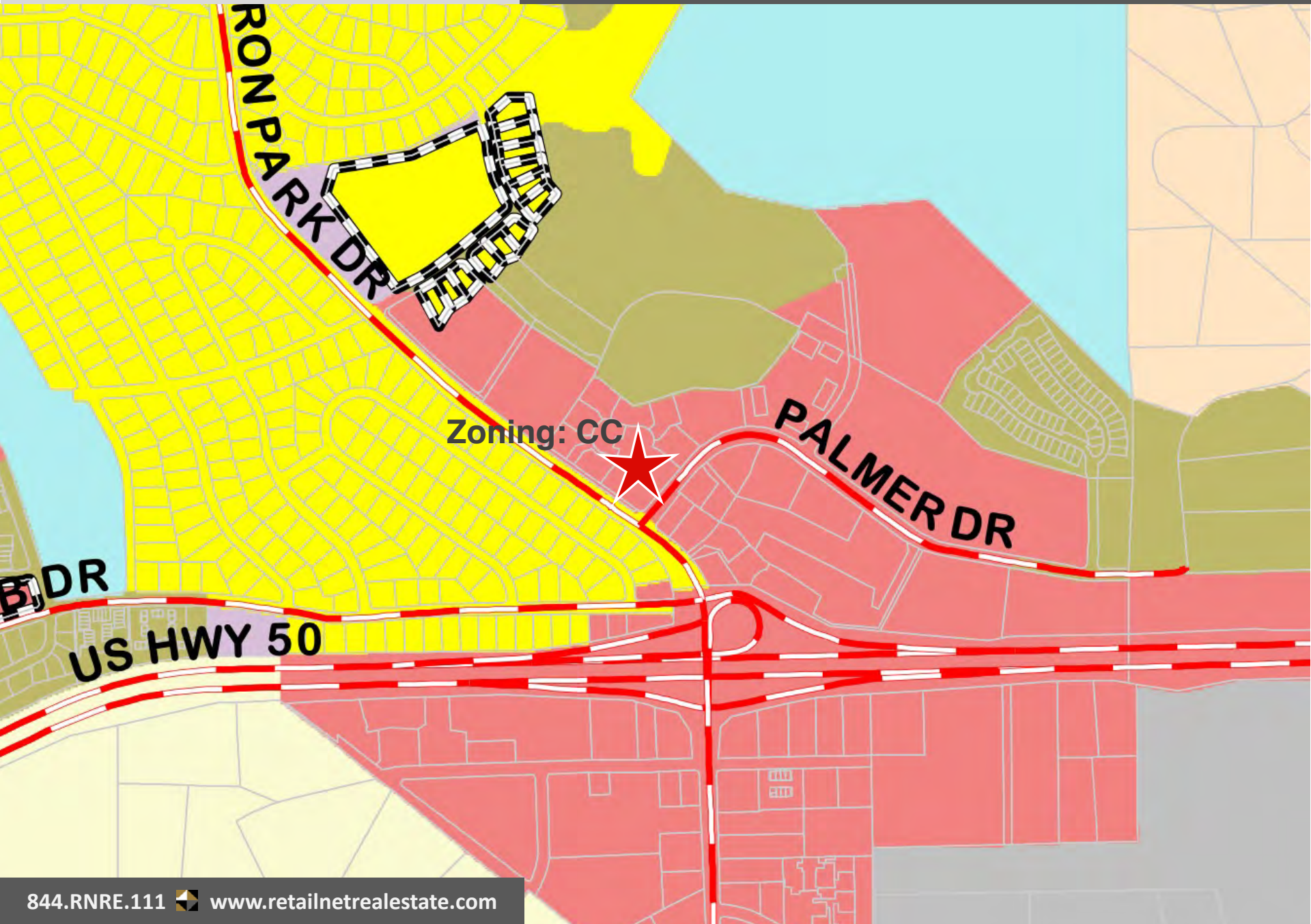
*DOES NOT INCLUDE STANDARDS, WOOD GROUNDS OR FINISHED END PANELS.

REMODEL & HATCH LEGEND



BUSINESS OWNER APPROVAL		DATE
DAILY LIVING	F. LASTNAME	300000X

FIXTURE FLOOR PLAN



TERMS

OFFERING PRICE	\$3,350,000
DELIVERY	Vacant (FF&E not included)
TERMS	'As-Is', No Financing Contingency
DEED RESTRICTION	Pharmacy
OFFERS EVALUATED AS RECEIVED	

****Price + terms, along with all offers, are subject to approval of Walgreen Co.'s Real Estate Committee***

CONTACT

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