

4052-4068 MOTHER LODE DR.
Shingle Springs, CA



CAPWISE
COMMERCIAL ADVISORS



Video Tour



FOR LEASE - Retail & Office

ASKING RENT: Upon Request

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PROPERTY OVERVIEW

4052 - 4068 Mother Lode Drive occupies a strategic position along one of El Dorado County's most important commercial corridors. With immediate freeway access and strong daily traffic counts, the property benefits from both commuter exposure and consistent neighborhood demand.

The location serves residents of Shingle Springs, Cameron Park, El Dorado Hills, and Placerville, capturing both local and regional consumer traffic along the Highway 50 corridor.

The surrounding 5-mile trade area supports nearly 39,000 residents, median household income exceeding \$100,000, and over 77% homeownership — creating a stable, affluent customer base well-suited for professional and service-oriented businesses.

As a pride-of-ownership asset with active property management, the property benefits from ongoing improvements and long-term stewardship — supporting tenant stability and long-term positioning within the market.



HIGHLIGHTS

- Located seconds from the Hwy 50 interchange, serving as a primary commercial node for Shingle Springs and western El Dorado County.
- Positioned along Mother Lode Drive — a high-visibility corridor with over 13,000 vehicles per day.
- Established neighborhood retail / office center.
- Excellent visibility and signage opportunities, including 2nd-story exposure.
- Flexible buildout ideal for professional office, medical, wellness, and boutique retail.
- Convenient surface parking with direct storefront access.
- Mountain views and abundant natural light throughout upper-level suites.

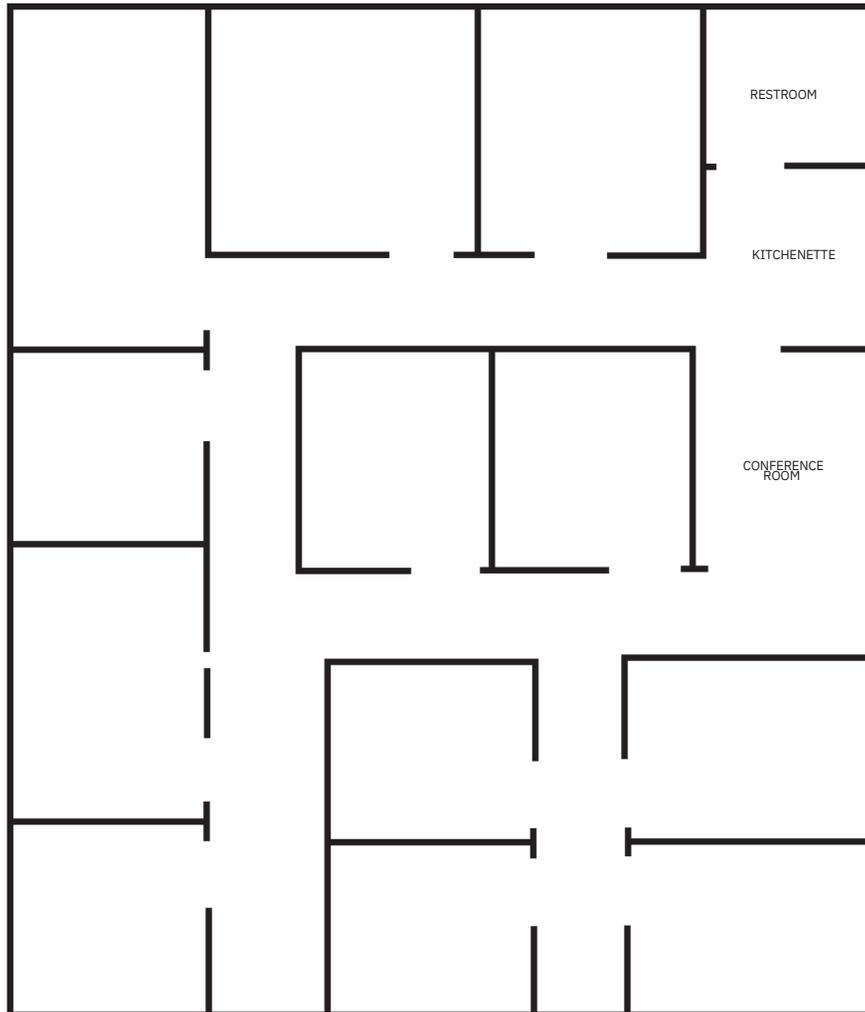
BUILDING PHOTOS



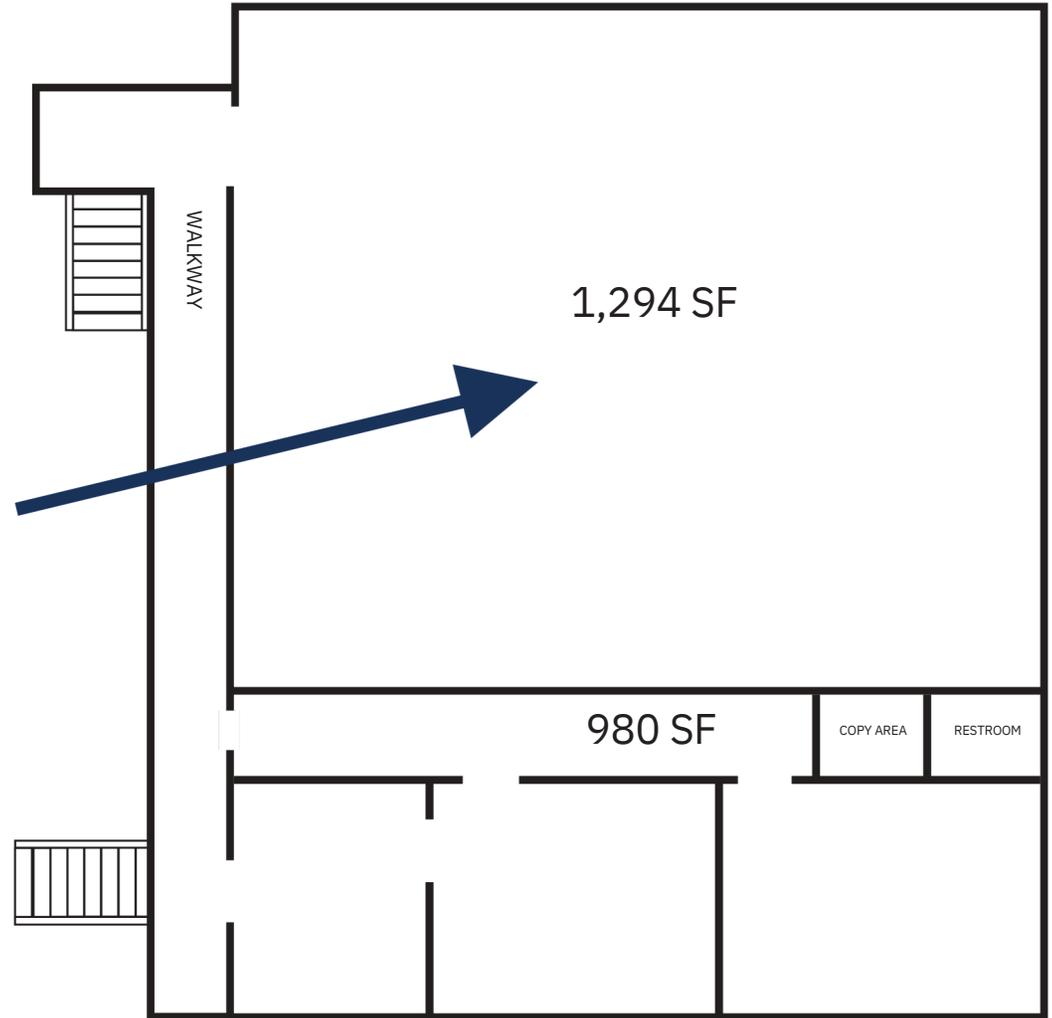
OFFICE FLOOR PLAN

Executive Suites to 2,274 Square Feet

FLOOR LAYOUT



UPPER LEVEL

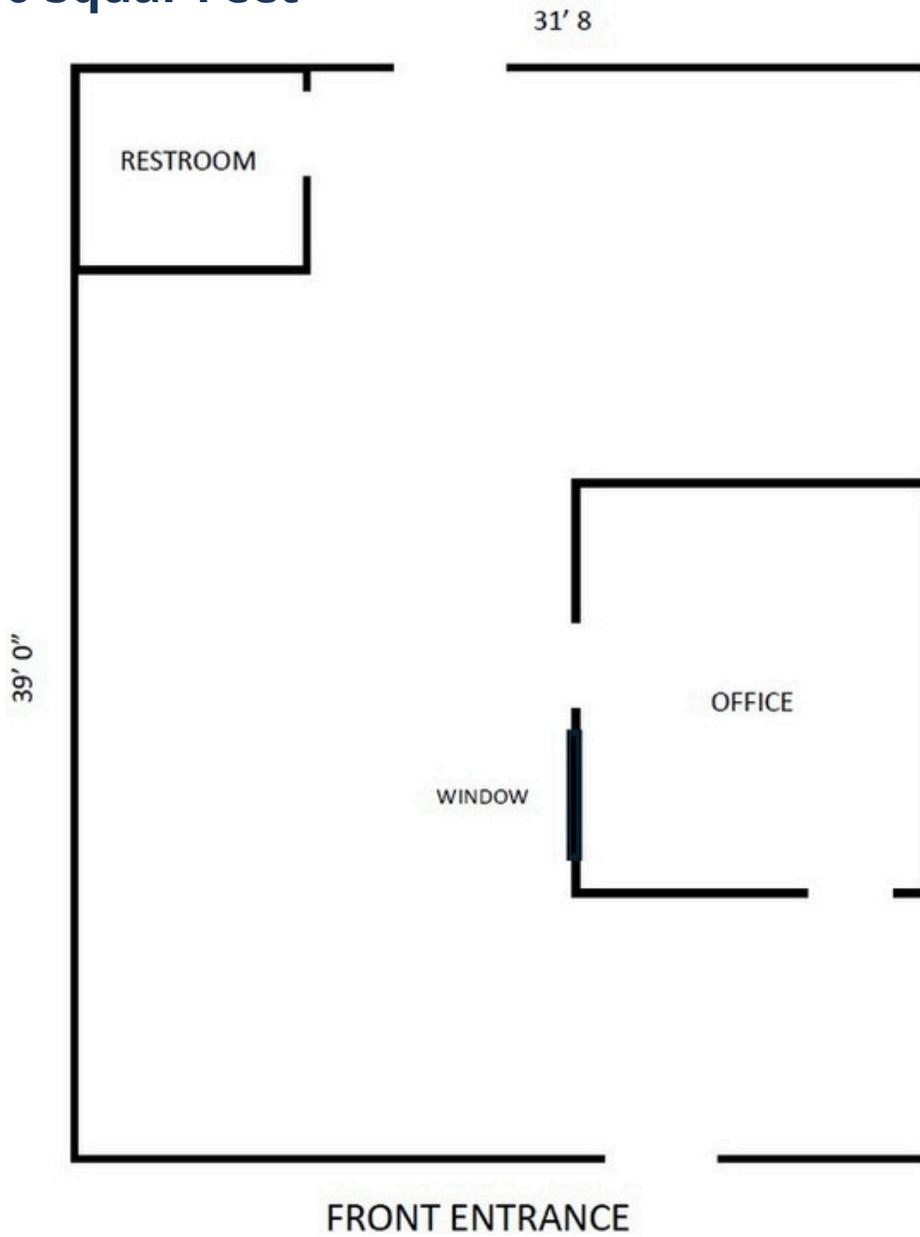


Views of the Sierra Nevada Mountain Range

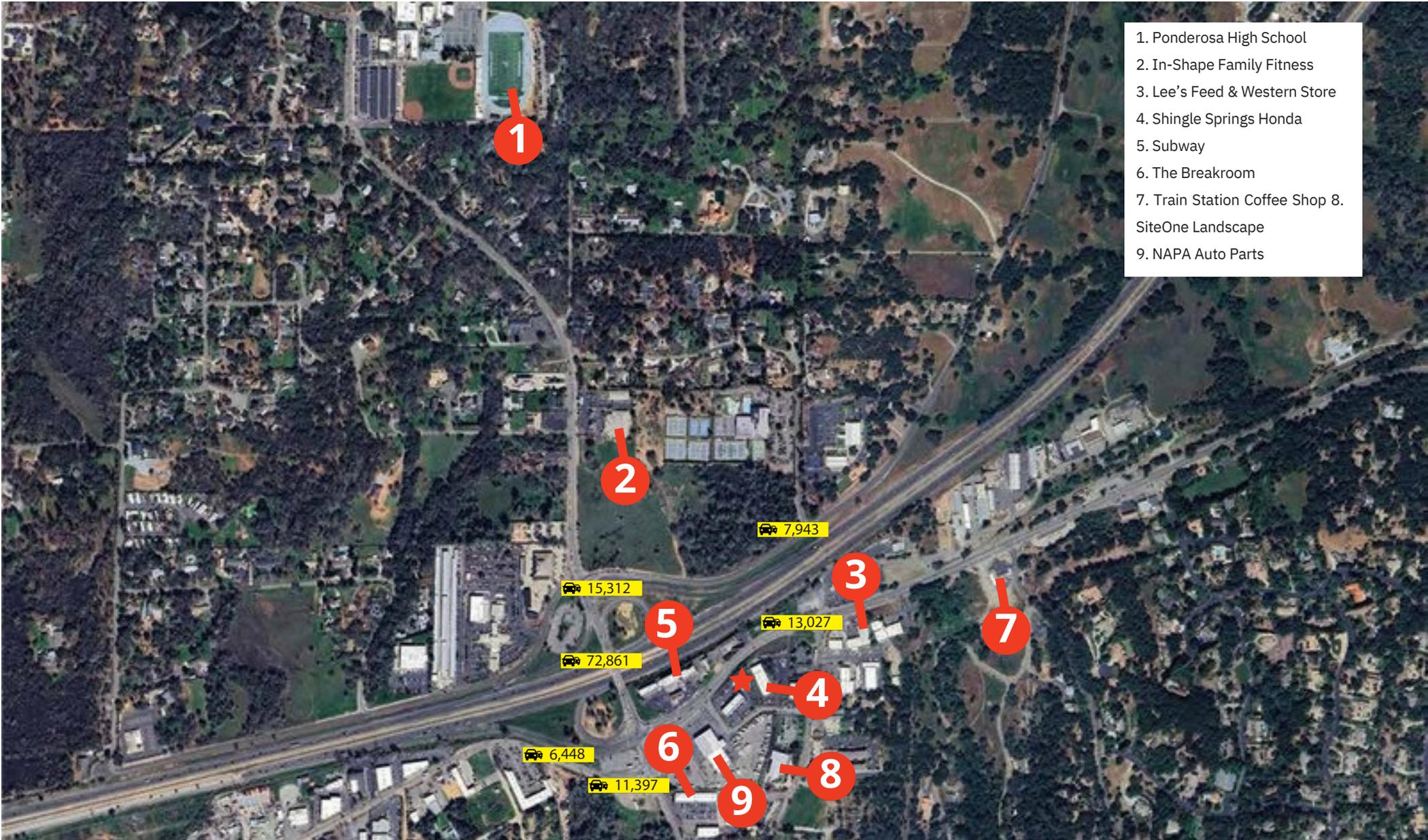


RETAIL FLOOR PLAN

1,300 Squar Feet



IN THE NEIGHBORHOOD



- 1. Ponderosa High School
- 2. In-Shape Family Fitness
- 3. Lee's Feed & Western Store
- 4. Shingle Springs Honda
- 5. Subway
- 6. The Breakroom
- 7. Train Station Coffee Shop
- 8. SiteOne Landscape
- 9. NAPA Auto Parts

NEARBY PROJECTS

U.S. 50 Interchange Improvements & New Retail Development

El Dorado County is moving forward with a major upgrade to the U.S. 50 / Ponderosa Road / South Shingle Springs interchange, a ~\$42.7 million project designed to reduce congestion, improve safety, and expand capacity as the area continues to grow. Planned improvements include realigning Durock Road and North Shingle Springs Road, widening ramps, and expanding the Highway 50 overpass to increase traffic flow and long-term functionality.

In addition, the County Board of Supervisors recently approved a new ARCO AM/PM gas station and car wash at the southwest corner of Durock Road and South Shingle Springs Road, signaling continued commercial investment at this interchange. The project will include 12 fueling positions, a convenience store, and a car wash, further strengthening the corridor as a key service and retail hub for Shingle Springs and surrounding communities.



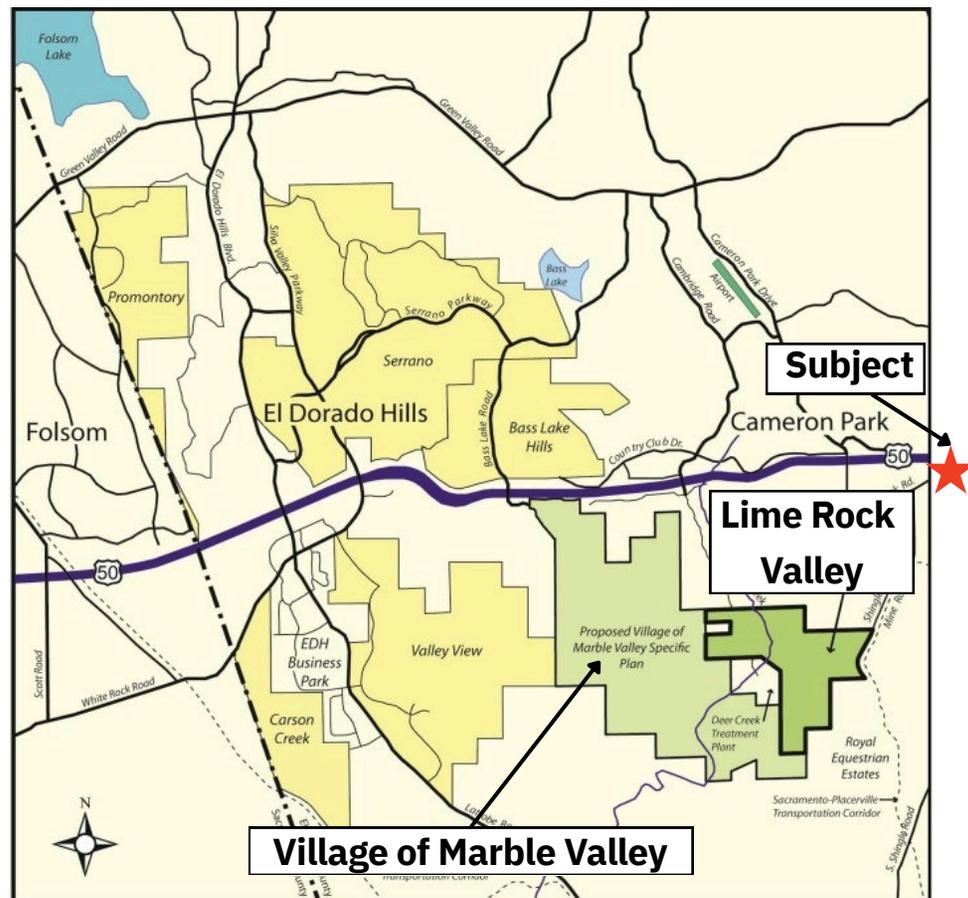
NEARBY PROJECTS

Village of Marble Valley Specific Plan

A proposed 2,342-acre master-planned community featuring **3,236 residential units** supported by 475,000 square feet of commercial space. The plan incorporates 87 acres of public facilities and parks, 1,281 acres of open space, and 41 acres dedicated to agricultural use—creating a large-scale mixed-use village environment with a broad range of housing densities integrated with retail, office, lodging, and preserved land.

Lime Rock Valley Specific Plan

A proposed 740-acre residential community consisting of **800 dwelling units** complemented by 15 acres of park and public facility space and 335 acres of open space. The plan emphasizes a lower-density residential mix with substantial preserved natural areas, creating a balanced neighborhood setting anchored by open space and community-serving parkland.



AREA STATISTICS

POPULATION

| | 1 MI. | 3 MI. | 5 MI. |
|----------------------------|-------|--------|--------|
| 2024 Population | 2,433 | 13,377 | 38,122 |
| 2029 Population Projection | 2,428 | 13,420 | 38,543 |
| Median Age | 48.9 | 48.6 | 46.0 |

HOUSEHOLDS

| | 1 MI. | 3 MI. | 5 MI. |
|---------------------------|-------|-------|--------|
| 2024 Households | 940 | 5,129 | 14,553 |
| 2029 Household Projection | 938 | 5,143 | 14,703 |
| % Owner Occupied | 75.4% | 79.9% | 77.2% |

INCOME

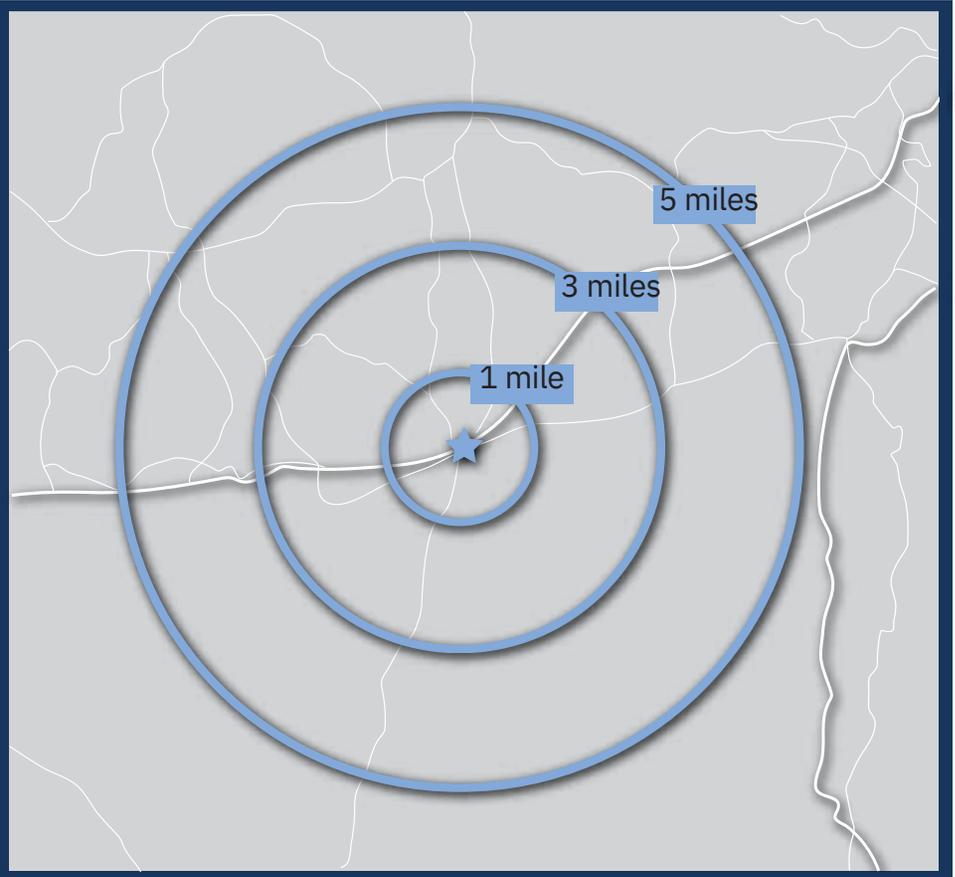
| | 1 MI. | 3 MI. | 5 MI. |
|------------------------|-----------|-----------|-----------|
| 2024 Median HH Income | \$91,948 | \$104,480 | \$103,174 |
| 2024 Average HH Income | \$125,012 | \$133,367 | \$132,365 |

AGE/HOME VALUE

| | 1 MI. | 3 MI. | 5 MI. |
|------------------------|-----------|-----------|-----------|
| 2024 Median Home Value | \$717,561 | \$702,943 | \$679,394 |
| 2024 Median Year Built | 1986 | 1984 | 1987 |

EDUCATION

| | 1 MI. | 3 MI. | 5 MI. |
|-----------------------------|-------|-------|-------|
| Bachelor's Degree or Higher | 26% | 33% | 33% |



38,122

2024 TOTAL POPULATION
WITHIN 5 MILES



\$679,394

2024 MEDIAN HOME VALUE
WITHIN 5 MILES



\$103,174

2024 MEDIAN HOUSEHOLD
INCOME WITHIN 5 MILES



33%

INDIVIDUALS WITH A
BACHELOR'S DEGREE OR HIGHER
WITHIN 5 MILES



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