

**FOR  
LEASE**

Apple Farm Place  
1426-1496 Broadway, Placerville, CA

NEWLY RENOVATED SHOPPING CENTER!  
+/- 800 - 1,920 SF OF RETAIL SPACE AVAILABLE

🍁 *Exclusive Fall Incentives* 🍁



KIMBERLY MORPHIS  
916.705.7807  
KIMBERLY@ROMECPRE.COM  
DRE: 01978727

**ROME**  
REAL ESTATE GROUP



# Apple Farm Place

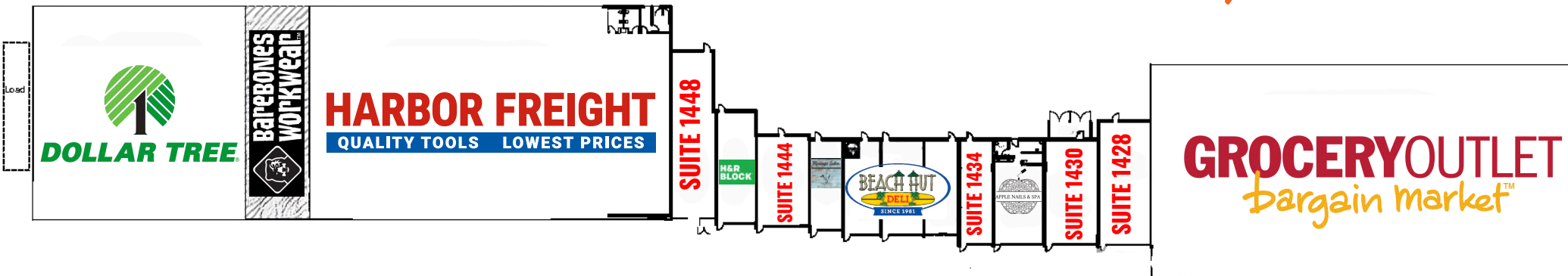
- **Apple Hill Gold Rush:** Every fall, ~1.9 million visitors flock to Apple Hill's orchards, wineries, and Christmas tree farms just minutes from the property. This seasonal surge drives major demand in retail, dining, and hospitality.
- **Tahoe Tourism Powerhouse:** South Lake Tahoe draws ~15 million visitors annually—many traveling along U.S. 50 through Placerville. This steady stream of weekenders, vacationers, and day-trippers passes directly by the center.
- **Dual Demand Drivers:** Together, Apple Hill and Tahoe bring over 16.9 million annual visitors, blending predictable year-round trade with powerful seasonal spikes.
- **Spend-Ready Consumer Base:** Tourists arriving for agritourism, skiing, lake activities, and holiday traditions spend heavily on food, convenience retail, and quick service—positioning tenants to capture both impulse stops and planned excursions.
- **Placerville as Gateway Hub:** At the natural gateway to the Sierra Nevada, this property is an unavoidable stopover. Visibility from U.S. 50 keeps tenant signage in constant view of millions of travelers each year.





# APPLE FARM PLACE

## Site Plan



\*SHOP SPACES TO BE DELIVERED IN VANILLA SHELL CONDITION\*

AVAILABLE	SIZE	PRICING	SPACE NOTES
1428 Broadway	+/- 1,500 SF	\$2.50 PSF, NNN	QSR - Lease Pending **
1430 Broadway	+/- 1,200 SF	\$2.50 PSF, NNN	Seeking Barbershop
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

# 1490 Broadway

+/- 3,800 SF **Drive Thru**  
Pad Or Ground Lease



## Strong Traffic Counts:

Highway 50 – **33,437 ADT**

Broadway – 12,112 ADT



**HARBOR FREIGHT**  
QUALITY TOOLS LOWEST PRICES

EXISTING OFFICE  
FUTURE RESTAURANT / MEDICAL

Future Building F2

SEEKING :  
BANK  
PHARMACY  
NATIONAL QSR  
AUTO

**BROADWAY 12,112 ADT**





# Exterior Photos







**BROADWAY 12,112 ADT**







# Demographic Summary Report

1426-1496 Broadway, Placerville, CA 95667



## POPULATION 2024 ESTIMATE

1-MILE RADIUS	4,083
3-MILE RADIUS	15,289
5-MILE RADIUS	30,507



## HOUSEHOLD INCOME 2024 AVERAGE

1-MILE RADIUS	\$96,446.00
3-MILE RADIUS	\$97,511.00
5-MILE RADIUS	\$101,008.00

## POPULATION 2029 PROJECTION

1-MILE RADIUS	4,166
3-MILE RADIUS	15,503
5-MILE RADIUS	30,811

## HOUSEHOLD INCOME 2024 MEDIAN

1-MILE RADIUS	\$69,795.00
3-MILE RADIUS	\$76,178.00
5-MILE RADIUS	\$77,088.00



## POPULATION 2024 BY ORIGIN

	1-MILE RADIUS	3-MILE RADIUS	5-MILE RADIUS
WHITE	3,250	12,258	24,654
BLACK	17	71	121
HISPANIC ORIGIN	702	2,456	4,603
AM. INDIAN & ALASKAN	28	104	236
ASIAN	57	209	420
HAWAIIAN & PACIFIC ISLAND	3	11	23
OTHER	729	2,636	5,053





*Kimberly Morphis*

VICE PRESIDENT

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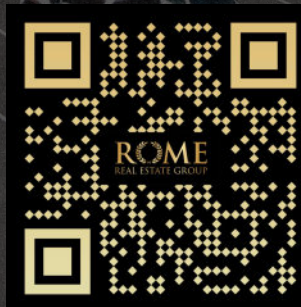


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2901 K STREET, SUITE 306, SACRAMENTO, CA 95816

101 PARKSHORE DRIVE, SUITE 100, FOLSOM, CA 95630



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