





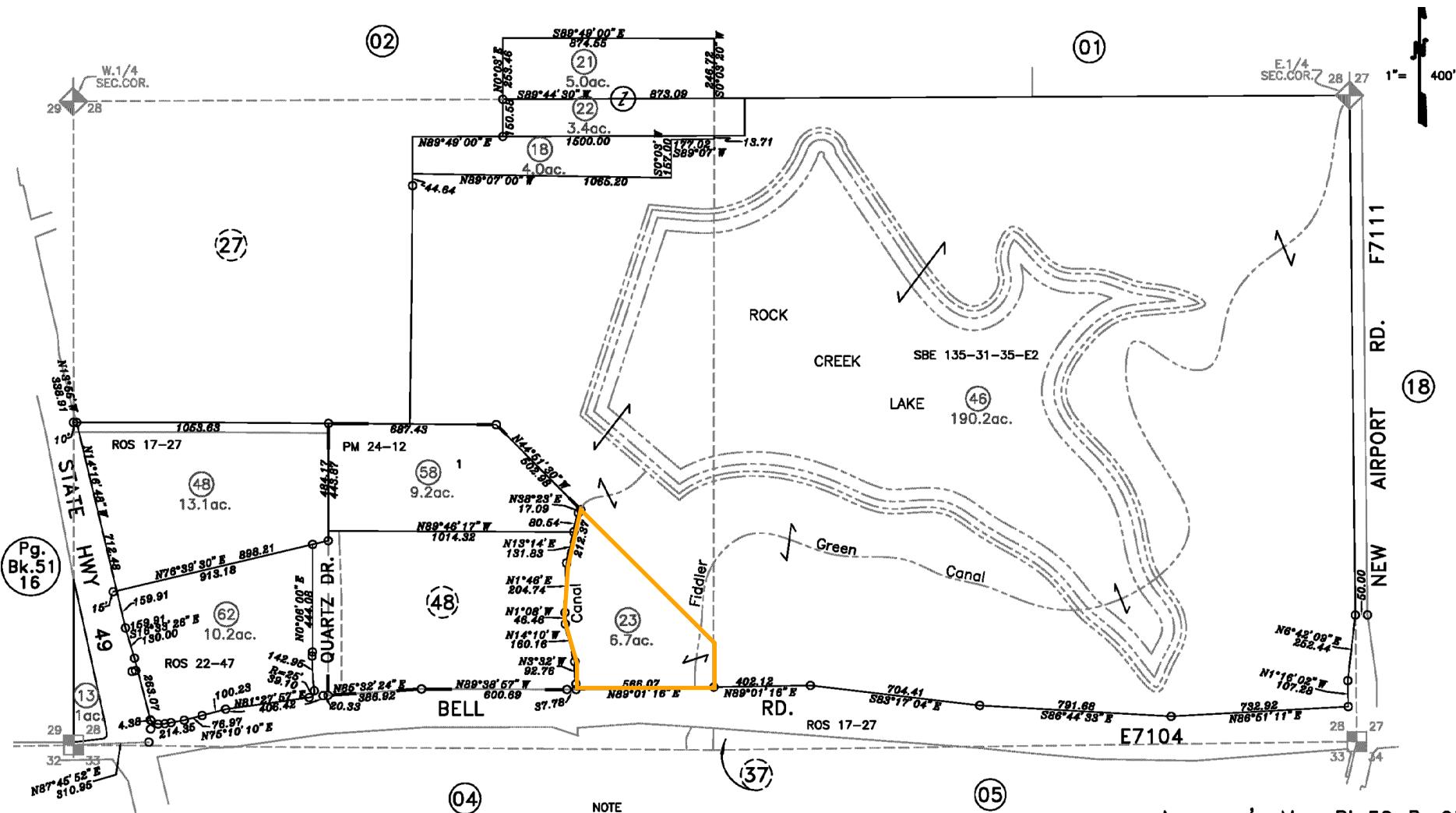
## PROPERTY HIGHLIGHTS

- Located directly off historic Highway 49 and Bell Road
- Adjacent to multiple major retailers including a Safeway/Ross anchored shopping center, Target, Harbor Freight, Old Navy, Ulta Beauty, and more.
- Strong traffic counts with 37,589 cars per day on Hwy 49, and 25,362 on Bell Rd
- Located just down the street from The Ridge Golf Course and Event Center, one of Placer County's most prestigious golf courses with an estimated 300 visitors per day.
- Great location for multiple users including a business and medical office park, a commercial retail center, self storage, etc. County is amenable to multiple types of uses with proper approval processing.

### OFFERING SUMMARY

Sale Price:	\$2,500,000
Lot Size:	6.7 Acres
Price / Acre:	\$373,134.33
Current Zoning:	OP-Dc-AO

# PARCEL MAP



**NOTE**  
All distances on curved lines are chord measurements.

11-14-2000  
02-04-2000 CAA  
Page Redrawn Per Basemap Information

**NOTE**  
This map was prepared for assessment purposes only, and is not intended to illustrate legal building sites or establish precedence over local ordinances. Official information concerning size or use of any parcel should be obtained from recorded documents and local governing agencies.

Assessor's Map Bk.52 Pg.03  
County of Placer, Calif.

**NOTE**  
Assessor's Block Numbers Shown in Ellipses.  
Assessor's Parcel Numbers Shown in Circles.

# DEMOGRAPHICS

## 2023 POPULATION

1 Mile	3 Mile	5 Mile	10 Mile
6,166	27,506	42,575	86,725

## 2023 - 2028 % POPULATION CHANGE

1 Mile	3 Mile	5 Mile	10 Mile
7.88%	5.30%	4.86%	4.39%

## BACHELOR'S DEGREE OR HIGHER

1 Mile	3 Mile	5 Mile	10 Mile
22.63%	26.80%	29.43%	31.74%

## 2023 HOUSEHOLDS

1 Mile	3 Mile	5 Mile	10 Mile
21,417	146,555	335,687	335,687

## 2023 DAYTIME POPULATION

1 Mile	3 Mile	5 Mile	10 Mile
21,417	146,555	335,687	335,687

## MEDIAN AGE

1 Mile	3 Mile	5 Mile	10 Mile
41	49	50	50

## 2028 PROJECTED POPULATION

1 Mile	3 Mile	5 Mile	10 Mile
6,652	28,963	44,644	90,535

## 2023 HOUSEHOLD INCOME (AVG.)

1 Mile	3 Mile	5 Mile	10 Mile
\$90,724	\$107,039	\$116,476	\$133,483

## OCCUPATION: WHITE COLLAR

1 Mile	3 Mile	5 Mile	10 Mile
45.88%	59.42%	63.04%	66.97%

## 2028 PROJECTED HOUSEHOLDS

1 Mile	3 Mile	5 Mile	10 Mile
2,580	11,013	17,104	33,986

## 2023 HOUSEHOLD INCOME >\$100,000

1 Mile	3 Mile	5 Mile	10 Mile
29.16%	37.8%	41.91%	48.95%

## OCCUPATION: BLUE COLLAR

1 Mile	3 Mile	5 Mile	10 Mile
54.12%	40.58%	36.96%	33.03%

## NEARBY AMENITIES



