



5690-5694 Mother Lode Dr
Placerville, CA 95667

\$1,700,000

14,400 sq ft

~2 acres

100% Occupied at 5.74% Cap Rate with diverse tenant mix

Portfolio Overview

This first-time-to-market portfolio consists of three adjoining industrial parcels totaling nearly 2 acres, with over 14,400 square feet of improvements across nine units. The buildings are currently 100% occupied by a diversified tenant base, offering investors a stabilized income stream with long-term upside potential.

Addresses: 5690-5694 Mother Lode Dr.
Placerville, CA 95667

APNs: 331-040-016, 331-040-017, 331-040-018

Building Size: ±14,400 SF

Land Size: ±2.0 Acres

Occupancy: 100% (8 units / 5 businesses)

Year Built: 1974

Zoning: I - Industrial

Financial Summary (Annualized)

Rent Roll (2025)

- West Building: \$2,310/month → \$27,720/year
- 5694A: \$1,800/month → \$21,600/year
- 5694B: \$800/month → \$9,600/year
- 5694C (with yard): \$1,000/month → \$12,000/year
- 5690 A&B: \$1,590/month → \$19,080/year
- 5692A: \$990/month → \$11,880/year
- 5692B: \$1,600/month → \$19,200/year

Total Gross Scheduled Income: \$121,080/year

Operating Expenses (2025)

- Fire Insurance CFP: \$6,000
- Liability Insurance: \$1,700
- California Property Taxes: \$4,400
- Management Fees: \$6,000
- Water: \$2,400
- Maintenance Fees: \$3,000

Total Operating Expenses: \$23,500/year

Net Operating Income (NOI)

- Gross Income: \$121,080
- Less Operating Expenses: \$23,500
- NOI: \$97,580

Cap Rate 5.74%

Location Overview

The Folsom/El Dorado industrial submarket has a vacancy rate of 6.2% as of the fourth quarter of 2025. Over the past year, the submarket's vacancy rate has changed by 2.9%, a result of 150,000 SF of net delivered space and -35,000 SF of net absorption.

Folsom/El Dorado's vacancy rate of 6.2% compares to the submarket's five-year average of 3.9% and the 10-year average of 4.5%.

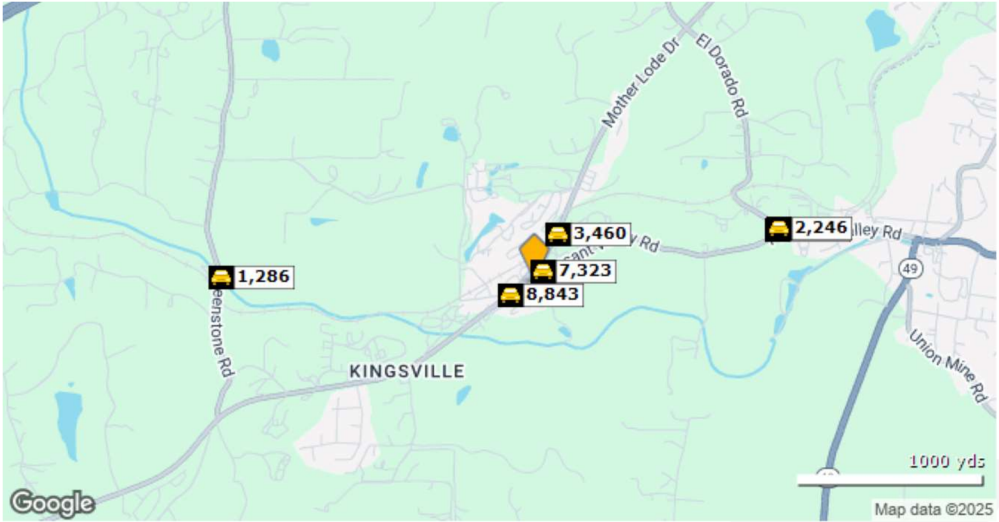
The Folsom/El Dorado industrial submarket has roughly 390,000 SF of space listed as available, for an availability rate of 6.3%. As of the fourth quarter of 2025, there is no industrial space under construction in Folsom/El Dorado. In comparison, the submarket has averaged 20,000 SF of under construction inventory over the past 10 years.

The Folsom/El Dorado industrial submarket contains roughly 6.2 million SF of inventory. The submarket has approximately 2.4 million SF of logistics inventory, 2.2 million SF of flex inventory, and 1.5 million SF of specialized inventory.

Market rents in Folsom/El Dorado are \$16.20/SF. Rents average around \$14.40/SF for logistics buildings, \$16.90/SF for flex properties, and \$17.80/SF for specialized assets.

Rents have changed by 1.7% year over year in Folsom/El Dorado, compared to a change of 2.4% market wide. Market rents have changed by 4.1% in logistics buildings year over year, 1.0% in flex buildings, and -0.3% in specialized buildings. In Folsom/El Dorado, five-year average annual rent growth is 5.0% and 10-year average annual rent growth is 5.7%.

Traffic Count Report




5694 Mother Lode Dr, Placerville, CA 95667

			Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
Pleasant Valley Rd	Farm Rd Farm Rd	0.02 NE	2024	7,322	MPSI	.05
Pleasant Valley Rd	Davidson Rd	0.02 NE	2025	7,323	MPSI	.05
Mother Lode Dr	Davidson Rd	0.01 SW	2025	8,809	MPSI	.08
Mother Lode Dr	Pleasant Valley Rd	0.01 SW	2024	8,843	MPSI	.08
Mother Lode Dr	Pleasant Valley Rd	0.14 SW	2025	3,450	MPSI	.18
Mother Lode Dr el	Pleasant Valley Rd	0.14 SW	2024	3,460	MPSI	.18
Dorado Rd el	Pleasant Valley Rd	0.03 SE	2025	2,240	MPSI	.79
Dorado Rd el	Quail Valley Rd	0.03 SE	2024	2,246	MPSI	.79
Greenstone Rd	Quail Valley Rd	0.14 S	2024	1,290	MPSI	.97
Greenstone Rd		0.14 S	2025	1,286	MPSI	.97



Demographic Summary Report

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Building Type:Industrial RBA:14,400 SF Land Area:43 AC Total Available:0 SF		Warehse Avail:- Office Avail:- % Leased:100% Rent/SF/Yr: -	
			
Radius	1 Mile	3 Mile	5 Mile
Population			
2029 Projection	802	10,657	28,952
2024 Estimate 2020	808	10,630	28,890
Census Growth	904	11,337	30,855
2024 - 2029 Growth	-0.74%	0.25%	0.21%
2020 - 2024	-10.62%	-6.24%	-6.37%
2024 Population by Hispanic Origin	103	1,484	4,038
2024 Population	808	10,630	28,890
White Black Am. Indian &	678 83.91%	8,693 81.78%	23,596 81.68%
Alaskan Asian Hawaiian	3 0.37%	40 0.38%	119 0.41%
& Pacific Island Other	5 0.62%	113 1.06%	256 0.89%
U.S. Armed Forces	14 1.73%	159 1.50%	480 1.66%
	10 1.12%	8 0.08%	27 0.09%
	108 13.37%	1,617 15.21%	4,412 15.27%
	0	5	27
Households			
2029 Projection	340	4,348	11,615
2024 Estimate 2020	343	4,338	11,587
Census Growth	384	4,621	12,344
2024 - 2029 Growth	-0.87%	0.23%	0.24%
2020 - 2024 Owner	-10.68%	-6.12%	-6.13%
Occupied Renter	272 79.30%	3,437 79.23%	8,793 75.89%
Occupied	71 20.70%	901 20.77%	2,794 24.11%
2024 Households by HH Income	342	4,338	11,588
Income: <\$25,000 Income:	43 12.57%	498 11.48%	1,470 12.69%
\$25,000 - \$50,000 Income:	42 12.28%	809 18.65%	1,754 15.14%
\$50,000 - \$75,000 Income:	46 13.45%	650 14.98%	1,902 16.41%
\$75,000 - \$100,000 Income:	68 19.88%	565 13.02%	1,462 12.62%
\$100,000 - \$125,000 Income:	38 11.11%	479 11.04%	1,145 9.88%
\$125,000 - \$150,000 Income:	21 6.14%	307 7.08%	1,129 9.74%
\$150,000 - \$200,000 Income:	39 11.40%	448 10.33%	1,045 9.02%
\$200,000+	45 13.16%	582 13.42%	1,681 14.51%
2024 Avg Household Income	\$114,175	\$111,150	\$114,061
2024 Med Household Income	\$89,705	\$84,380	\$86,422



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