

**FOR
OR SALE
LEASE**

**2740 HIGHWAY 50,
PLACERVILLE, CA**

**YOUR
NAME
HERE**

+/- 3,922 SF RESTAURANT BUILDING

SELLER FINANCING AVAILABLE — ATTRACTIVE TERMS!

**3D Tour
Click Here**



CHASE BURKE
916.705.8132
CHASE@ROMECRE.COM
DRE: 01879336

ANDY JONSSON
916.813.8409
ANDY@ROMECRE.COM
DRE: 02076108

ROME
REAL ESTATE GROUP

+/- 3,922 RETAIL RESTAURANT BUILDING

FOR LEASE:

***LEASE RATE:
\$1.50 PSF + NNN***

FOR SALE:

***\$1,300,000.00
(\$331.46 PSF)***

PROPERTY DETAILS:

Turn-key 2nd generation restaurant with hood system, walk in refrigerator/freezer, 3-compartment sink, hand sink, prep sink, as well as a large amount of equipment (ovens, stoves, mixers, etc.) included in lease rate.

Excellent access immediately off of HWY 50 in a premier location about halfway in-between South Lake Tahoe and Sacramento

Building has recently been equipped with 2 brand new HVAC units.

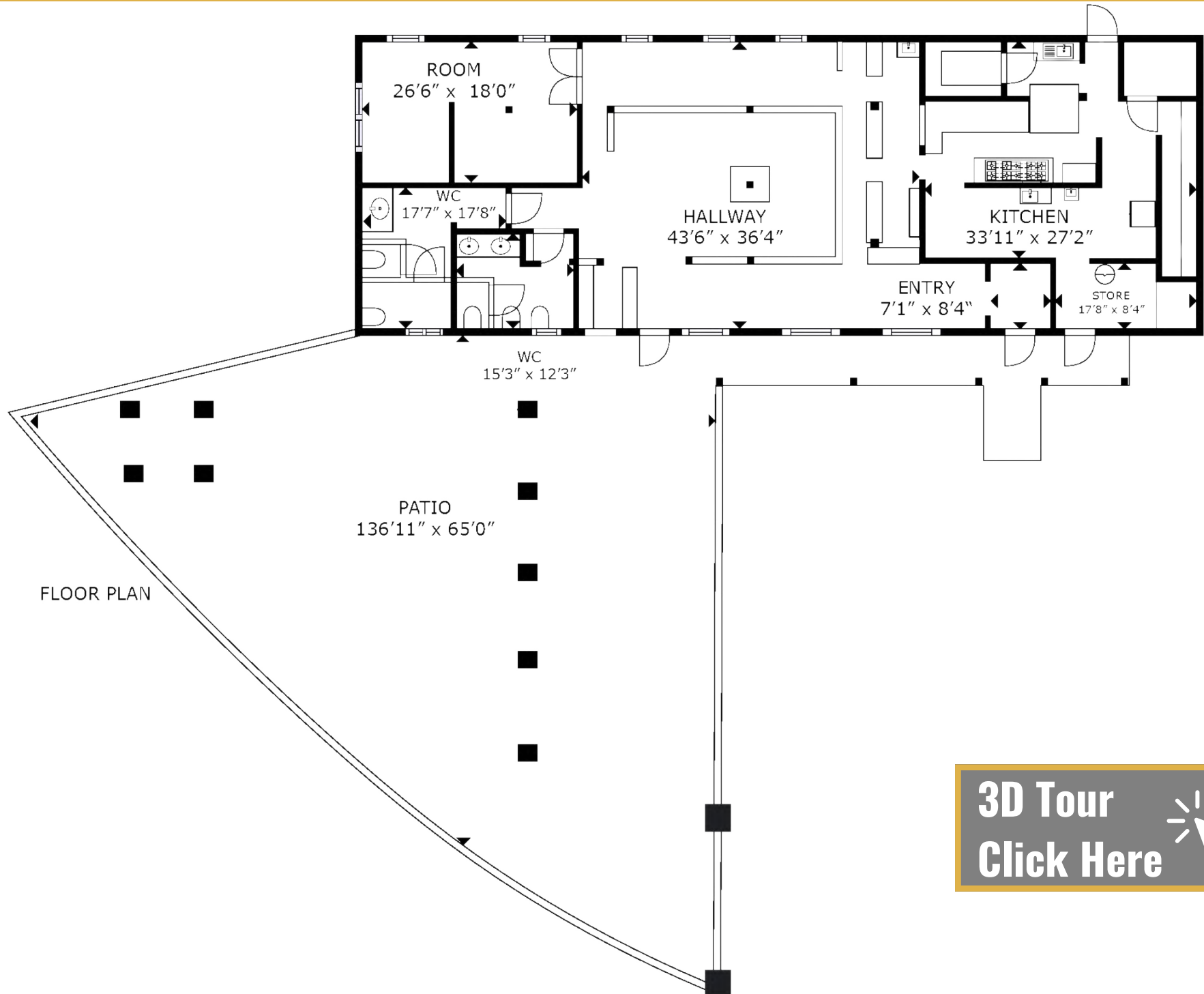
Large pylon sign directly on HWY 50

Large parking field

Large patio with a breathtaking view of the foothills

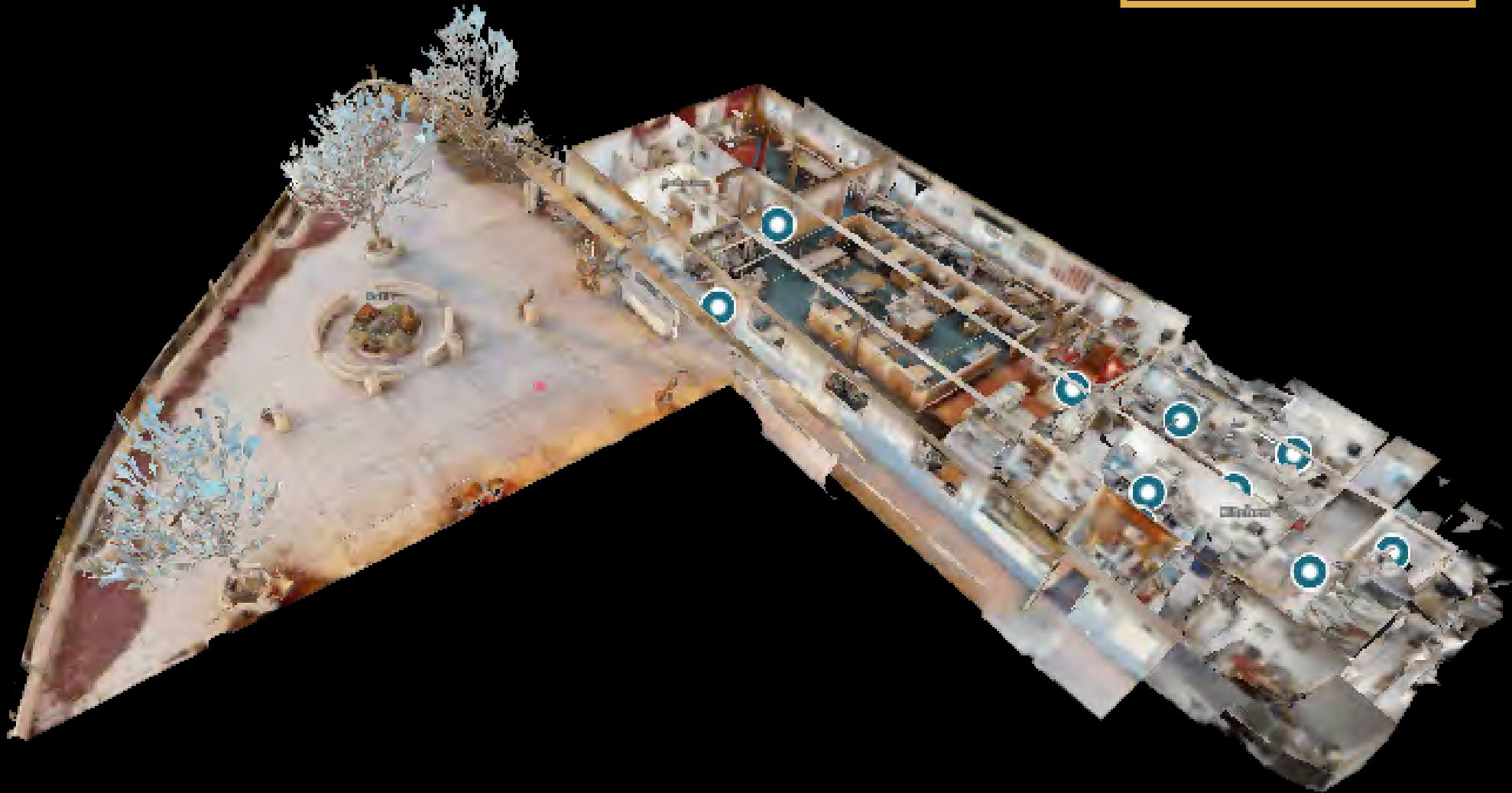
Over 6 acres of land on the parcel with the opportunity to ground lease for wine production

FLOOR PLAN - 2740 US-50



DOLLHOUSE VIEW

3D Tour
Click Here





INTERIOR PICTURES





EXTERIOR PICTURES



IMMEDIATE VICINITY AERIAL

2740 US-50, PLACERVILLE, CA 95667



Still Meadow Rd



+/- 50,000 ADT

Walkabout Way

El Dorado Trail

VICINITY AERIAL



NOTABLE BUSINESSES LOCATED NEAR 2080 SMITH FLAT ROAD, PLACERVILLE, CA 95667:

RESTAURANTS - IHOP, CEDAR CREEK INN, ANTONIO'S ITALIAN RESTAURANT, AND GOLD DUST PIZZA ALL WITHIN 2 MILES.

GROCERY STORES - HOLIDAY MARKET LESS THAN 1 MILE AWAY, SAFEWAY AND GROCERY OUTLET WITHIN 3 MILES.

GAS STATIONS - VALERO, CHEVRON, AND SHELL STATIONS WITHIN 1 MILE.

LODGING - HOLIDAY INN EXPRESS AND BEST WESTERN PLACERVILLE INN WITHIN 2 MILES

BANKS - EL DORADO SAVINGS BANK, CHASE BANK, WELLS FARGO BRANCHES WITHIN 5 MILES.

DEMOGRAPHIC SUMMARY REPORT

2740 US-50, PLACERVILLE, CA 95667



POPULATION 2023 ESTIMATE

1-MILE RADIUS 731
3-MILE RADIUS 7,558
5-MILE RADIUS 22,696

POPULATION 2028 PROJECTION

1-MILE RADIUS 726
3-MILE RADIUS 7,569
5-MILE RADIUS 22,700



HOUSEHOLD INCOME 2023 AVERAGE

1-MILE RADIUS \$134,482.00
3-MILE RADIUS \$103,692.00
5-MILE RADIUS \$94,471.00

HOUSEHOLD INCOME 2023 MEDIAN

1-MILE RADIUS \$104,573.00
3-MILE RADIUS \$80,815.00
5-MILE RADIUS \$74,135.00



POPULATION 2023 BY ORIGIN

	1-MILE RADIUS	3-MILE RADIUS	5-MILE RADIUS
WHITE	669	6,912	20,796
BLACK	4	40	165
HISPANIC ORIGIN	87	1,039	3,136
AM.INDIAN & ALASKAN	10	114	365
ASIAN	15	145	356
HAWAIIAN/PACIFIC	5	20	49
ISLAND			
OTHER	28	326	965

CONTACT US

**FOR MORE INFORMATION ABOUT
THIS RESTAURANT!**



Chase Burke

**PARTNER | RETAIL BROKERAGE
AND INVESTMENT SALES**

916.705.8132
chase@romecre.com
DRE: 01879336



916.932.2199



chase@romecre.com
andy@romecre.com



@romecregroup



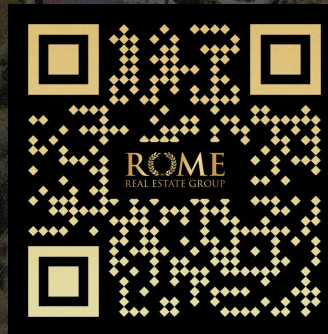
2901 K Street, Suite 306, Sacramento, CA 95816
101 Parkshore Drive, Suite 100, Folsom, CA 95630



Andy Jonsson

**PARTNER | RETAIL BROKERAGE
AND INVESTMENT SALES**

916.813.8409
andy@romecre.com
DRE: 02076108



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