

**FOR  
OR SALE  
LEASE**

**2740 HIGHWAY 50,  
PLACERVILLE, CA**

**YOUR  
NAME  
HERE**

**+/- 3,922 SF RESTAURANT BUILDING**

**3-D Tour  
Click Here**



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**ROME**  
REAL ESTATE GROUP

# **+/- 3,922 RETAIL RESTAURANT BUILDING**

## **FOR LEASE:**

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

## **FOR SALE:**

***\$1,400,000.00  
(\$356.96 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.

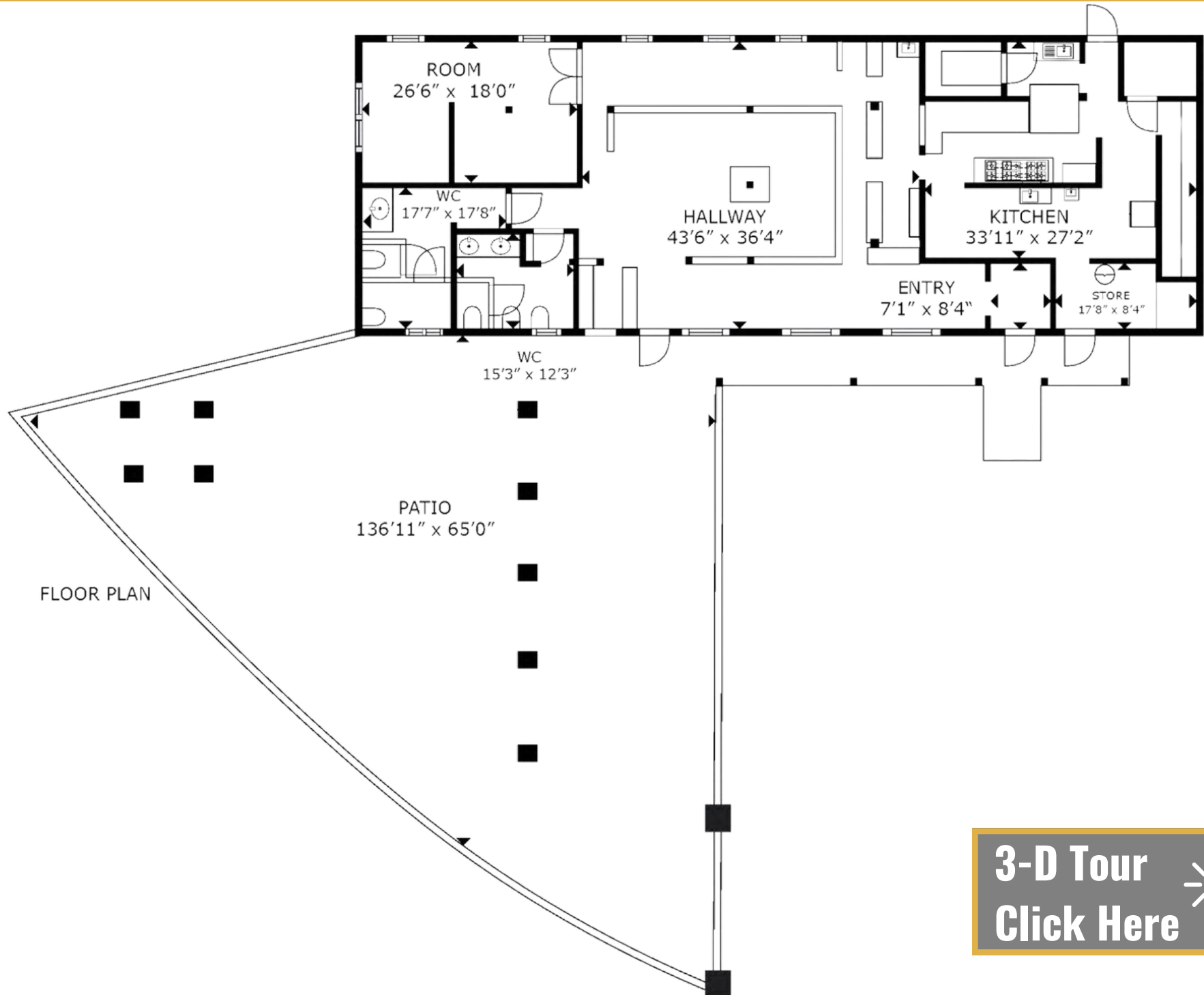
Large pylon sign directly on HWY 50

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

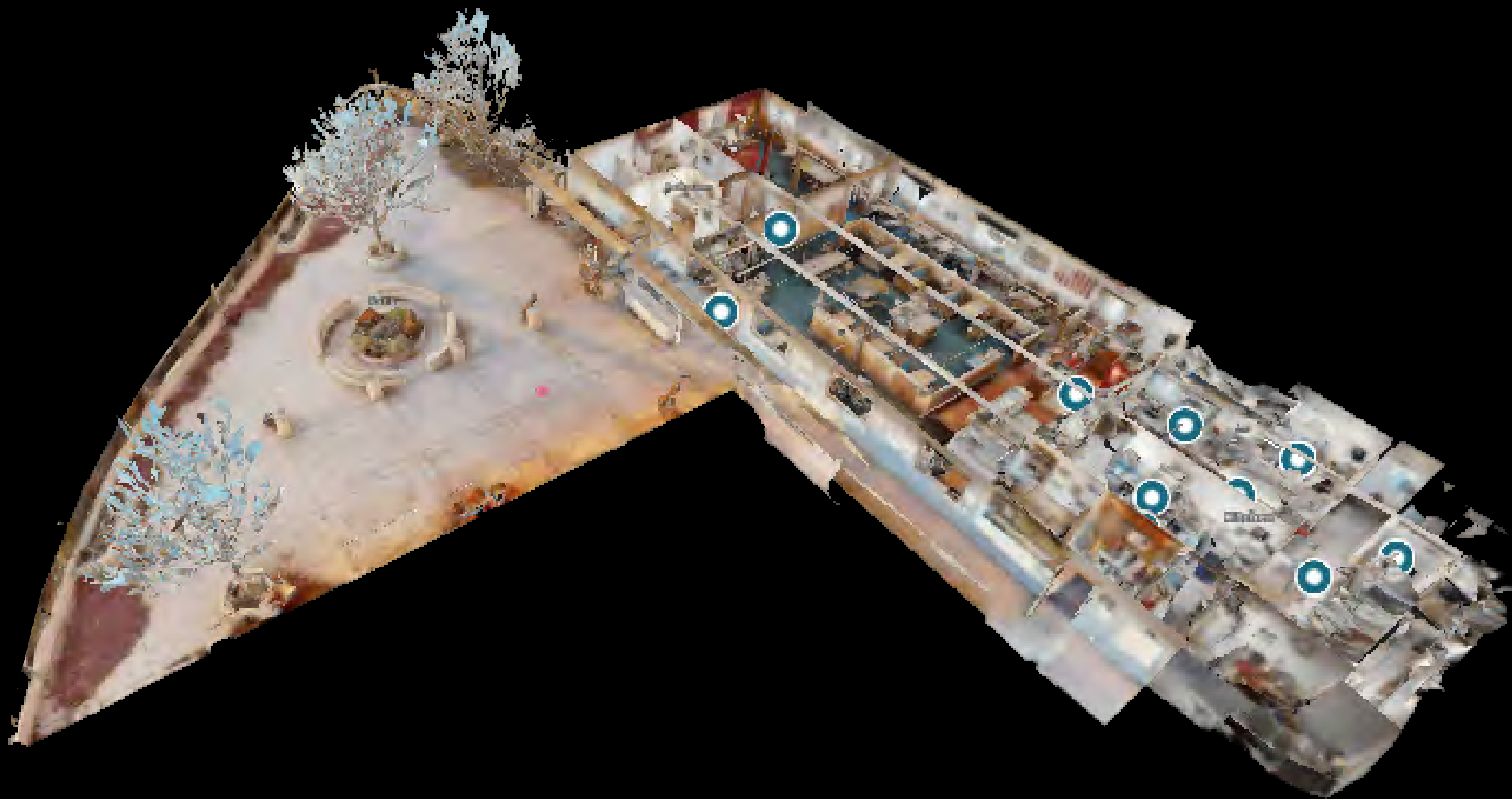
# FLOOR PLAN - 2740 US-50



[3-D Tour  
Click Here](#) 

# DOLLHOUSE VIEW

**3-D Tour**  
**Click Here** 





# INTERIOR PICTURES





# EXTERIOR PICTURES



# IMMEDIATE VICINITY AERIAL

2740 US-50, PLACERVILLE, CA 95667



Still Meadow Rd

SITE



+/- 50,000 ADT

Walkabout Way

El Dorado Trail

# VICINITY AERIAL



**Raley's**  
**NAPA**  
**BIG 5 SPORTING GOODS**  
**BIG LOTS!**  
**RITE AID**

**STARBUCKS**  
**MCDONALD'S**  
**WELLS FARGO**  
**RITE AID**  
**TACO BELL**

**ABEL'S APPLE ACRES**

**APPLE HILL Growers**

**THE HOME DEPOT**

**EL DORADO HIGH SCHOOL**

**SMITH FLAT HOUSE**

**PLACERVILLE SPEEDWAY**



**GROCERY OUTLET bargain market**  
**JIMBOY'S TACOS**  
**DOLLAR TREE**



**PROPERTY LOCATION**

**MARSHALL MEDICAL CENTER**

**IN-N-OUT BURGER**  
**OfficeMax**

**THOMPSONS FAMILY OF DEALERSHIPS**

**KPVF Placerville Airport**  
Placerville, California, USA

**MACKINAW HOTEL**

**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 ISLAND	5	20	49
OTHER	28	326	965

# CONTACT US

FOR MORE INFORMATION ABOUT  
THIS RESTAURANT!



*Chase Burke*

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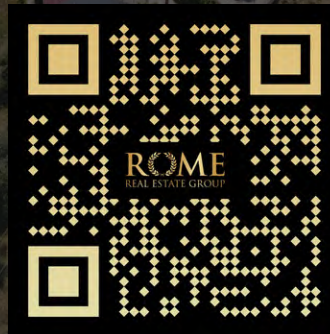
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