

3070 Camino Heights Dr, Camino, CA 95709

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FOR LEASE

Two Suites Available



Prepared By:

Lu Ann Henderson
GQ North Real Estate
Senior Vice President
(916) 798-8559
Luann@GQNorth.com
Lic: DRE# 01912126

MatrixCRE.ai Virtual Tour
(415) 982-9496
Luann@GQNorth.com

MatrixCRE AI
(415) 982-9496
info@matrixcre.ai



GQ North
real estate

HIGHLIGHTS

- Suite A - 2,583 SF - Previously a nightclub, Open to various uses & can be split into two spaces
- Suite B - 3,866 SF - Turnkey Medical Practice
- Suite A will have all new windows and 3 new doors
- Furniture, Fixtures Inventory (See Page 9)
- Medical Equipment Inventory (See Page 9)
- Computers and Network Inventory (See Page 10)
- This office building is located in the famous Apple Hill community.
- Excellent Parking with an iron gate and electric entrance for private parking.
- Easy access to Highway 50 / The Apple Hill entrance
- Please see YouTube video for details.

LU ANN HENDERSON
 SENIOR VICE PRESIDENT
 DRE# 01912126
 Commercial Real Estate Sales And Leasing

 San Francisco (415) 982-9496
 Sacramento (916) 798-8559
 info@matrixcre.ai

Suite	Tenant	Square Feet	Rent Per SF (Annual)	Lease Type	Notes
A	Available	2,583	\$1.00	Modified Gross	Open to various uses, possible restaurant & entertainment or any other uses approved by the county. Can be split into two spaces
B	Available	3,866	\$2.00	Modified Gross	Turn key medical office including all listed equipment and licenses.

PROPERTY FEATURES

BUILDING SF	6,449
LAND SF	25,700
LAND ACRES	0.59
YEAR BUILT	1974
BUILDING USE	Office
ZONING TYPE	CP
BUILDING CLASS	C
NUMBER OF STORIES	1
NUMBER OF PARKING SPACES	14



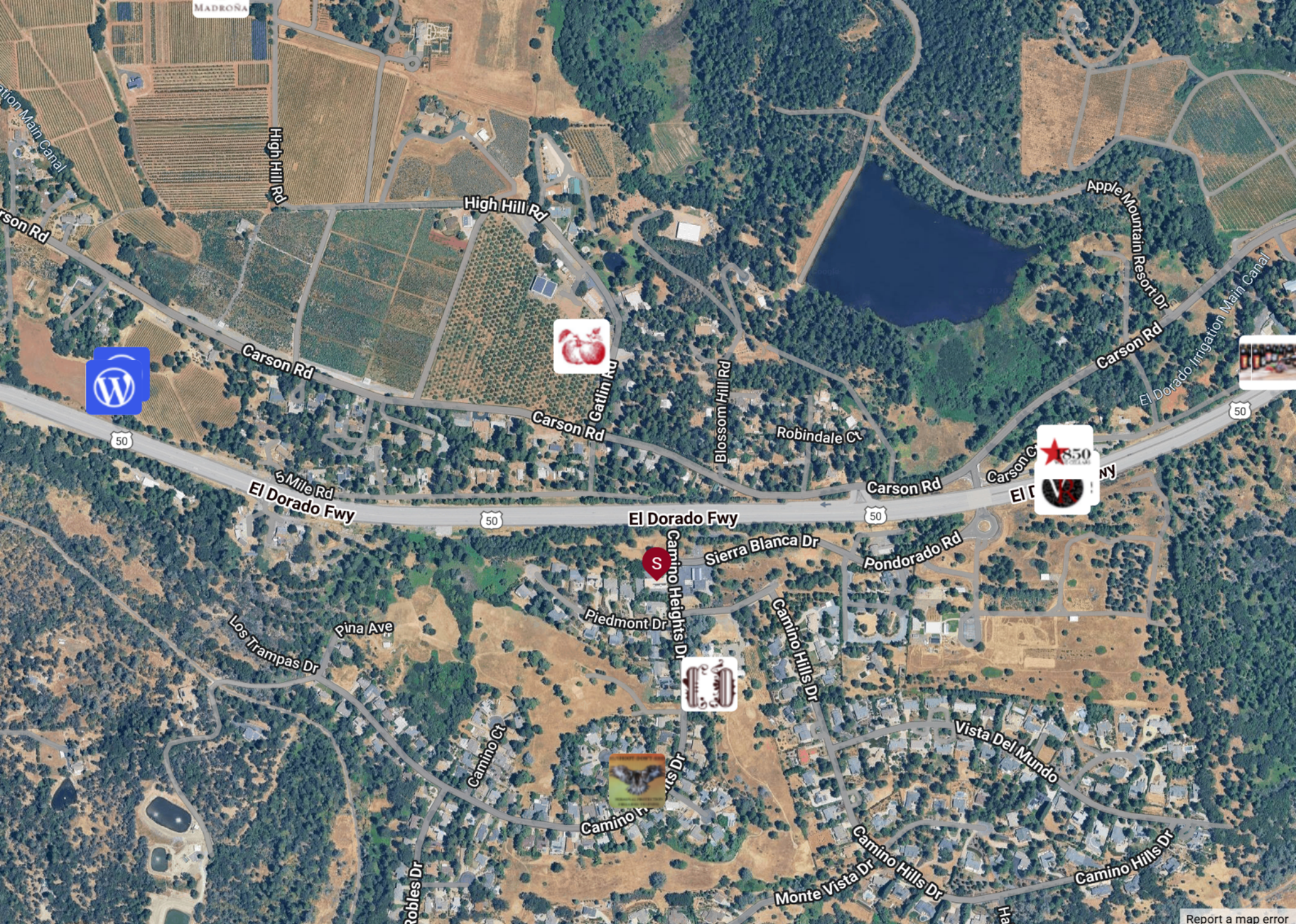
- Solar panels for ample savings
- The Backup Generator can run the entire facility for up to two weeks.
- 2 new 5-ton HVAC units - 2024
- Separate meters for propane. Propane runs backup generators and heat for both units.
- Electricity PG&E AC units
- Camera system surveillance system
- OSHPD 3 nonprofit medical compliant rooms to code. State and federal regulations.
- Contracts with medical and Medicare still active. Possibly takeover business Camino Valley, Medical Center. Corporation can be purchased CHOW.
- Input output, HVAC in each exam / surgical room
- Piped for sprinkler, but not active
- Commercial Medical Refrigerator and freezer for the vaccines approved for the children's program.
- Attic for extra storage
- Apple Hill is a popular destination in El Dorado County, California, known for its family farms, orchards, wineries, and bakeshops. The area is a popular spot for visitors to enjoy seasonal fruits and vegetables, cider, wine, and other locally produced goods. To access Apple Hill from Highway 50-E, you can take exits 48, 49, or 54.
- Nestled in the Sierra Nevada Foothills. Near the Sierra foothill town of Placerville, just off the beaten path between Sacramento and Lake Tahoe are the Apple Hill Growers. We are an agriculture community with a rich history in farming and winemaking where a new generation of growers invites you to share the experience with your family and friends.

- Delicious, sweet apples are just the beginning. Representing over 50 local, family farms, the Apple Hill Growers are dedicated to supporting agriculture in our community. Founded in 1964 with just 16 apple ranches, we've now grown to include unique fruit & vegetable farms, bakeshops, wineries, a Bed & Breakfast Inn, flower gardens, and Christmas tree farms. Our winding roads and scenic beauty have been a popular destination for over 50 years. Come enjoy the fruits of our Apple Hill Growers any time of year!





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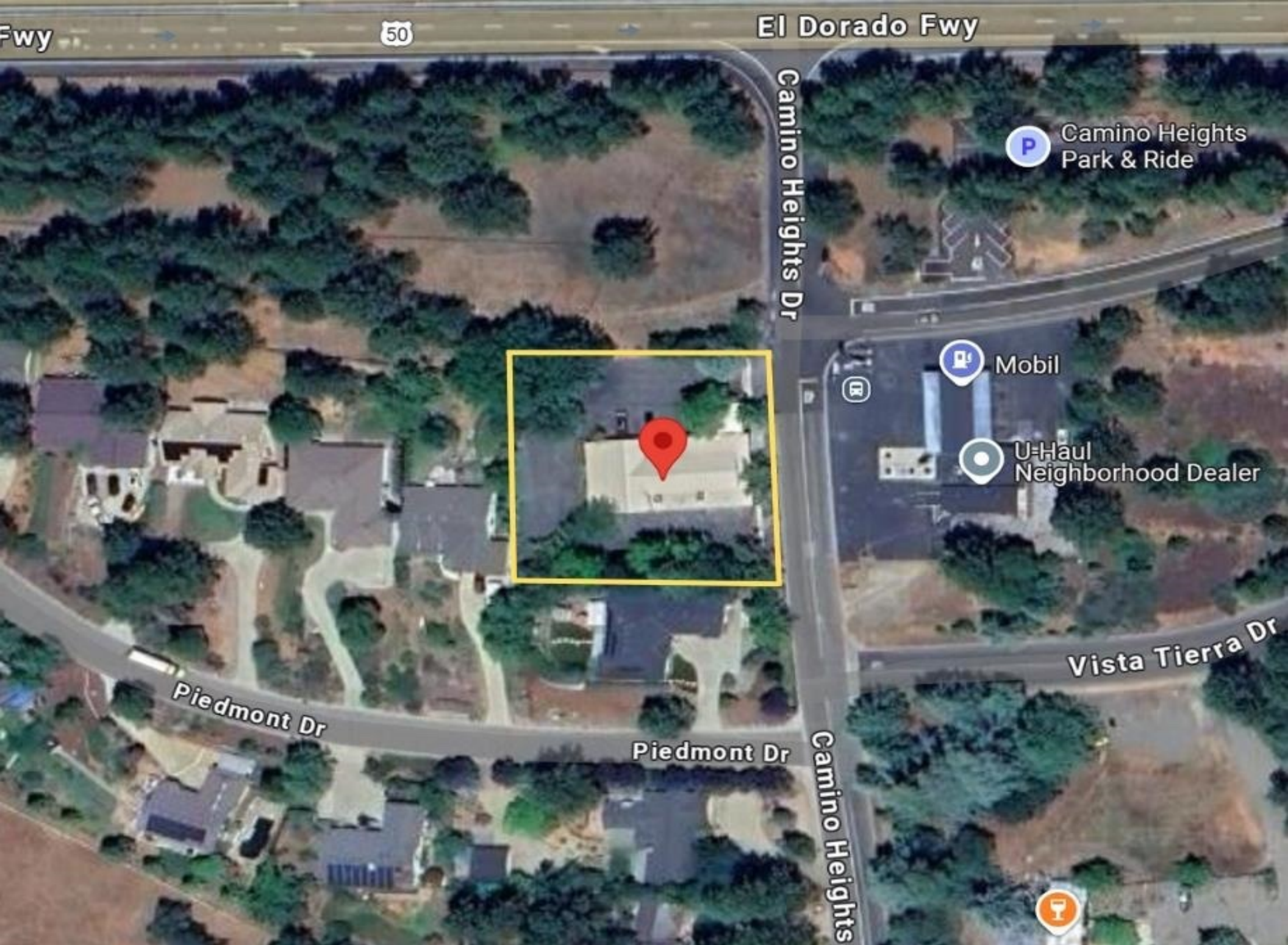
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Suite A
±2,583 SF







Room	Manufacturer	Model	Description	Serial #
Exam 1	Welch Allyn	7670-01	Aneroid	41102202650
	Welch Allyn	767	Ophthalm / Oto	NSN
	Welch Allyn	690	Thermometer	6419318
Exam 2	Welch Allyn	7670-01	Aneroid	307030478
	Welch Allyn	767	Ophthalm / Oto	NSN
	Welch Allyn	690	Thermometer	6440912
Exam 3	Welch Allyn	7670-01	Aneroid	40922013014
	Welch Allyn	767	Ophthalm / Oto	NSN
	Welch Allyn	690	Thermometer	5287427
Exam 4	Welch Allyn	7670-01	Aneroid	41102202437
	Welch Allyn	690	Thermometer	5287427
	Welch Allyn	767	Ophthalm / Oto	NSN
Exam 5	Welch Allyn	7670-01	Aneroid	60831112349
	Welch Allyn	767	Ophthalm / Oto	NSN
	Welch Allyn	690	Thermometer	5287443
Exam 6	Welch Allyn	7670-01	Aneroid	61115185257
	Welch Allyn	767	Ophthalm / Oto	NSN
	Welch Allyn	690	Thermometer	6440905
	Tanita	BD-585	Pedi Scale	830926
Exam 7	Welch Allyn	7670-01	Aneroid	90624141625
	Brewer	Portable	Exam Lamp	NSN
	Welch Allyn	767	Ophthalm / Oto	NSN
	3GEN	Dermlite II	Derm Magnification	D2H02201100337
	Aaron	950	Hyfrecator	AA4006063
	Welch Allyn	Microtemp	Thermometer	CNS
	Braun	6021	Thermometer	11103274487
	Apria Health	2001-08	02 Reg	4196
	Spectoline	EA-140	UV Light	1533407
	Ambco	650A	Audio Meter	B07016

	Omron	HEM-773	Auto BP	6505341LF
	Midmark	IQ-Mark	digital ECG	416649
	Welch Allyn	VS 100	Spot Vision Scanner	(21) 19138
	Welch Allyn	OAE	Hearing Screener	(21) G15003678
	Midmark	IQ-Spiro	Spirometer	554357
	Magellan	Leadcare II	Blood Lead Analyzer	WLC 09075
	Respironics	1/5 456	Nebulizer	4121516537
	VIOS	Life 310B	Nebulizer	AA10B22759
	WestMed	OPA 820	Oxygen Regulator	600048
	Nonin	8500	SP O2 Monitor	124710486
	MVE	Lab 10	Liquid Nitrogen Container	10740281
	Bovie	XLD-SC	MI 1000 Surgical Lamp	1215323
	Kenmore	564-62042100	Refrigerator/Freezer	70404477
	Connex	73MT	Vital Spot Monitor & Stand	1.00027E+11
	Everest & Jennings	Travler XD	WheelChair	D225935
Nurse 9	Tanita	3101	Scale - Adult	0505T310271
C Lab 10	ABS	PH-ABT10	Fridge	8031119-1407
	Med Freezer	CNS	Freezer	CNS
	Lascar	VFC 350E	Data Logger	33514
	Lascar	VFC 350E	Data Logger	28891
D Lab 12	Ritter	M9	Auto Clave	V91018
	Seiler	MicroIvx3	Microscope	60610019
	Vanguard	V6500	Centrifuge	138319
	Hemocue	HB801	Hemoglobin	521012221
			Total	

Exam 1	Ritter	304	Exam Table	V86510
	Midmark	193001206	Stool	V118203
	Brewer Medical	SA-106	Side Chair	5576026
	Georgia Pacific	56650	Multi-Towel Dispenser	73310-56650
	Becton-Dickinson	305447EA	Sharps Locking Mounts	9000516
	Oak Furniture	1857C	30" Tall Bar Stools	18577
Exam 2	Ritter	304	Exam Table	V86458
	Midmark	193001206	Stool	V118203
	Brewer Medical	SA-106	Side Chair	5576026
	Georgia Pacific	56650	Multi-Towel Dispenser	73310-56650
	Becton-Dickinson	305447EA	Sharps Locking Mounts	9000516
	Oak Furniture	1857C	30" Tall Bar Stools	18577
Exam 3	Ritter	304	Exam Table	V86459
	Midmark	193001206	Stool	V118203
	Brewer Medical	SA-106	Side Chair	5576026
	Georgia Pacific	56650	Multi-Towel Dispenser	73310-56650
	Becton-Dickinson	305447EA	Sharps Locking Mounts	9000516
	Oak Furniture	1857C	30" Tall Bar Stools	18577
Exam 4	Ritter	304	Exam Table	V86511
	Midmark	193001206	Stool	V118203
	Brewer Medical	SA-106	Side Chair	5576026
	Georgia Pacific	56650	Multi-Towel Dispenser	73310-56650
	Becton-Dickinson	305447EA	Sharps Locking Mounts	9000516
	Oak Furniture	1857C	30" Tall Bar Stools	18577
Exam 5	Ritter	304	Exam Table	V86456
	Midmark	193001206	Stool	V118203
	Brewer Medical	SA-106	Side Chair	5576026
	Georgia Pacific	56650	Multi-Towel Dispenser	73310-56650
	Becton-Dickinson	305447EA	Sharps Locking Mounts	9000516
	Oak Furniture	1857C	30" Tall Bar Stools	18577
Exam 6	Ritter	304	Exam Table	V86457
	Midmark	193001206	Stool	V118203
	Brewer Medical	SA-106	Side Chair	5576026
	Georgia Pacific	56650	Multi-Towel Dispenser	73310-56650
	Becton-Dickinson	305447EA	Sharps Locking Mounts	9000516
	Oak Furniture	1857C	30" Tall Bar Stools	18577

Exam 7	Midmark	630-006	Exam Table	V623561
	Brewer Medical	SA-106	Side Chair	5576026
	Georgia Pacific	56650	Multi-Towel Dispenser	73310-56650
	Becton-Dickinson	305447EA	Sharps Locking Mounts	9000516
Room 8	Everest & Jennings	Travler XD	WheelChair	D225935
	Brewer Medical	SA-106	Side Chair	5576026
	Steelcase Inc	B66820	Desk Chair	4534331DW
	Steelcase Inc	B66820	Desk Chair	4534331DW
	Handcraft	Oak	Cabinets and Lockers	2010
Nurse 9	Brewer Medical	SA-106	Side Chair	5576026
	Haworth	Improv	Desk Chair	M231-1842
	Haworth	Improv	Desk Chair	M231-1942
	Haworth	Improv	Desk Chair	M231-1942
C-LAB 10	Georgia Pacific	56650	Multi-Towel Dispenser	73310-56650
	Becton-Dickinson	305447EA	Sharps Locking Mounts	9000516
Recep 11	Haworth	Improv	Desk Chair	M231-1942
	GoECO Life	GMC 225Pi	Front Loading Shredder	FT03431004000196
D-LAB 12	Georgia Pacific	56650	Multi-Towel Dispenser	73310-56650
	Becton-Dickinson	305447EA	Sharps Locking Mounts	9000516
Kitchen 13	Panasonic	NN-SA651S	Microwave	P0127883
	Sanyo	Low profile 33	Refrigerator	772201
	Handcraft	Oak	Cabinets and Lockers	2014
Office 14	Haworth	Improv	Desk Chair	M231-1842
	Haworth	Improv	Desk Chair	M231-1842
	Haworth	Improv	Desk Chair	M231-1942
	Mayline	Realoffice	L-Shape desk (cherry) 7' x 6'	W200312

Room	Manufacturer	Model	Description	Serial #
	Mayline	Realoffice	L-Shape desk (cherry) 7' x 6'	W200312
	AVA	FurnGroup20	L-Shape desk (cherry) 5' x 6'	W200005
	AVA	FurnGroup20	L-Shape desk (cherry) 5' x 6'	W200005
	IKEA	3Files	Wood file cabinets	2004
	Fellows	58-97Cs	Shredder	CRC32197
	Fellows	58-97Cs	Shredder	CRC32197
			Total	

Room	Manufacturer & Description	Model	Software Installed
Exam 1	DELL Computer & Monitor	Optiplex 3020 / E18	L-2013 Office Suite = Word, Excel Powerpoint
Exam 2	DELL Computer & Monitor	Optiplex 3020 / E18	L-2013 Office Suite = Word, Excel Powerpoint
Exam 3	DELL Computer & Monitor	Optiplex 3020 / E18	L-2013 Office Suite = Word, Excel Powerpoint
Exam 4	DELL Computer & Monitor	Optiplex 3020 / E18	L-2013 Office Suite = Word, Excel Powerpoint
Exam 5	DELL Computer & Monitor	Optiplex 3020 / E18	L-2013 Office Suite = Word, Excel Powerpoint
	PolyCom Phone	M7310	Sun Communications
Exam 6	DELL Computer & Monitor	Optiplex 3020 / E18	L-2013 Office Suite = Word, Excel Powerpoint
Exam 7	DELL Server & Dell Monitor	PowerEdge T-420 / E18	Server 2016 Standard
Room 8	DELL Computer & Monitor	Optiplex 3020 / E22	L-2013 Office Suite = Word, Excel Powerpoint
	Kyocera Multiplex Printer	m2535dn	Proprietary
	DELL Computer & Samsung Monitor	Optiplex 3020 / T22	L-2013 Office Suite = Word, Excel Powerpoint
	Fujitsu Scanner	FI-6130	Proprietary
	HP Envy Color Printer	5540	Proprietary
	PolyCom Phone	M7310	Sun Communications
Nurse 9	DELL Computer & Monitor	Optiplex 3020 / E22	L-2013 Office Suite = Word, Excel Powerpoint
	DELL Computer & Monitor	Optiplex 3020 / E22	L-2013 Office Suite = Word, Excel Powerpoint
	Fujitsu Scanner	FI-6130	Proprietary
	PolyCom Phone	M7310	Sun Communications
	PolyCom Phone	M7310	Sun Communications
C-LAB 10	NetGear	Router	Proprietary
Reception 11	DELL Computer & Monitor/Monitor	Optiplex 3020 / E22/E22	L-2013 Office Suite = Word, Excel Powerpoint
	Kyocera Multiplex Printer	m2640idw	Proprietary
	Fujitsu Scanner	FI-7130	Proprietary
	Acuant Scanner	800DX	Proprietary
	PolyCom Phone	M7310	Sun Communications
D-LAB 12	DELL Computer & Monitor	Optiplex 3020 / E18	L-2013 Office Suite = Word, Excel Powerpoint
	Samsung Printer	ProExpress M3820DW	Proprietary
	PolyCom Phone	M7310	Sun Communications
Office 14	DELL Computer & Samsung Monitor	Optiplex 3020 / T24	L-2016 Office Suite Professional Word, Excel, Powerpoint, Outlook
	DELL Computer & Samsung Monitor	Optiplex 3020 / T23	L-2016 Office Suite Professional Word, Excel, Powerpoint, Outlook
	DELL Computer & Samsung Monitor	Optiplex 3020 / T22	L-2016 Office Suite Professional Word, Excel, Powerpoint, Outlook
	DELL Computer & Monitor	Optiplex 3020 / E22	L-2016 Office Suite Professional Word, Excel, Powerpoint, Outlook
	Kyocera M2535dn	Office	Proprietary
	Fujitsu Scanner	FI-6130	Proprietary
	Meraki MX64W	Office	Proprietary
	PolyCom Phone	M7310	Sun Communications
	PolyCom Phone	M7310	Sun Communications
			Total



SUITE A



SUITE A



SUITE A



SUITE A



SUITE A



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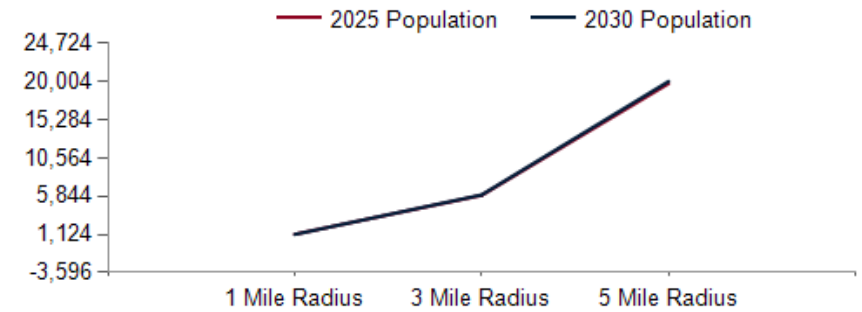




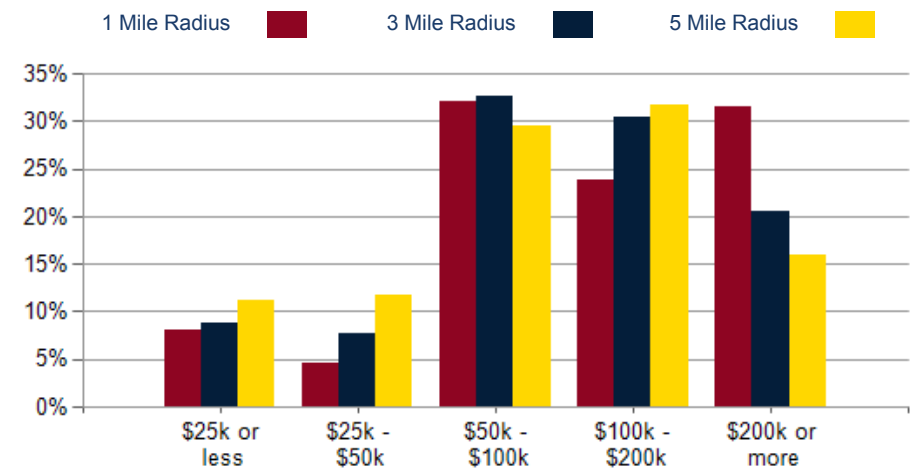
POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	1,148	5,706	17,920
2010 Population	1,174	5,866	19,182
2025 Population	1,139	5,953	19,740
2030 Population	1,124	6,006	20,004
2025-2030: Population: Growth Rate	-1.30%	0.90%	1.35%

2025 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	32	165	650
\$15,000-\$24,999	7	55	283
\$25,000-\$34,999	8	66	396
\$35,000-\$49,999	14	128	582
\$50,000-\$74,999	122	538	1,491
\$75,000-\$99,999	32	286	976
\$100,000-\$149,999	59	446	1,752
\$150,000-\$199,999	55	321	903
\$200,000 or greater	151	517	1,341
Median HH Income	\$117,296	\$101,732	\$94,038
Average HH Income	\$178,122	\$148,165	\$130,683

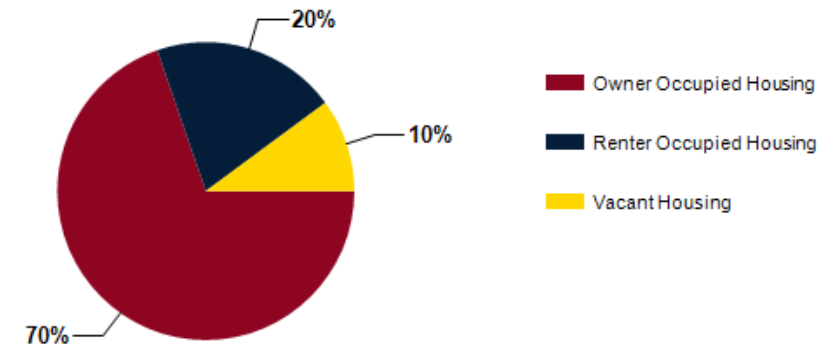
HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	493	2,385	7,487
2010 Total Households	479	2,419	7,828
2025 Total Households	480	2,522	8,375
2030 Total Households	490	2,630	8,760
2025 Average Household Size	2.37	2.35	2.32
2025-2030: Households: Growth Rate	2.05%	4.20%	4.50%



2025 Household Income



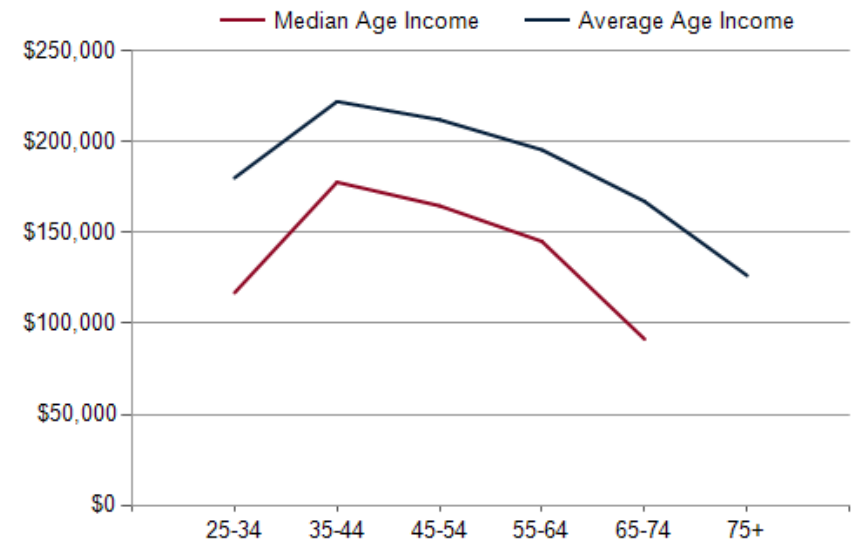
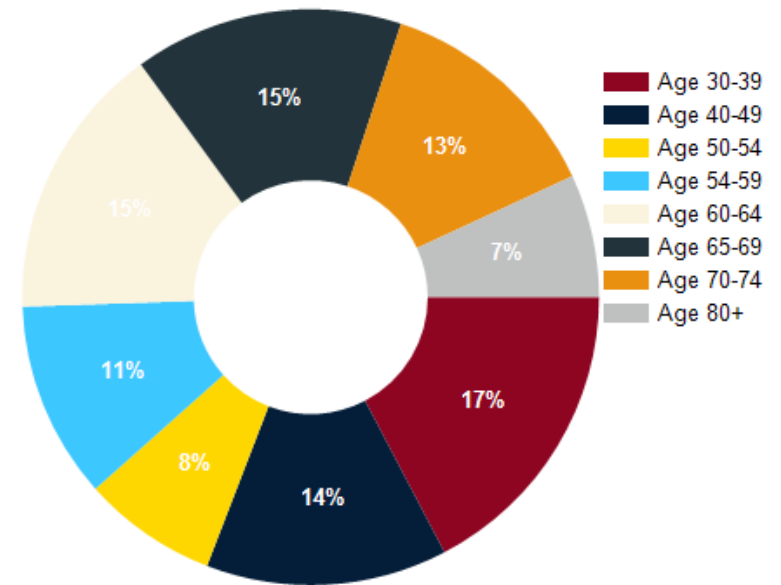
2025 Own vs. Rent - 1 Mile Radius



Source: esri

2025 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2025 Population Age 30-34	65	302	1,039
2025 Population Age 35-39	68	346	1,148
2025 Population Age 40-44	56	332	1,204
2025 Population Age 45-49	48	301	1,070
2025 Population Age 50-54	58	311	1,042
2025 Population Age 55-59	85	416	1,240
2025 Population Age 60-64	119	536	1,620
2025 Population Age 65-69	116	548	1,764
2025 Population Age 70-74	100	503	1,580
2025 Population Age 75-79	53	362	1,171
2025 Population Age 80-84	43	230	689
2025 Population Age 85+	53	231	661
2025 Population Age 18+	960	4,943	16,214
2025 Median Age	55	53	50
2030 Median Age	55	53	50

2025 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$116,952	\$108,953	\$102,377
Average Household Income 25-34	\$180,226	\$152,682	\$131,611
Median Household Income 35-44	\$177,840	\$139,568	\$118,216
Average Household Income 35-44	\$222,239	\$179,842	\$152,582
Median Household Income 45-54	\$164,833	\$136,752	\$120,896
Average Household Income 45-54	\$212,212	\$180,882	\$161,177
Median Household Income 55-64	\$145,190	\$117,460	\$107,870
Average Household Income 55-64	\$195,629	\$161,532	\$146,756
Median Household Income 65-74	\$91,435	\$86,724	\$84,360
Average Household Income 65-74	\$167,244	\$139,495	\$123,384
Average Household Income 75+	\$126,478	\$105,778	\$91,068





Lu Ann Henderson
Senior Vice President

Lu Ann Henderson is an exclusive Commercial Real Estate listing agent serving California. She has a vast network of business owners and investors and a continuous pool of qualified buyers and tenants seeking quality real estate.

Eighty percent of her sales and leasing transactions are dual agency, which expedites transactions and reduces overall commission costs. Lu Ann has been recognized as a top producer by CoStar/LoopNet. She has received the Top-Performing Broker award in Crexi's Annual Platinum Broker Awards and is responsible for over \$40 million in California sales alone.

She selectively manages several listings, ensuring each client receives personal attention and thorough due diligence. Lu Ann has a proven strategy and specialization in various sectors of business real estate, including industrial, retail shopping centers, mixed-use, residential, office, land development, and specialty assets, which contributes to her status in the top 5 percent of brokers by transaction volume.

Lu Ann is committed to advising you on effective strategies for selling or leasing your property. She focuses on transparent and ethical dealings and wants to alleviate the pressures associated with property transactions.

Lu Ann leverages digital marketing platforms and social media, including commercial real estate platforms, to maximize your property's exposure. She also manages a YouTube channel, MatrixCRE.ai, to showcase each listing and enhance global visibility.

If you seek high-quality advice and result-oriented brokerage services, please call or email her at Infor@MatrixCRE.ai and visit the website at MatrixCRE.ai.

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By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that recipient will not photocopy or duplicate any part of the offering memorandum. If you have no interest in the subject property, please promptly return this offering memorandum to GQ North Real Estate. This offering memorandum has been prepared to provide summary, unverified financial and physical information to prospective tenants, and to establish only a preliminary level of interest in the subject property.

The information contained herein is not a substitute for a thorough due diligence investigation. GQ North Real Estate has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

The information contained in this offering memorandum has been obtained from sources we believe reliable; however, GQ North Real Estate has not verified, and will not verify, any of the information contained herein, nor has GQ North Real Estate conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

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