

FOR SALE

RetailNet
REAL ESTATE

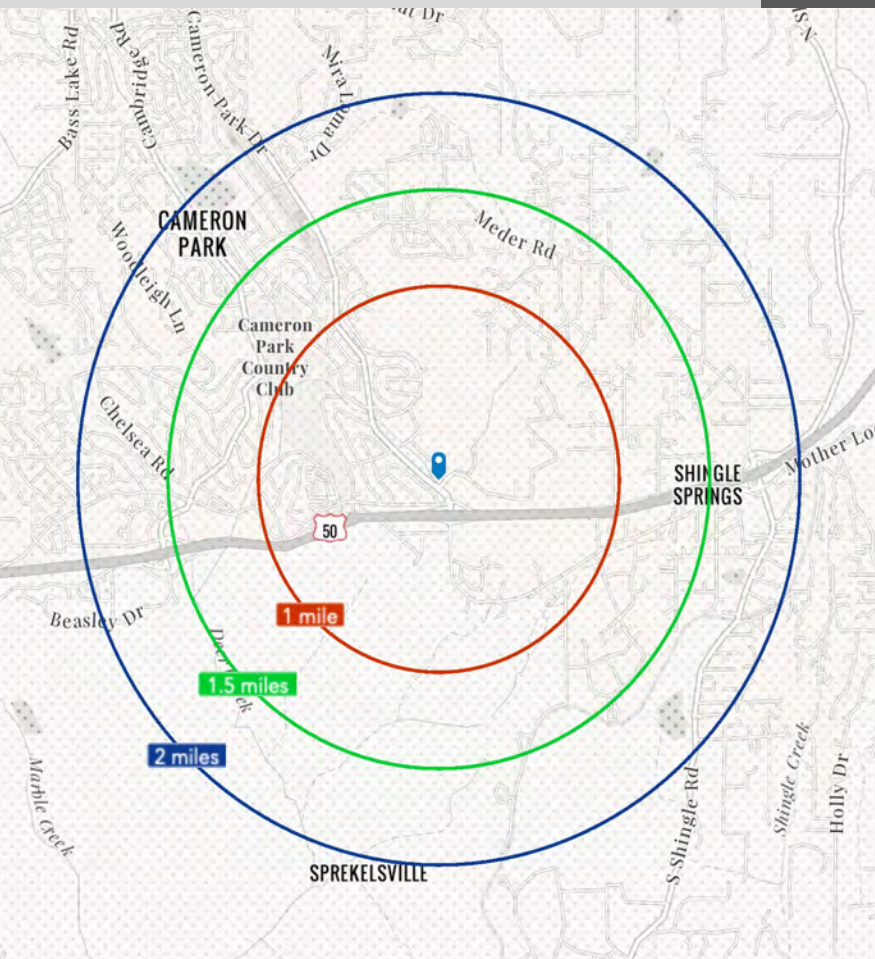
CAMERON PARK, CA

Former *Walgreens* #10599

± 2.34 AC | ~14.8K SF | CC | \$3.175MM

4014 PLAZA GOLDORADO CIR





Property Overview

- ✦ **Offering Price.** \$3,175,000 (±\$215 psf)
- ✦ **Delivery.** 'As-Is', Vacant (FF&E not included)
- ✦ **Property.** ±2.34 AC
- ✦ **Building.** ~14,820 + DT
- ✦ **Signage.** Monument + building
- ✦ **Yr Built.** 2011
- ✦ **APN.** 083-453-21-100 [Parcel Info](#)
- ✦ **Access.** Extended FI/FO on Palmer Dr; extended RI/RO on Cameron Park Dr
- ✦ **Zoning.** Commercial Community (CC) - [Allowed Uses](#)
- ✦ **Deed Restriction.** Pharmacy, bar, gym or health club, bowling alley, pool hall, skating rink, adult entertainment, second-hand store, liquidation store, educational or training facility, photofinishing services, vehicle sales or storage, car wash, industrial use and/or church.

Location Overview

- ✦ **Highway 50.** Property has easy access to highway on/off ramps.
- ✦ **Nearby cities.** Property is centrally located in the heart of Cameron Park and close to Folsom, Placerville, and El Dorado Hills.
- ✦ **El Dorado Community Health Center.** ±0.25 miles.
- ✦ **Sacramento.** ±35 miles NE.

'25 Estimates	1 Mile	2 Miles	3 Miles
Population	3,678	8,916	13,717
Households	1,507	3,278	5,182
Avg. HH Inc.	\$99,599	\$102,555	\$109,307
Palmer Dr – Daily Traffic Count Estimate			8,751
Cameron Park Dr – Daily Traffic Estimate			19,536



Cameron
Airpark
2.4 mi

Cameron Park Dr – 19,536 VPD



UNION BANK

EDCHC



Hwy 50 – 71,000 VPD

0.5 miles





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Hwy 50 – 71,000 VPD

Palmer Dr – 8,751 VPD

Cameron Park-Dr – 19,536 VPD

UMPQUA BANK

Drive-Thru





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This is a detailed architectural floor plan of the first floor of a large building. The plan is oriented with a north arrow pointing towards the top right. The layout is symmetrical around a central vertical corridor. On the left side, there is a large conference room, a cafeteria, and a library. The right side features a large office area with many individual workstations. The plan is labeled with 'FLOOR' and 'FIRST FLOOR'.

NEW LOCATION <input type="checkbox"/>		SECURITY <input type="checkbox"/>		MARKET <input type="checkbox"/>	
NEW/LOCATION <input type="checkbox"/>		PHOTO <input type="checkbox"/>		LIQUOR <input type="checkbox"/>	
REMOVAL <input type="checkbox"/>		PHARMACY <input type="checkbox"/>		24 HOUR <input type="checkbox"/>	

SQUARE FOOT AREA SUMMARY						
DEPARTMENT	SALES	STOCK	SERVICE	TOTAL EXISTING	TOTAL NEW	TOTAL
GEN SALES	NEW 124	12	12	148		148
	EXISTING 124	12	12	148		148
MARKET	NEW					
	EXISTING					
RX	NEW					
	EXISTING					
RX WAIT	NEW					
	EXISTING					
PHOTO	NEW					
	EXISTING					
WINE & BEER	NEW					
	EXISTING					
CLINIC	NEW					
	EXISTING					
HHC	NEW					
	EXISTING					
B&MT	NEW					
	EXISTING					
2ND FLOOR	NEW					
	EXISTING					
TOTAL NEW				148		148
TOTAL EXISTING				148		148

TOTAL AREA: FIRST FLOOR		148 SQ. FT.
TOTAL AREA: OTHER LEVELS		0 SQ. FT.

GROSS AREA INCLUDING ALL DEPARTMENTS & ALL LEVELS: 148 SQ. FT.

SUMMARY OF CHANGES			
LINEAL FOOTAGE			
	EXISTING	PROPOSED	CHANGE
TOTAL LINEAL FOOTAGE (INCLUDING HATCHES)	1,235	1,235	0%
SHELVING	1,069 in ft	1,069 in ft	0%
GREETING COUNTERS	116 in ft	116 in ft	0%
SEATINGS	0 in ft	0 in ft	0%
COOLERS	20 in ft	20 in ft	0%
FREEZERS	13 in ft	13 in ft	0%
LOCK BOOTIQUE	0 in ft	0 in ft	0%
UP-MARKET	0 in ft	0 in ft	0%
TOTAL LIQUOR STORE LINEAL FOOTAGE	0 in ft	0 in ft	0%
LIQUOR STORE SHELVING	0 in ft	0 in ft	0%
LIQUOR STORE COOLING	0 in ft	0 in ft	0%
LIQUOR STORE FREEZERS	0 in ft	0 in ft	0%
STOCK ROOM SHELVING	0 cu ft	0 cu ft	0%
PHARMACY LINEAL FOOTAGE	86 in ft	83 in ft	-3.5%
STOCK ROOM OPTIMIZER		0.00%	

PROMO FOOTAGE			
	EXISTING	PROPOSED	CHANGE
END STAND QTY	38	30	-8.0%
SIDE PANEL QTY	39	38	-0.0%
TABLE QTY	10	10	0.0%
QUEBUEING	8	8	0.0%
BEAUTY	36	36	0.0%

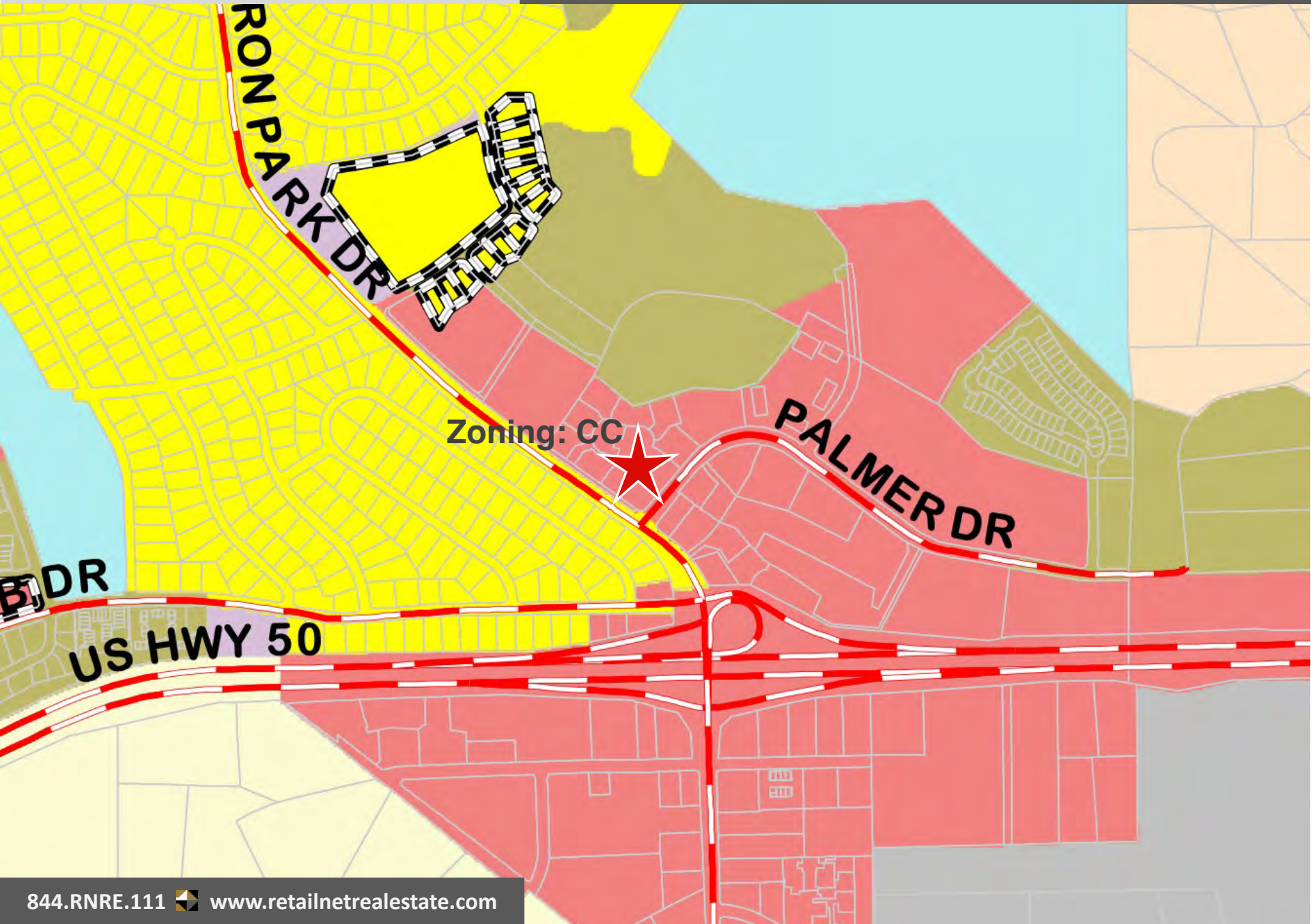
SQUARE FOOTAGE			
	EXISTING	PROPOSED	CHANGE
BUILDING SQ. FT.	14,291 sq ft	14,291 sq ft	0%
STOCK RM SQ. FT.	1,250 sq ft	1,250 sq ft	0%
RX EXTERIOR SQ. FT.	799 sq ft	799 sq ft	0%
HEALTHCARE SQ. FT.	912 sq ft	912 sq ft	0%
DAILY LIVING SQ. FT.	10,407 sq ft	10,407 sq ft	0%

FIXTURE LEGEND			
G 1919 36 56" W. H. COLOR G GONDOLA (SEA SIDE) 26 15 47 56" W. H. COLOR 26 GONDOLA (END) W 19 36 54" W. H. COLOR W WALL (SHL) W WALL (SHL)	ALL OTHER FIXTURES ARE TYPICALLY CALLED OUT DEPTH BY WIDTH. EXAMPLE: QT 30 48 DISPLAY TABLE 48		


*(DOES NOT INCLUDE STANDARDS, WOOD GROUND OR FINISHED END PANELS)

REMODEL & HATCH LEGEND	
EXISTING	NEW
RESET	

BUSINESS OWNER APPROVAL		DATE
<div style="border-bottom: 1px solid black; width: 100%;"></div>		<div style="border-bottom: 1px solid black; width: 100%;"></div>
DAILY LIVING	F. LASTNAME	XXXXXX



TERMS



OFFERING PRICE	\$3,175,000 (±\$215 psf)
DELIVERY	Vacant (FF&E not included)
TERMS	'As-Is', No Financing Contingency
DEED RESTRICTION	Pharmacy
OFFERS EVALUATED AS RECEIVED	

****Price + terms, along with all offers, are subject to approval of Walgreen Co.'s Real Estate Committee***

CONTACT

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INVESTMENT OFFERING

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