APPLE FARM PLACE

FOR LEASE

Apple Farm Place

NEWLY RENOVATED SHOPPING CENTER

1426-1496 Broadway, Placerville, CA 95667

±800, 1050 & 1,920 SF available

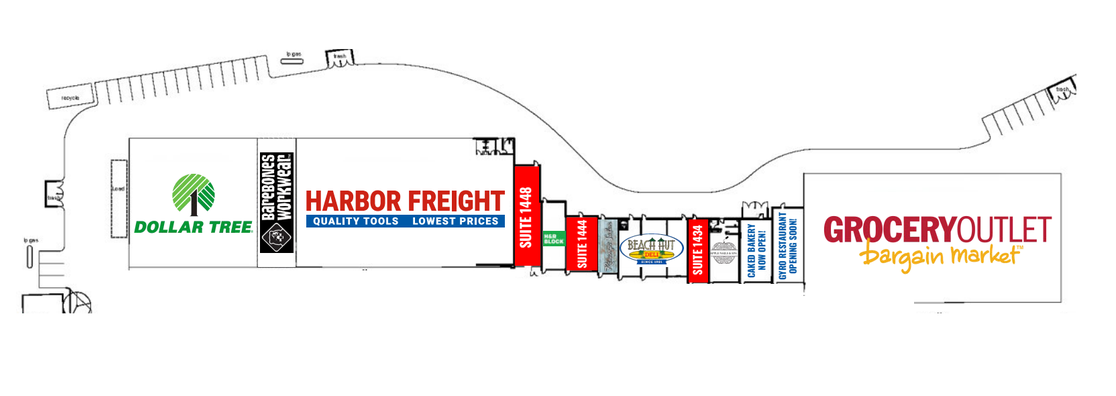
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ROME
REAL ESTATE GROUP



SITE PLAN & AVAILABILITY

Available Retail Suites



Suite	Size	Pricing
1434 Broadway	±800 SF	**Call Broker**
1444 Broadway	±1,050 SF	**Call Broker**
1448 Broadway	±1,920 SF	**Call Broker**

WHAT'S NEW AT APPLE FARM

NOW OPEN
Caked

IN PROGRESS
Landscaping Update Underway

OPENING SOON
Placerville Gyro

COMING SOON
New HWY 50 Visible Monument Sign

PROPERTY HIGHLIGHTS

- **Prime Placerville location** between Sacramento & South Lake Tahoe, with high visibility along State Hwy 49 & U.S. Hwy 50.
- **Heavy tourist traffic** near Apple Hill Orchards, El Dorado Wineries, Lake Tahoe & El Dorado National Forest.
- **Strong adjacent anchors** — Grocery Outlet, Harbor Freight, Barebones Workwear, Dollar Tree, Tractor Supply & Beach Hut Deli.
- **1.3 million annual visitors** to nearby Apple Hill attractions; excellent freeway visibility.
- **Refreshed landscaping** (updates underway) plus a new HWY 50–visible monument sign coming soon.

EXTERIOR PHOTOS

A Center Transformed



Grocery Outlet



Dollar Tree & Barebones Workwear



Revamps Salon & Beach Hut Deli


New Outdoor Patio

AERIAL OVERVIEW

Highway-Front Visibility

Positioned directly along Broadway with strong frontage and pylon visibility — soon joined by a new HWY 50–visible monument sign.

BROADWAY

±12,112

Average Daily Traffic (ADT)



IMMEDIATE VICINITY

Surrounded by Demand Drivers

Apple Farm Place anchors Placerville's Broadway retail corridor — a tight cluster of national daily-needs tenants, with a regional hospital, top-rated high school, and the 1.3 million visitors drawn to Apple Hill, all minutes away. Highway 50 out front is the gateway to Lake Tahoe.

±12,112
AVERAGE DAILY TRAFFIC ON BROADWAY

1.3M
APPLE HILL VISITORS PER YEAR

31,665
RESIDENTS WITHIN 5 MILES

$93,487
AVG. HOUSEHOLD INCOME (5-MILE)



GROCERY & DAILY NEEDS

Grocery Outlet
1426 Broadway · same center

Save Mart
1270 Broadway

RETAIL & HOME

Harbor Freight Tools
1460 Broadway · same center

Tractor Supply Co.
1360 Broadway

DINING

Beach Hut Deli
1440 Broadway · same center

Burning Barrel Spirits
640 Main St · downtown

The Independent
629 Main St · downtown

SERVICES & AUTO

Les Schwab Tires
1415 Broadway

Wells Fargo
1244 Broadway

CIVIC & EDUCATION

Marshall Medical Center
1100 Marshall Way · ±1.5 mi

El Dorado High School
561 Canal St · ±1 mi

DESTINATION

Apple Hill
1.3M ANNUAL VISITORS · NE

Lake Tahoe
±60 MI EAST · VIA US-50

IN THE HEART OF PLACERVILLE

Nearby Attractions

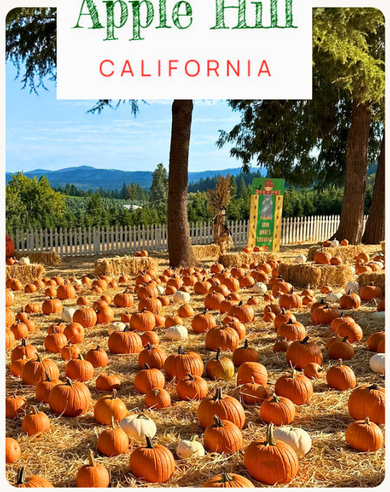
The Apple Farm at 1426–1496 Broadway, Placerville, CA 95667 is ideally situated near the heart of Placerville. This prime location offers easy access to the bustling shopping and dining district, rich cultural heritage, and the historic district.

Visitors can enjoy Placerville's storied past while being immersed in the vibrant community life of today.













WITHIN REACH

- Apple Hill Orchards
- El Dorado Wineries
- Lake Tahoe
- El Dorado National Forest
- Historic Downtown
- Christmas Tree Farms

DEMOGRAPHIC SUMMARY

Affluent, Established Trade Area

31,665
5-Mile Population (2023)

$93,487
5-Mile Avg. Household Income

1.3M
Apple Hill Visitors / Year

POPULATION

Radius	2023 Est.	2028 Proj.
1 Mile	5,386	5,454
3 Miles	16,707	16,795
5 Miles	31,665	31,738

HOUSEHOLD INCOME

Radius	2023 Avg.	2023 Median
1 Mile	$92,609	$73,928
3 Miles	$91,072	$69,858
5 Miles	$93,487	$71,212

A stable, growing population and high household incomes — paired with **1.3M annual visitors** — give tenants a dependable, year-round customer base.

ALSO FROM ROME REAL ESTATE GROUP

The Packing District

at The Crossings

Placerville's next social & culinary destination — a curated, open-air gathering place built for connection, with exceptional food, everyday essentials, and memorable experiences. Let's gather.

- **Flexible spaces —** 200–1,500 SF stalls to a flagship restaurant up to 14,000 SF.
- **Highway 50 frontage —** ±37,000 vehicles/day with strong regional visibility.
- **Affluent foothills base —** 110K+ population · $134K+ avg. income · $2.1B+ buying power (30-min drive).
- **Built to grow —** Future amphitheater and RV resort planned nearby.



LET'S CONNECT

Reach Out

To learn more about these retail suites, get in touch.



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