FOR SALE OR LEASE

2740 HIGHWAY 50, PLACERVILLE, CA



+/- 3,922 SF RESTAURANT BUILDING

SELLER FINANCING AVAILABLE — ATTRACTIVE TERMS!

3D 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:

$1,300,000.00
($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.

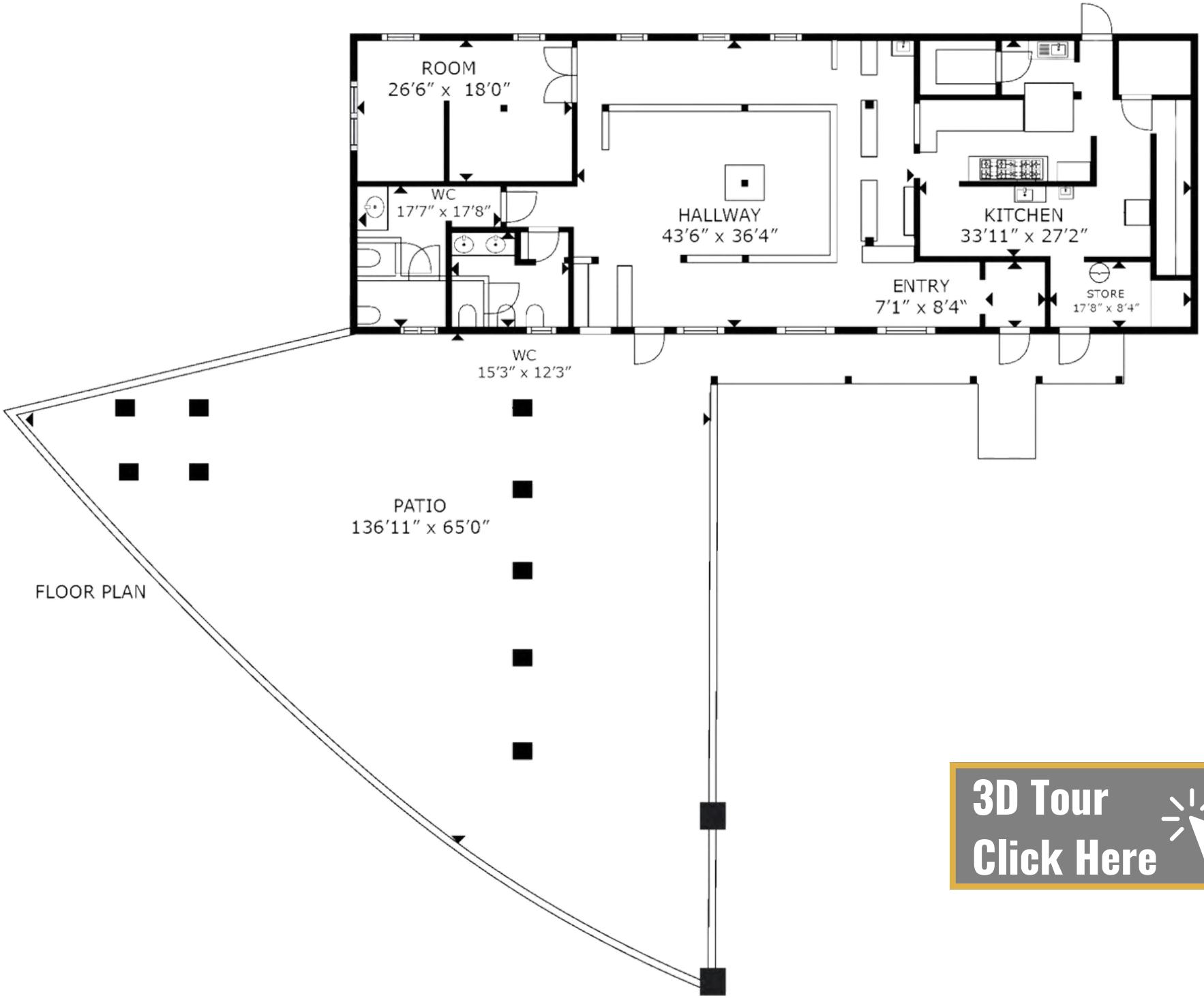
Large pylon sign directly on HWY 50

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



3D Tour
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DOLLHOUSE VIEW





INTERIOR PICTURES









EXTERIOR PICTURES



IMMEDIATE VICINITY AERIAL

2740 US-50, PLACERVILLE, CA 95667



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 ISLAND	5	20	49
OTHER	28	326	965

CONTACT US

FOR MORE INFORMATION ABOUT THIS RESTAURANT !



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