

**FOR
LEASE**

**1426-1496 BROADWAY,
PLACERVILLE, CA**

APPLE FARM PLACE

HARBOR FREIGHT
QUALITY TOOLS LOWEST PRICES

HAND TOOLS

NEWLY RENOVATED SHOPPING CENTER!

+/- 704 - 1,942 SF OF RETAIL SPACE AVAILABLE

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ROME
REAL ESTATE GROUP

APPLE FARM PLACE

<i>AVAILABLE</i>	<i>SIZE</i>	<i>PRICING</i>	<i>SPACE NOTES</i>
1428 Broadway	+/- 1,500 SF	\$2.50 PSF, NNN	Seeking Coffee, QSR
1430 Broadway	+/- 1,200 SF	\$2.50 PSF, NNN	Seeking any Retail Business
1434 Broadway	+/- 800 SF	\$2.50 PSF, NNN	Seeking Pharmacy / Health Supplements Store
1442 Broadway	+/- 704 SF	\$2.50 PSF, NNN	Former nail salon, perfect for hair / beauty studio
1444 Broadway	+/- 1,050 SF	\$2.50 PSF, NNN	Seeking Ice Cream Parlor/ Candy / Specialty Shop
1448 Broadway	+/- 1,942 SF	\$2.50 PSF, NNN	Seeking Sushi, Pho, Pizza
Commercial Pad	Contact Broker	Contact Broker	National QSR, Auto Related

- **Prime Location in Placerville:** Centrally located between Sacramento and South Lake Tahoe, with high visibility along State Highway 49 and U.S. Highway 50.
- **Significant Tourist Traffic:** Proximity to major attractions like Highway 50, Lake Tahoe, El Dorado National Forest, El Dorado Wineries, Apple Hill Orchards, and Christmas Tree Farms.
- **Adjacent Retail Anchors:** Nearby retailers include Grocery Outlet, Newly Opened Harbor Freight & Barebones Workwear, Dollar Tree, Tractor Supply plus newly opened Beach Hut Deli.
- **High Tourist Volume:** 1.3 million people visit nearby Apple Hill attractions each year.
- **Freeway Visibility:** Exceptional visibility with pylon signage.
- **Redeveloped Center:** Redeveloped with fresh landscaping and improved visibility.



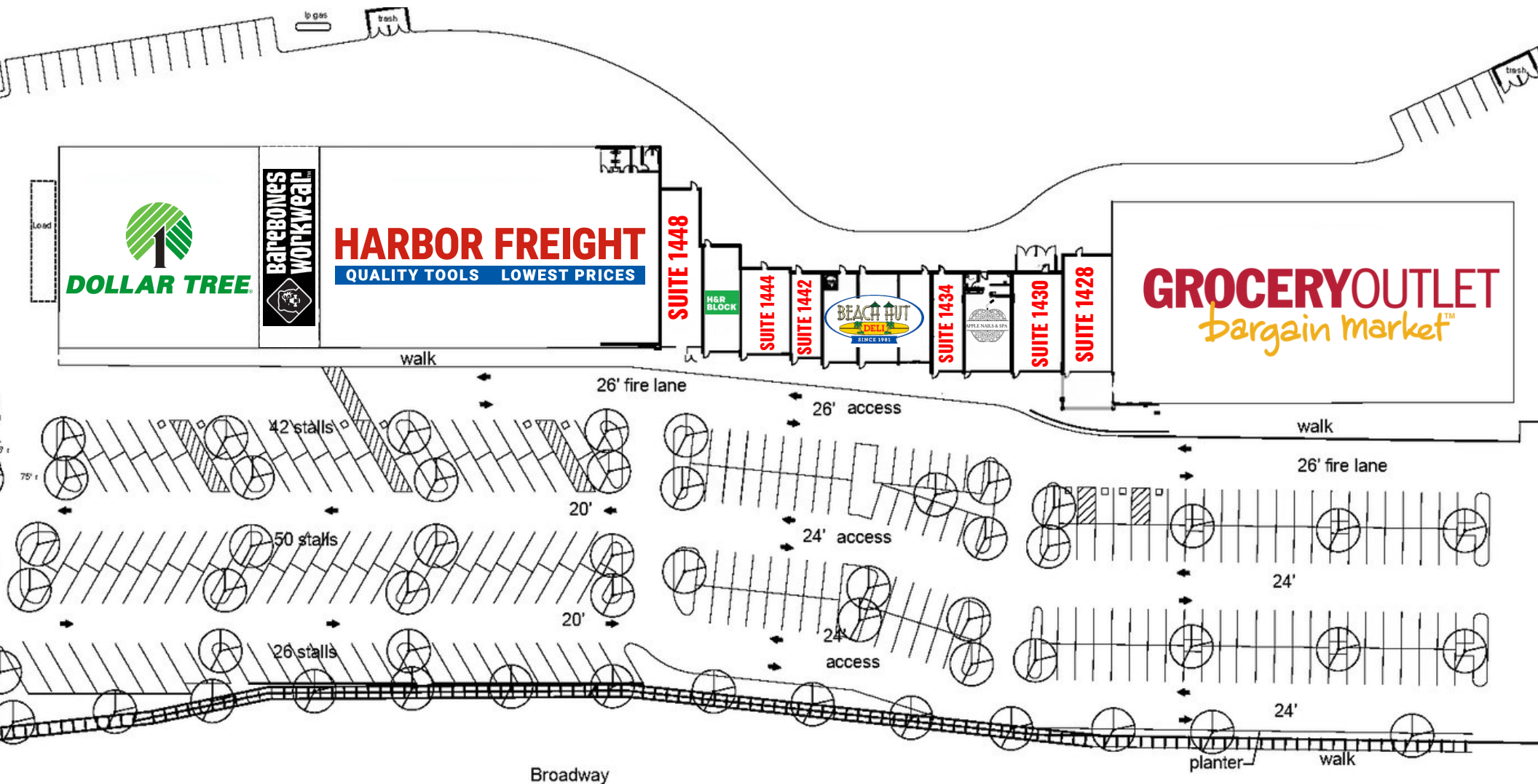
EXTERIOR PICTURES



JUST OPENED!



APPLE FARM PLACE SITE PLAN





HARBOR FREIGHT
QUALITY TOOLS LOWEST PRICES

GROCERYOUTLET
bargain market™



**H&R
BLOCK**



BROADWAY 11,563 ADT

IMMEDIATE VICINITY AERIAL

PROPERTY LOCATION

US 50

ABE'S APPLE ACRES

APPLE HILL Growers

SMITH FLAT HOUSE

Placerville Airport
Placerville, California, USA

Businesses and Landmarks:

- Raley's**
- NAPA**
- BIG 5 SPORTING GOODS**
- BIG LOTS!**
- RITE AID**
- Starbucks**
- McDonald's**
- WELLS FARGO**
- RITE AID**
- TACO BELL**
- THE HOME DEPOT**
- EL DORADO HIGH SCHOOL**
- Chevron**
- Valero**
- UPS**
- TSC**
- TRACTOR SUPPLY CO**
- Save Mart**
- Tires LES SCHWAB**
- JIMBOY'S TACOS**
- Golden Waffle Cafe**
- PLACERVILLE SPEEDWAY**
- MARSHALL MEDICAL CENTER**
- GROCERY OUTLET bargain market**
- H&R BLOCK**
- DOLLAR TREE**
- Exhilaration Station**
- HARBOR FREIGHT**
- IN-N-OUT BURGER**
- OfficeMax**
- THOMPSONS FAMILY OF DEALERSHIPS**
- Sweetie Pie's Restaurant & Bakery**
- THE INDEPENDENT RESTAURANT AND BAR**
- Main Street Melons**
- BURNING BARREL BREWING CO**



NEAR BY ATTRACTION TO APPLE FARM

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.



DEMOGRAPHIC SUMMARY REPORT

1426-1496 BROADWAY, PLACERVILLE, CA 95667



POPULATION 2023 ESTIMATE

1-MILE RADIUS	5,386
3-MILE RADIUS	16,707
5-MILE RADIUS	31,665

POPULATION 2028 PROJECTION

1-MILE RADIUS	5,454
3-MILE RADIUS	16,795
5-MILE RADIUS	31,738



HOUSEHOLD INCOME 2023 AVERAGE

1-MILE RADIUS	\$92,609.00
3-MILE RADIUS	\$91,072.00
5-MILE RADIUS	\$93,487.00

HOUSEHOLD INCOME 2023 MEDIAN

1-MILE RADIUS	\$73,928.00
3-MILE RADIUS	\$69,858.00
5-MILE RADIUS	\$71,212.00



POPULATION 2023 BY ORIGIN

	1-MILE RADIUS	3-MILE RADIUS	5-MILE RADIUS
WHITE	4,871	15,186	28,894
BLACK	41	138	244
HISPANIC ORIGIN	877	2,816	5,022
AM. INDIAN & ALASKAN	98	309	580
ASIAN	91	275	491
HAWAIIAN/PACIFIC ISLAND	11	42	71
OTHER	274	757	1,385



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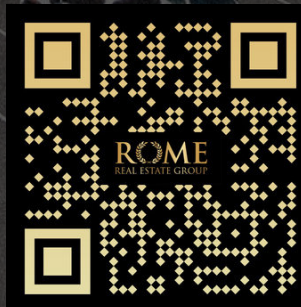


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