

**AVAILABLE FOR LEASE**

±975 SF up to ±7,150 SF

**GOLDORADO SHOPPING CENTER**

CAMERON PARK, CA



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*COVID-19 Site Specific Plan for Tours*

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# ABOUT

## GOLDORADO SHOPPING CENTER CAMERON PARK, CA

### PROPERTY PROFILE

- Location:** NEC Highway 50 & Cameron Park Drive  
Cameron Park, CA
- Spaces Available:** 975 SF up to 7,150 SF Contiguous Available
- APN:** 083-456-010, 083-456-011, 083-456-012, 083-456-013,  
083-456-014, 083-456-017, 083-456-018, & 083-456-019
- Zoning:** Commercial
- Major tenants in center:** Bel-Air, CVS Pharmacy, Petco, Subway, Papa Murphy's,  
AutoZone, Jiffy Lube, Wells Fargo, UPS Store, GNC and Goodwill



### PROPERTY HIGHLIGHTS

Goldorado Shopping Center is a 156,592 square foot community center located on the north side of Highway 50 near the on/off ramp and serves as a gateway to Cameron Parks dense residential neighborhoods. The center easily attracts consumers from not only Cameron Park but the neighboring communities of El Dorado Hills, Shingle Springs and Placerville as it is the only grocery/drug anchored center in the area.

One of three grocery anchored centers in the trade area, Goldorado Shopping Center benefits from strong co-tenancy, easy ingress/egress, outstanding visibility and excellent shopping convenience.

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# PROPOSED PROJECTS NEARBY

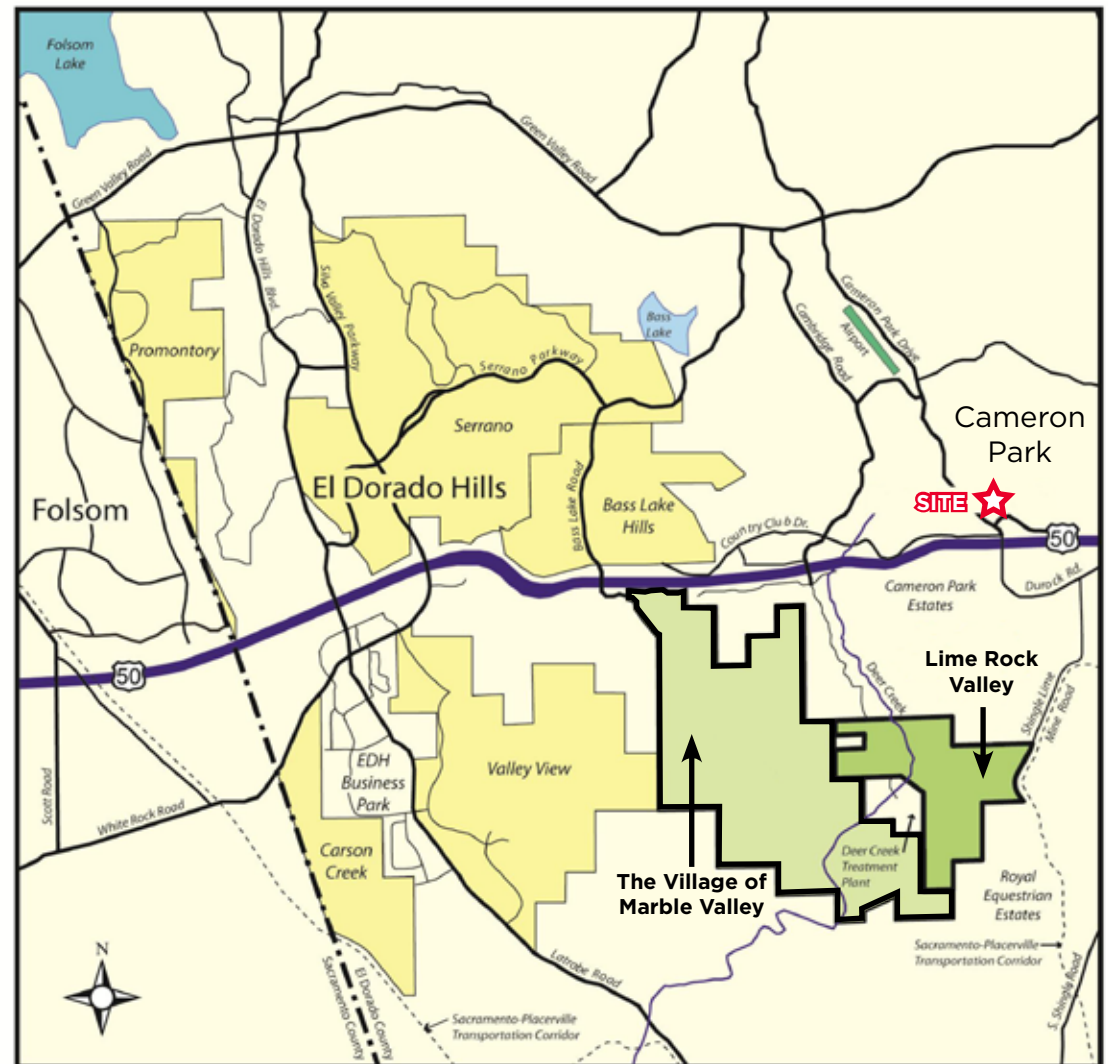
## GOLDORADO SHOPPING CENTER CAMERON PARK, CA

### Village of Marble Valley

Village of Marble Valley Specific Plan proposes for the development of 2,342 acres of land consisting of approximately 3,236 dwelling units and 475,000 square feet of commercial. The project is located in between El Dorado Hills and Cameron Park area south of Highway 50.

### Lime Rock Valley

Lime Rock Valley Specific Plan proposes for the development of 740 acres of land consisting of approximately 800 dwelling units. The project is located south of Highway 50 in the Cameron Park area.



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# DEMOGRAPHICS

GOLDORADO SHOPPING CENTER  
CAMERON PARK, CA



## TOTAL POPULATION

1 MILE



3 MILE



5 MILE



## DAYTIME POPULATION

1 MILE



3 MILE



5 MILE



## MEDIAN AGE

1 MILE

**43.9**  
YEARS OLD

3 MILE

**43.5**  
YEARS OLD

5 MILE

**42.9**  
YEARS OLD



## MED. HOUSEHOLD INCOME

1 MILE

**\$79,288**

3 MILE

**\$92,331**

5 MILE

**\$102,307**



## TRAFFIC COUNTS



HIGHWAY 50 ---> 125,000 ADT



CAMERON PARK DR ---> 23,346 ADT

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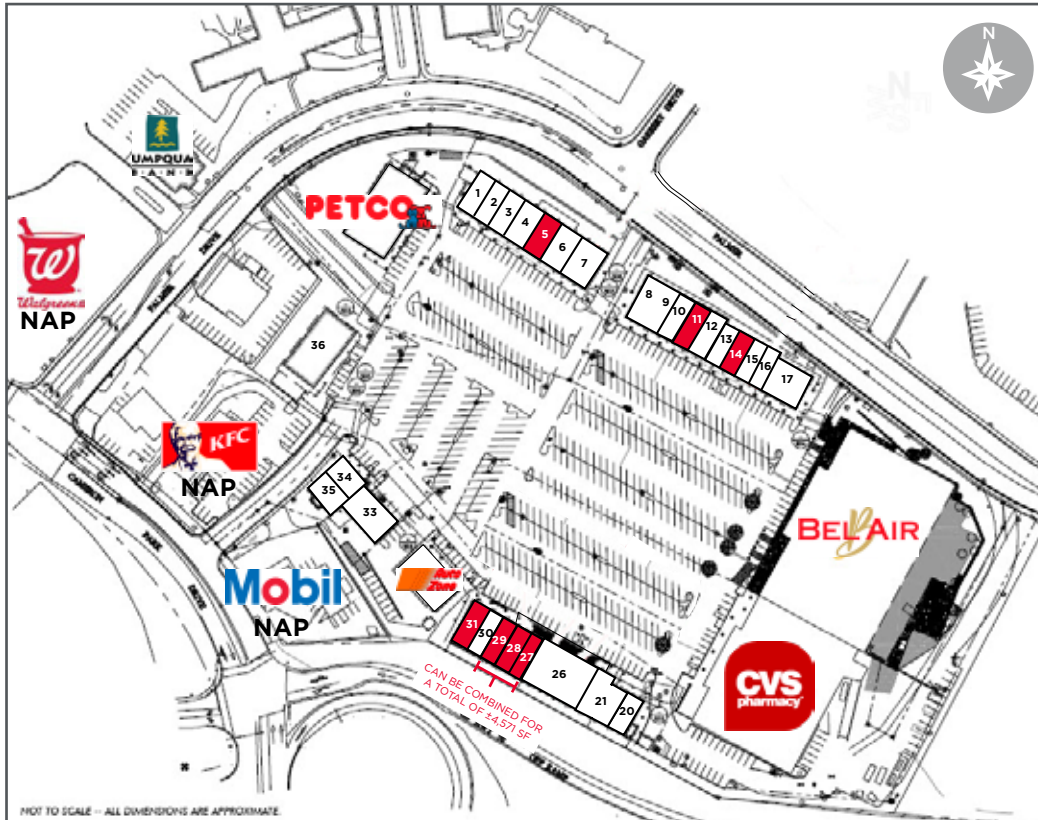
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# SITE PLAN

## GOLDORADO SHOPPING CENTER CAMERON PARK, CA



1	Gianni's Restaurant (Unit 34507-B1)	2,700 SF	18	Bel Air (Unit 3510)	53,830 SF
2	GNC (Unit 34507-B2)	1,200 SF	19	CVS (Unit 3500)	31,472 SF
3	UPS Store (Unit 34507-B3)	1,800 SF	20	Subway (Unit 34903-A)	1,210 SF
4	Optometrist (Unit 34507-B5)	1,200 SF	21	Lyon Real Estate (Unit 34903-C&D)	3,600 SF
5	<b>AVAILABLE</b> (Unit 34507-B6)	<b>1,800 SF</b>	26	Anytime Fitness (Unit 34903-E)	5,200 SF
6	Quest Diagnostics (Unit 34507-B7)	1,200 SF	27	<b>AVAILABLE</b> (Unit 34903-F)	<b>1,300 SF</b>
7	Visions (Unit 34507-B8)	2,700 SF	28	<b>AVAILABLE</b> (Unit 34903-I)	<b>2,015 SF</b>
8	Wells Fargo (Unit 34408-A)	3,250 SF	29	<b>AVAILABLE</b> (Unit 34903-J)	<b>1,256 SF</b>
9	Tepa Taqueira (Unit 34408-B)	975 SF	30	U & Me Cigarettes (Unit 34903-K)	954 SF
10	Alpha Nails (Unit 34408-C)	975 SF	31	<b>AVAILABLE</b> (Unit 34903-L)	<b>1,625 SF</b>
11	<b>AVAILABLE</b> (Unit 34408-D)	<b>975 SF</b>	32	Autozone (Unit 3480)	3,744 SF
12	Mr. Ma's Kitchen (Unit 34408-E)	1,950 SF	33	Jiffy Lube (Unit 34705-B)	2,865 SF
13	Papa Murphy's (Unit 34408-F)	1,438 SF	34	Dental (Unit 34705-A2)	1,690 SF
14	<b>AVAILABLE</b> (Unit 34408-G)	<b>1,150 SF</b>	35	Yuki Sushi (Unit 34705-A1)	1,300 SF
15	Senior Helpers (Unit 34408-H)	862 SF	36	Animal Hospital (Unit 3460)	6,000 SF
16	Goodwill (Unit 34408-J)	1,438 SF	37	Petco (Unit 7A)	10,168 SF
17	Classic Cleaners (Unit 34408-L)	2,750 SF			

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# AERIAL - CLOSE UP

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# AERIAL - RETAIL TRADE AREA

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