

NOW LEASING

# Cameron Park Plaza

2650 CAMERON PARK DRIVE | CAMERON PARK, CA 95682

±750 SQ. FT. TO ±10,500 SQ. FT. SHOP SPACE AVAILABLE

RETAIL



## CONTACT US

**Josh Schmidt**

+1 916 446 8776

josh.schmidt@cbre.com

www.cbre.us/josh.schmidt

Lic. 01328601

**Sarah McKnight**

+1 916 492 6947

sarah.mcknight@cbre.com

www.cbre.us/sarah.mcknight

Lic. 02037706

**LEASE SPECIAL!**  
**\$1.00/SQ. FT. NNN FOR**  
**QUALIFIED TENANTS**

CBRE, Inc.  
500 Capitol Mall, Suite 2400  
Sacramento, CA 95814  
T +1 916 446 6800  
F +1 916 446 8750

[www.cbre.us/sacramentodt](http://www.cbre.us/sacramentodt)

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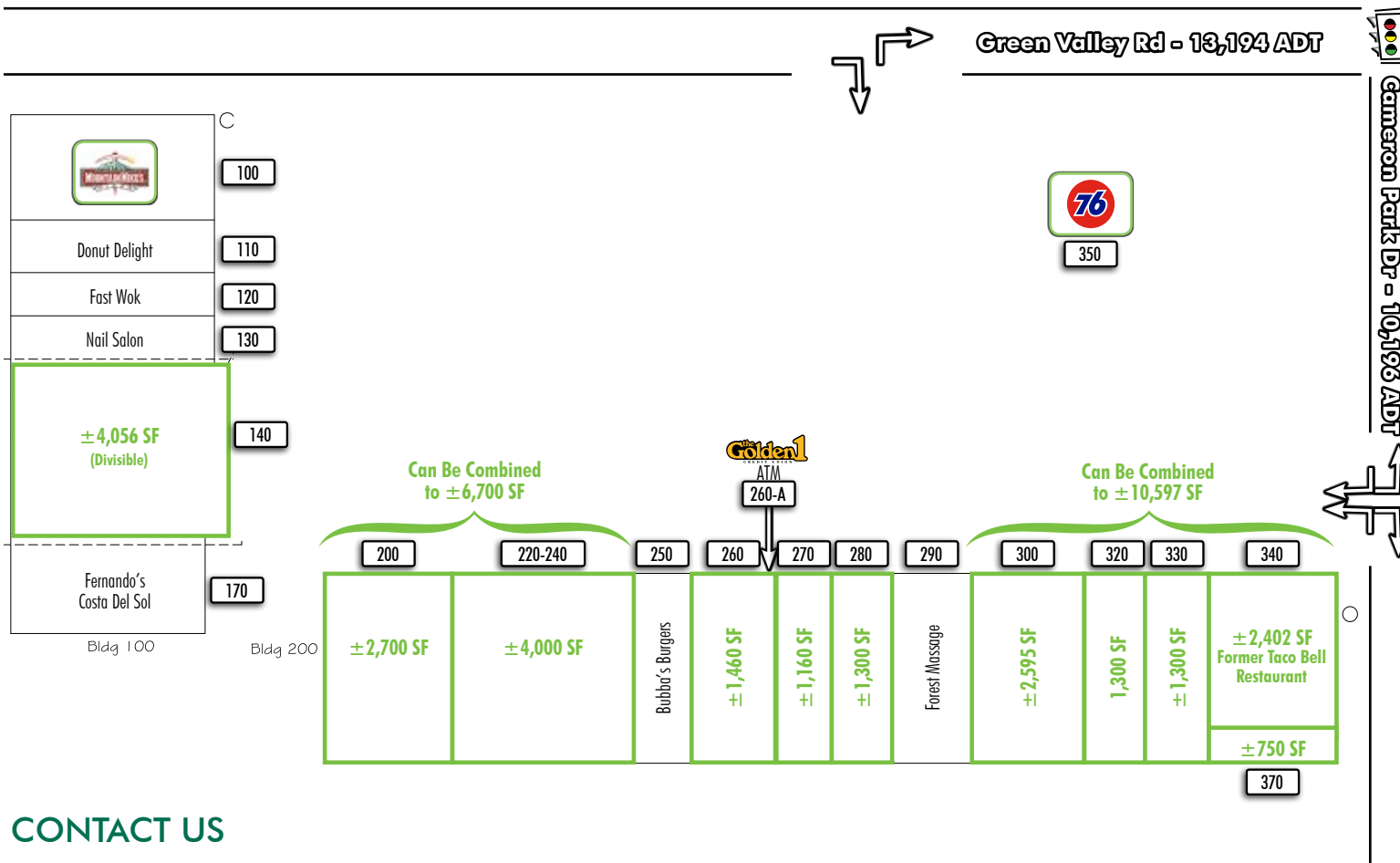
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## SITE PLAN



| Suite # | Tenant                    | SF    |
|---------|---------------------------|-------|
| 100     | Mountain Mikes Pizza      | 2,600 |
| 110     | Donut Delight             | 1,300 |
| 120     | Fast Wok                  | 1,300 |
| 130     | Serendipity Nails         | 1,300 |
| 140     | AVAILABLE                 | 4,056 |
| 170     | Costa Del Sol             | 2,600 |
| 200     | AVAILABLE                 | 2,700 |
| 220-240 | AVAILABLE                 | 4,000 |
| 250     | Bubba's Burgers           | 1,360 |
| 260     | AVAILABLE                 | 1,460 |
| 260-A   | Golden 1 Credit Union ATM | 40    |
| 270     | AVAILABLE                 | 1,160 |
| 280     | AVAILABLE                 | 1,300 |
| 290     | Forest Massage            | 900   |
| 300     | AVAILABLE                 | 2,595 |
| 320     | AVAILABLE                 | 1,300 |
| 330     | AVAILABLE                 | 1,300 |
| 340     | AVAILABLE                 | 2,402 |
| 350     | Phillips 76               | 2,900 |
| 370     | AVAILABLE                 | 750   |

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SITE PLAN IS NOT TO SCALE—ALL DIMENSIONS ARE APPROXIMATE.

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SUITE 340 | ±2,402 SQ. FT.  
IMPROVED RESTAURANT



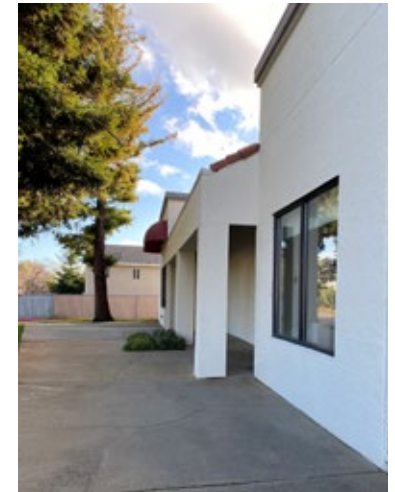
Built-in Seating



Hood



Walk-in Freezer



Outdoor Seating Area

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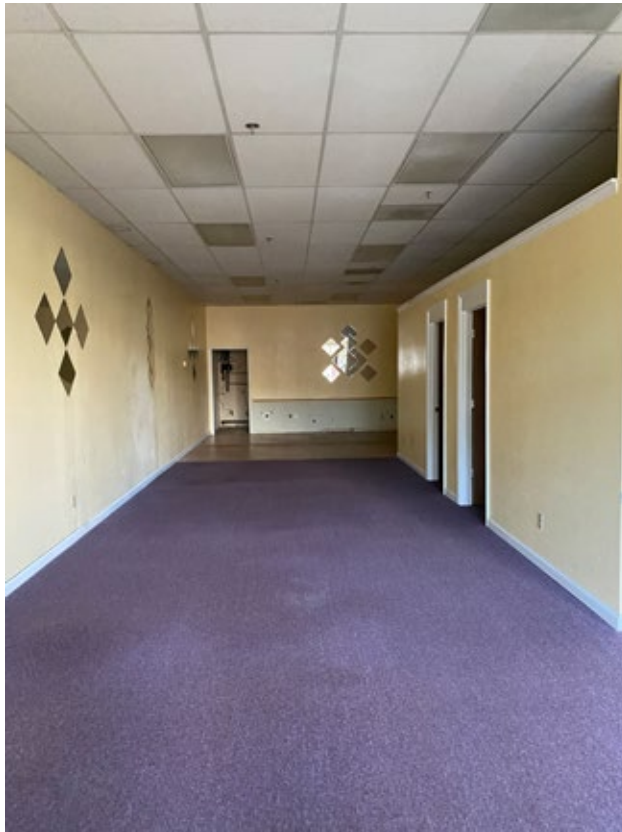
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SUITE 320 |  $\pm 1,300$  SQ. FT.



SUITE 330 |  $\pm 1,300$  SQ. FT.



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SUITE 280 |  $\pm 1,300$  SQ. FT.

SUITE 300 |  $\pm 2,595$  SQ. FT.



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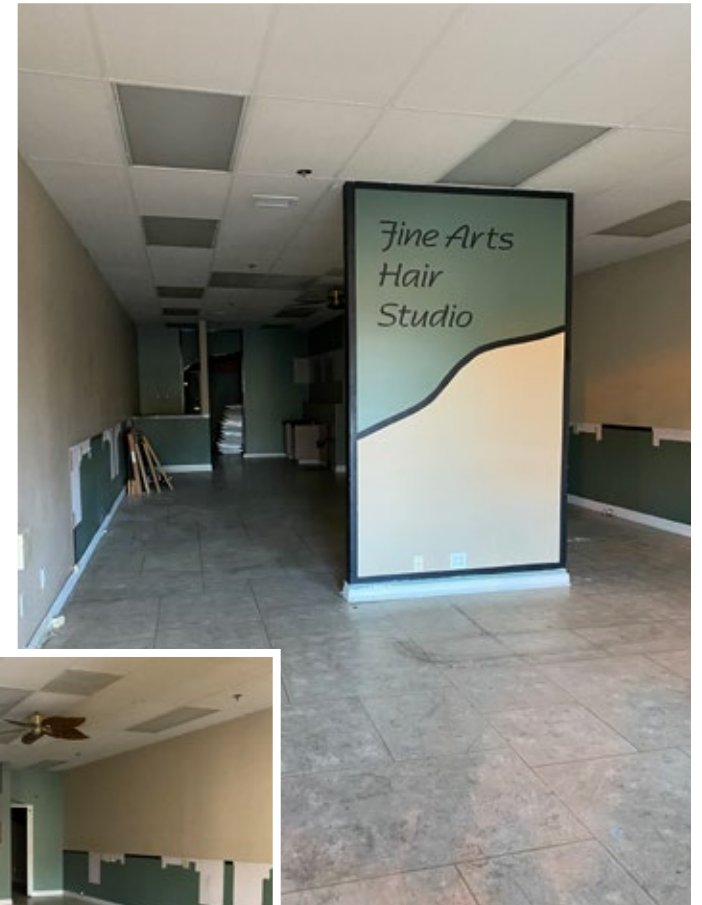
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SUITE 260 |  $\pm 1,460$  SQ. FT.



SUITE 270 |  $\pm 1,160$  SQ. FT.



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SUITE 140 | ±4,056 SQ. FT.



SUITE 200 | ±2,700 SQ. FT.



SUITE 220 | ±4,000 SQ. FT.



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## PROPERTY HIGHLIGHTS

- + Restaurant and Shop space available
- + Across from Rite-Aid Pharmacy
- + Co-tenants include 76 Gas station, Mountain Mike's Pizza, Golden 1 (ATM), and more
- + Affluent population
- + Growth area with new residential development near the center
- + Strong traffic counts
- + Signalized intersection
- + Building and monument signage
- + Zoned - Commercial
- + Other retailers in the area include CVS and Starbucks

## PROPERTY INFORMATION

Cameron Park is located in the foothills of El Dorado County along Highway 50, about 30 miles east of Sacramento. The community is home to about 19,000 residents, a championship country club, recreational lake, and the Airpark Estates—where wide streets double as taxiways and pilots can commute from home to destination without ever leaving their plane!

Cameron Park Plaza is located at the busy intersection of Cameron Park Drive and Green Valley Road. The center is surrounded by residential growth and multi-family housing and benefits from local commute traffic.





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## DEMOGRAPHICS (2019 est.)

### Population

|               |        |
|---------------|--------|
| 1-mile radius | 7,505  |
| 3-mile radius | 31,000 |

### Average Household Income

|               |           |
|---------------|-----------|
| 1-mile radius | \$104,929 |
| 3-mile radius | \$124,599 |

### Median Household Income

|               |          |
|---------------|----------|
| 1-mile radius | \$75,307 |
| 3-mile radius | \$98,578 |

### Daytime Employment (3-mile radius)

|           |       |
|-----------|-------|
| Employees | 3,463 |
|-----------|-------|

Source: Esri

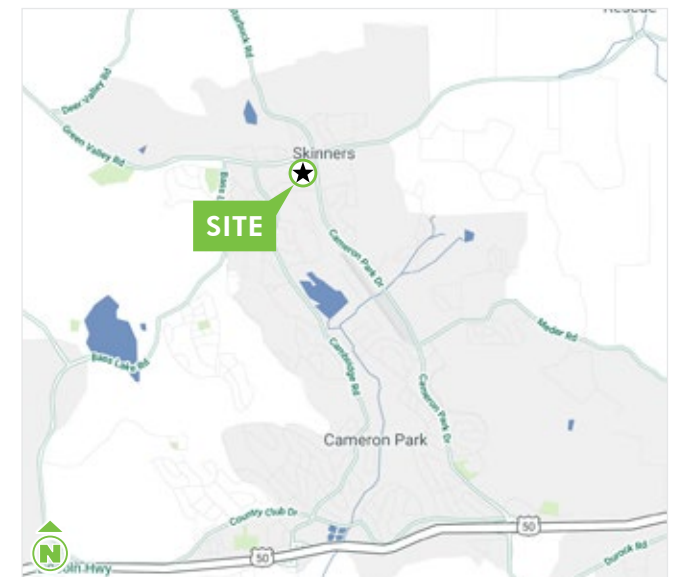
### Traffic Counts (2018)

|                    |            |
|--------------------|------------|
| Cameron Park Drive | 10,196 ADT |
| Green Valley Road  | 13,194 ADT |

Source: County of El Dorado



MAPS NOT TO SCALE.





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SITE

Green Valley Rd - 13,194 ADT

Cameron Park Dr - 10,196 ADT

Historic Skinner  
Vineyards & Winery

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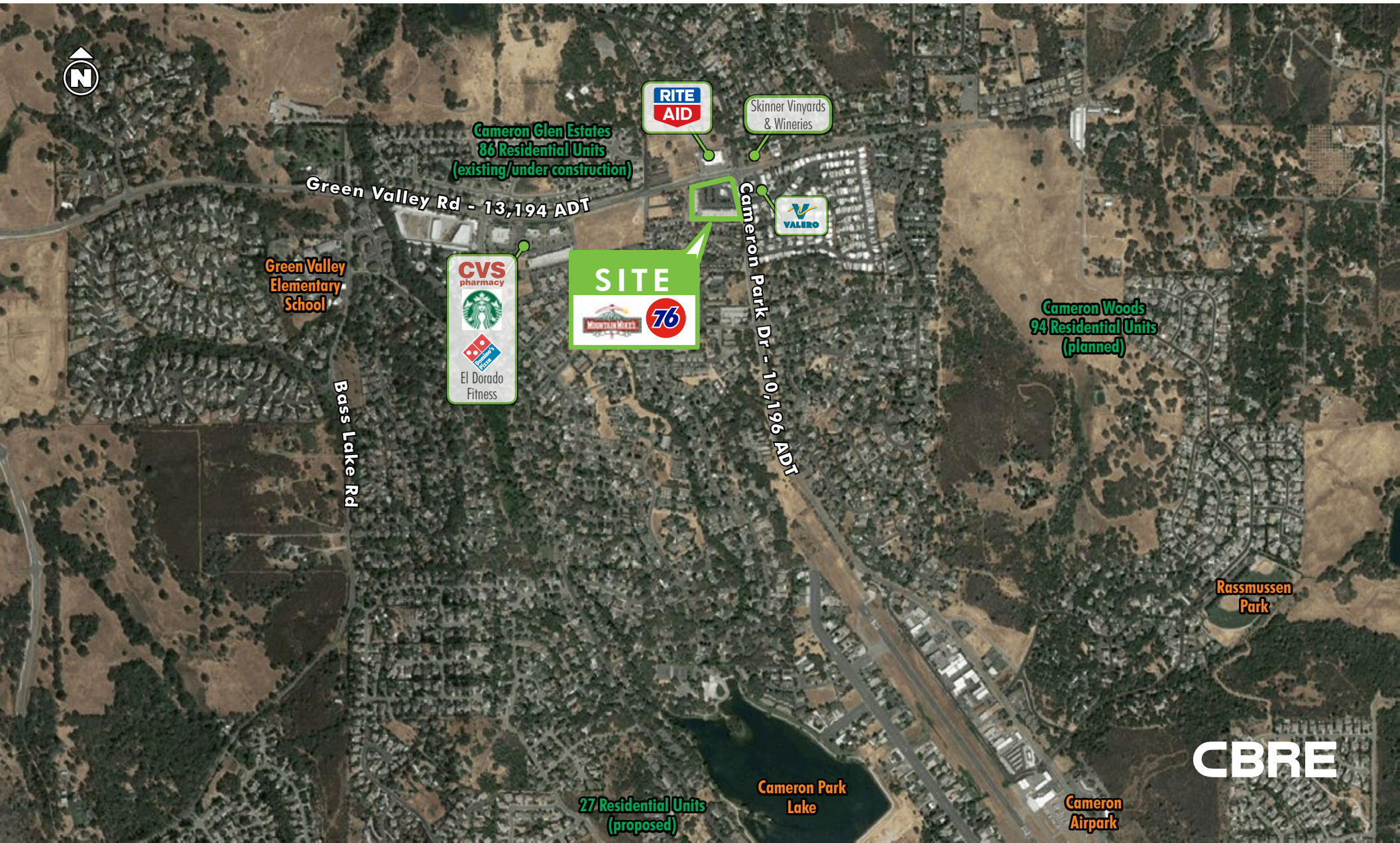


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