

AVAILABLE
FOR SALE

**3965 DUROCK ROAD
SHINGLE SPRINGS, CA 95682**

PRICE: \$2,983,349.00

+/-17,500 SF



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← **TAHOE**

SACRAMENTO →

CENTURY 21

Select Real Estate, Inc.



FULLY LEASED FLEX SPACE AVAILABLE IN SHINGLE SPRINGS, CA

THE PROPERTY

3965 DUROCK ROAD SHINGLE SPRINGS, CA 95682

REGION

AVAILABILITY

ZONING

OPPORTUNITY

PRICING



SHINGLE SPRINGS



+/-17,500 SF
FULLY LEASED
FLEX PROPERTY
INVESTMENT



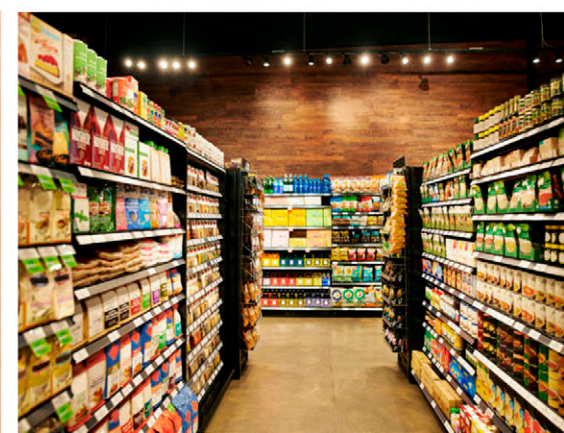
CP



COMMERCIAL
INVESTMENT
OPPORTUNITY

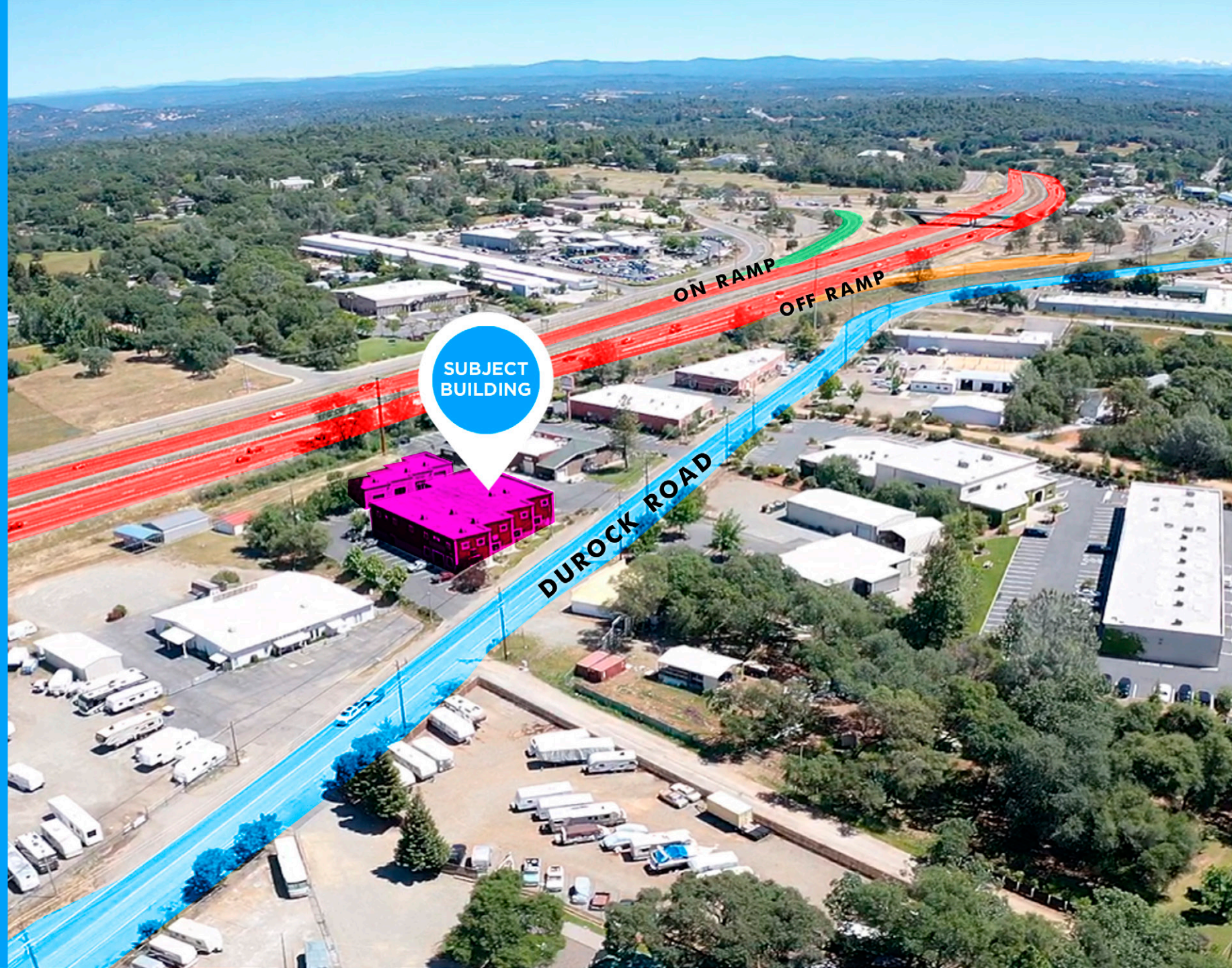


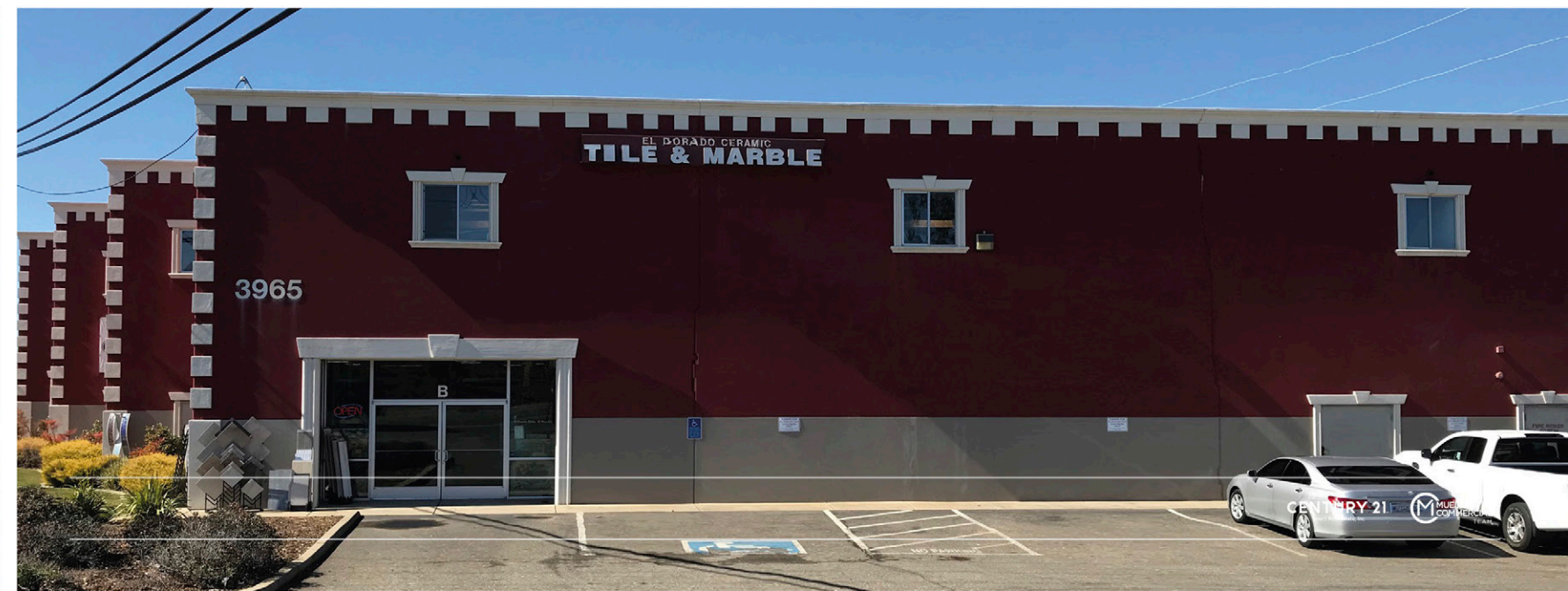
\$2,983,349.00
CAP RATE: 6.0%
PRICE PER SF: \$170.48



THE AREA

Shingle Springs is a census-designated place in El Dorado County, CA. The town is located about 40 miles from Sacramento in the Gold Country foothills and sits directly on Highway 50. The towns of Coloma and Placerville are less than 15 miles away. The area is surrounded by local and national retail/food users along with a solid residential community.





**3965
DUROCK ROAD**



THE BUILDING

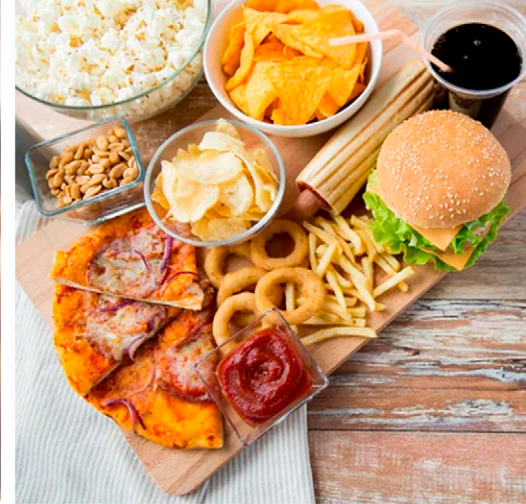
THE BUILDING IS LOCATED DIRECTLY OFF OF HIGHWAY 50 ON DUROCK ROAD IN SHINGLE SPRINGS, CA. BOTH BUILDINGS ARE VISIBLE FROM THE HIGHWAY WITH SIGNAGE FACING THE FREEWAY ALLOWING FOR MAXIMUM EXPOSURE FROM TRAFFIC PASSING IN BOTH DIRECTIONS.

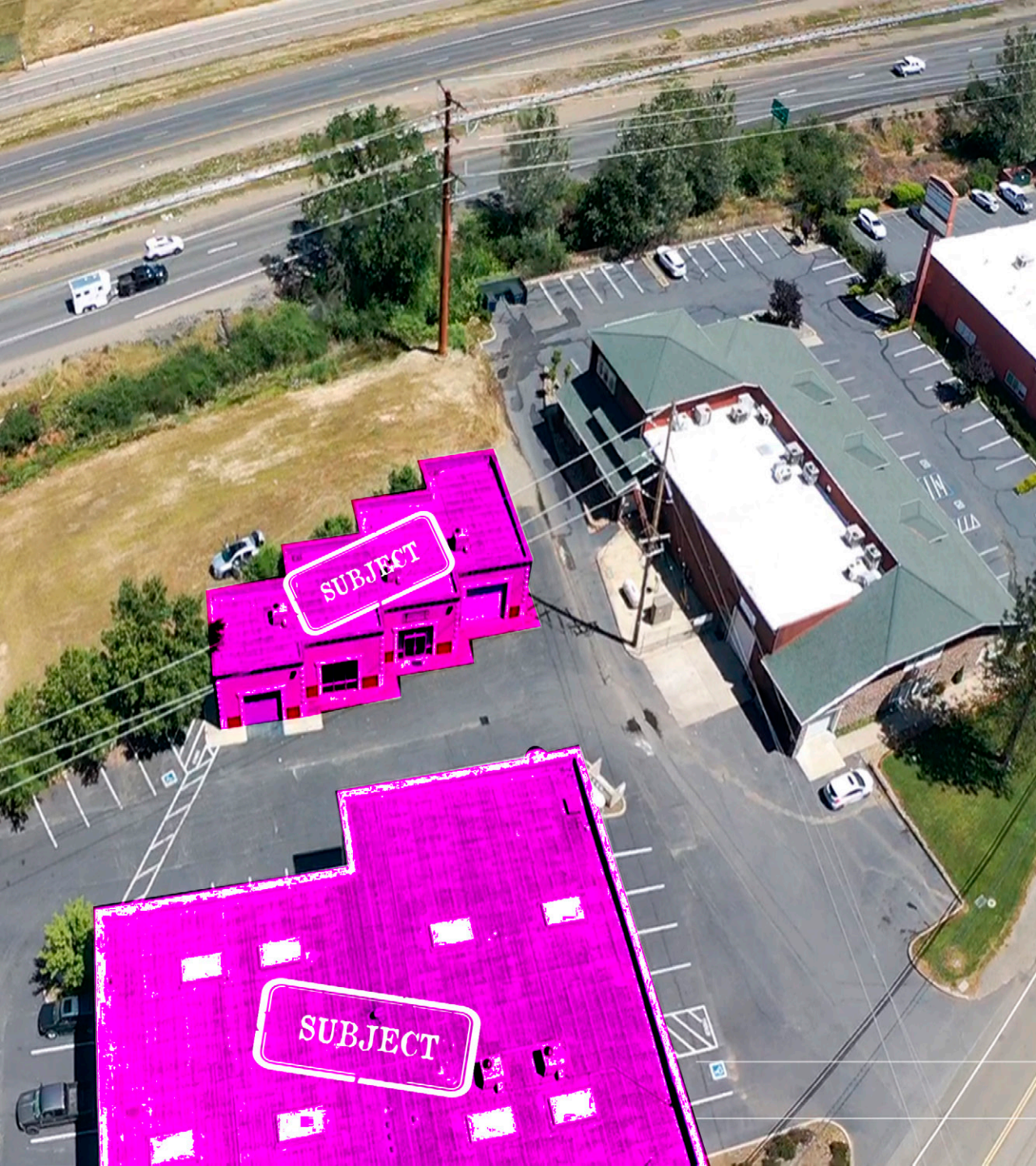
THIS OPPORTUNITY CONSISTS OF TWO FULLY LEASED INVESTMENT BUILDINGS. THE BUILDING IS LOCATED IN SHINGLE SPRINGS CA WHICH IS LOCATED EAST OF SACRAMENTO AND WEST OF TAHOE.

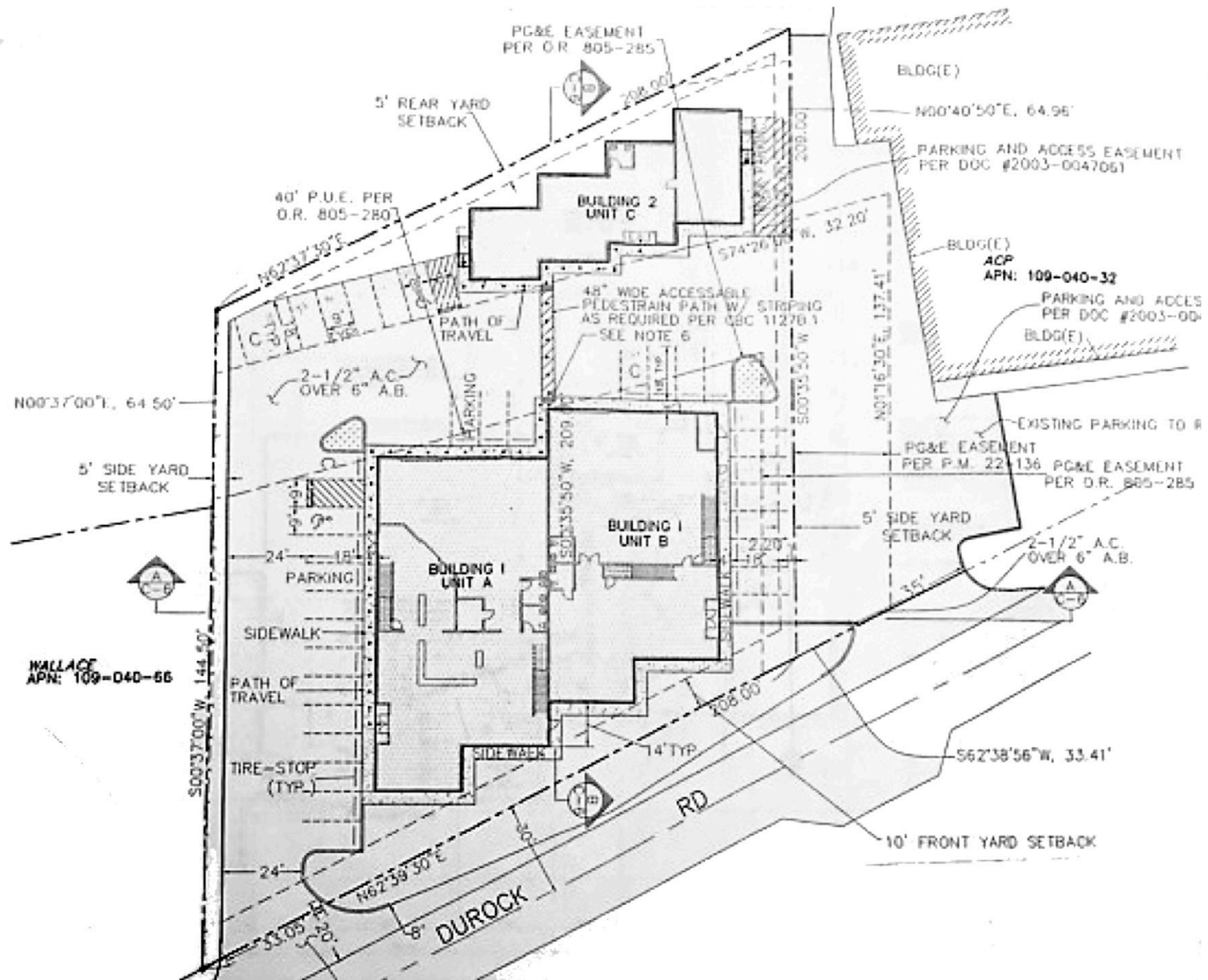
COMMERCIAL

PRICING: \$2,983,349.00

CENTURY 21



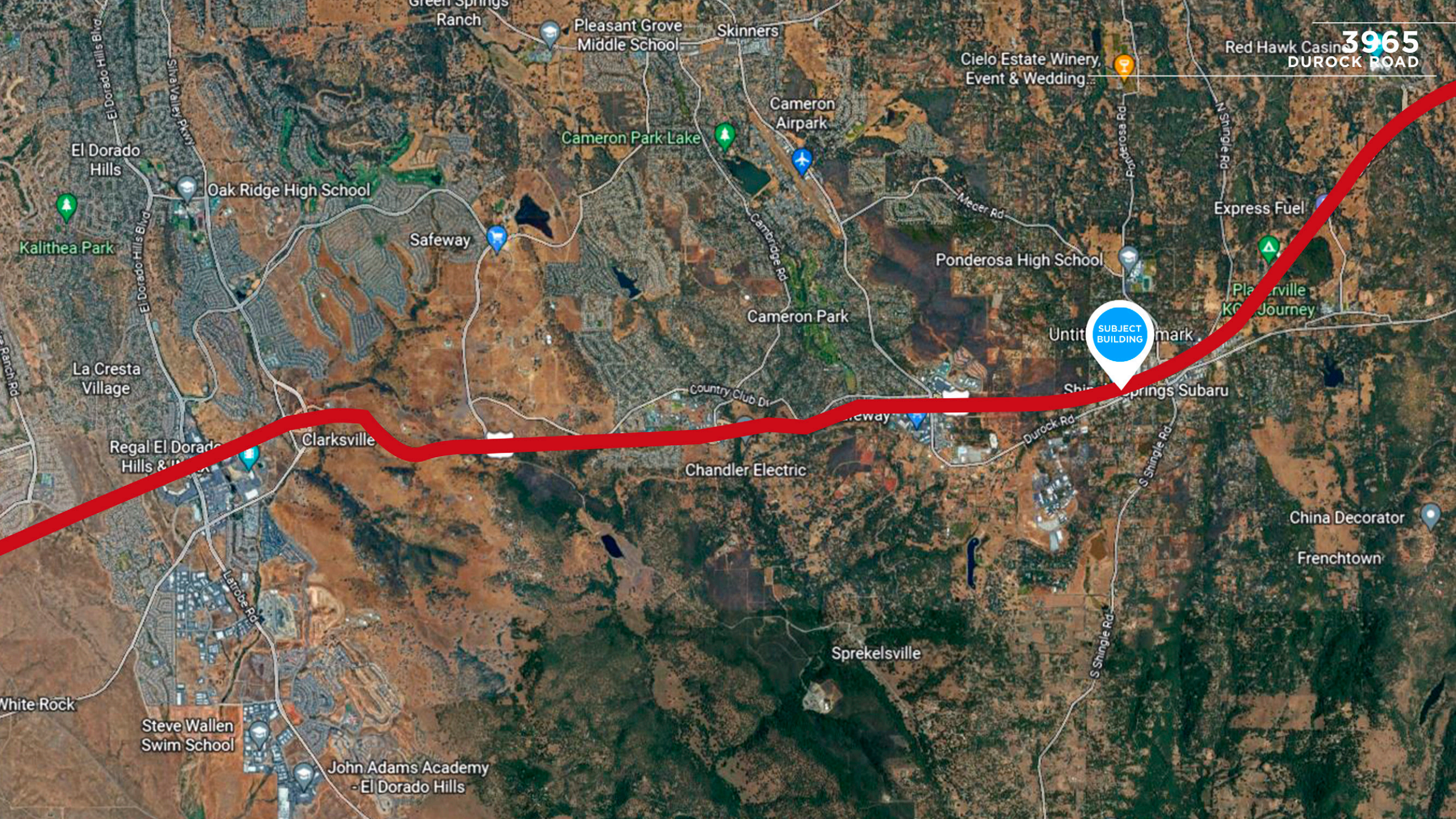




WALLACE
APN: 109-040-66

BLDG(E)
ACP
APN: 109-040-32

8' DUROCK
RD

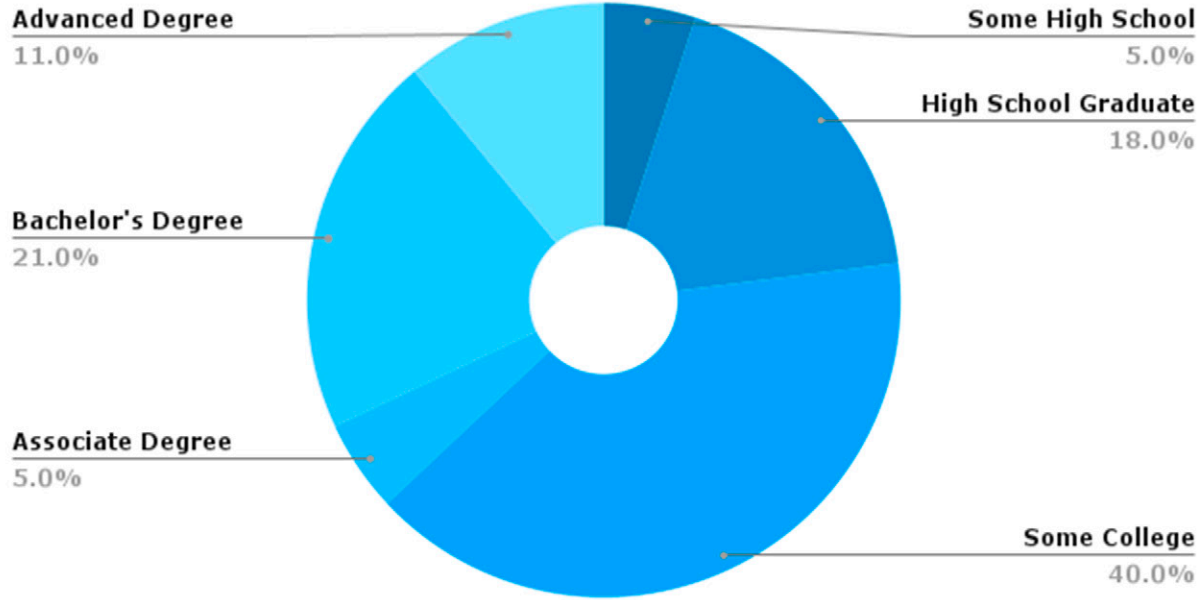


Red Hawk Casino **3965**
DUROCK ROAD

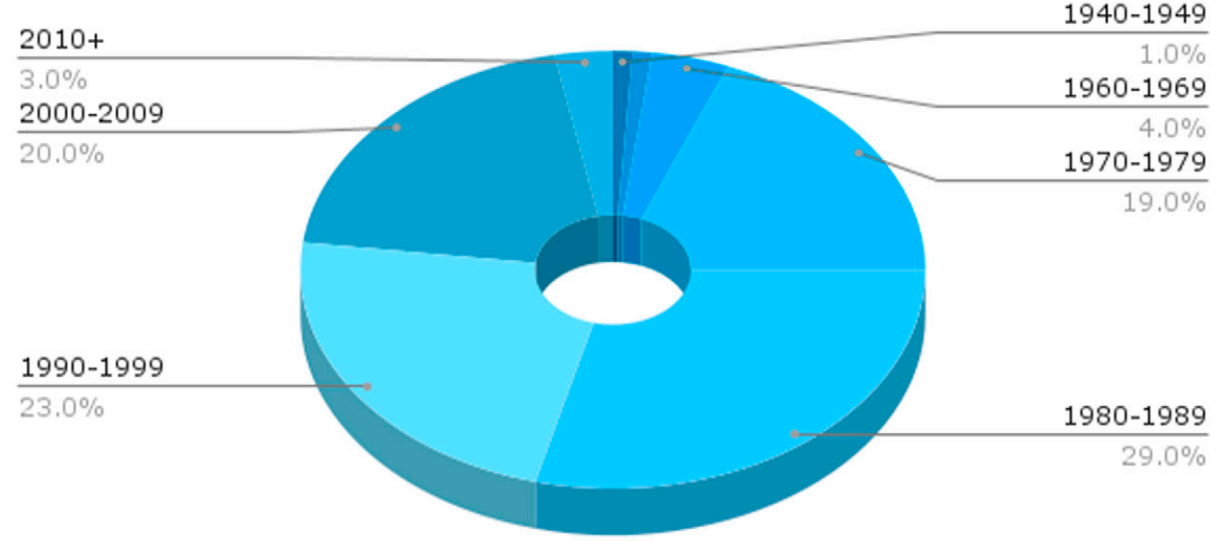
SUBJECT BUILDING

Green Springs Ranch
Pleasant Grove Middle School
Skinners
Cielo Estate Winery, Event & Wedding...
Cameron Airpark
Cameron Park Lake
Oak Ridge High School
Safeway
Cameron Park
Ponderosa High School
Express Fuel
KaliThea Park
El Dorado Hills
La Cresta Village
Regal El Dorado Hills &...
Clarksville
Chandler Electric
Sprekelsville
Steve Wallen Swim School
John Adams Academy - El Dorado Hills
China Decorator
Frenchtown
Placerville KC Journey
Shirley Springs Subaru
Durock Rd
S Shingle Rd
N Shingle Rd
Ponderosa Rd
Mecer Rd
Cambridge Rd
Country Club Dr
Larrobe Rd
El Dorado Hills Blvd
Silva Valley Pkwy

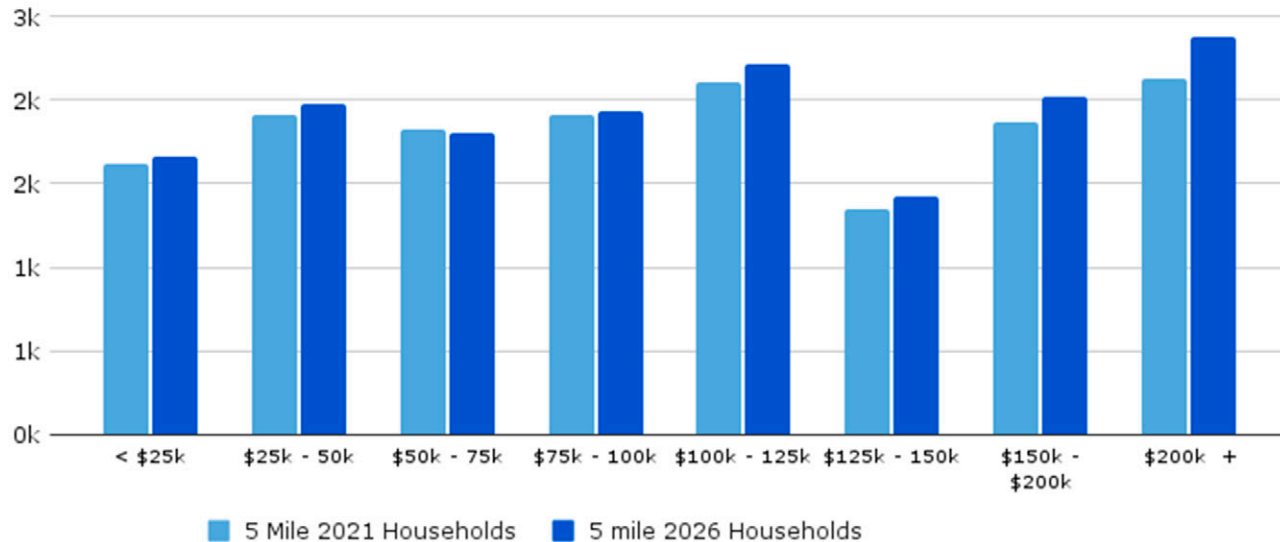
EDUCATIONAL ATTAINMENT



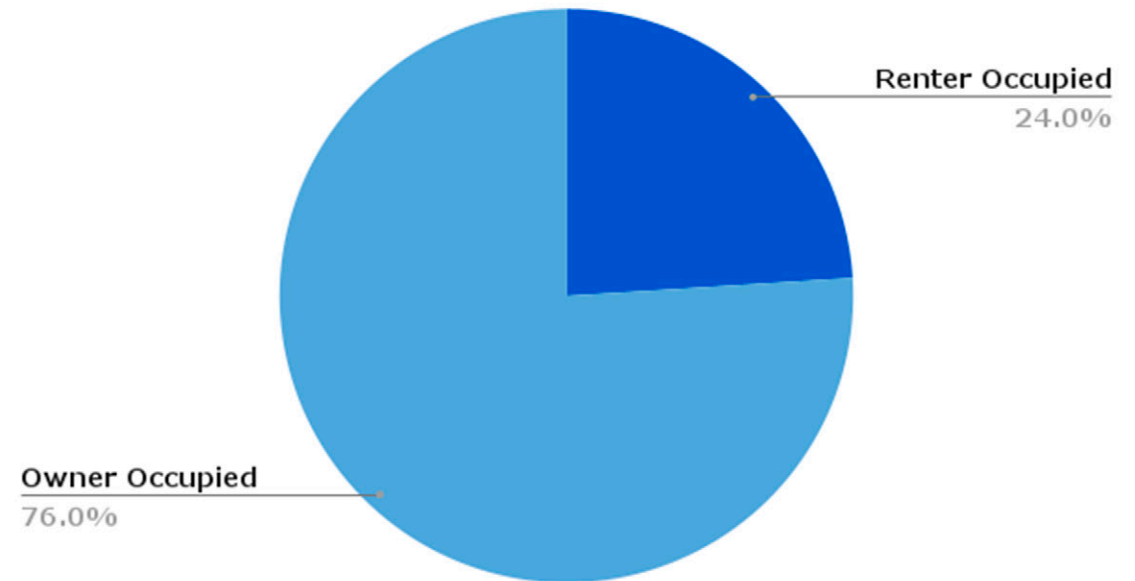
HOMES BUILT BY YEAR



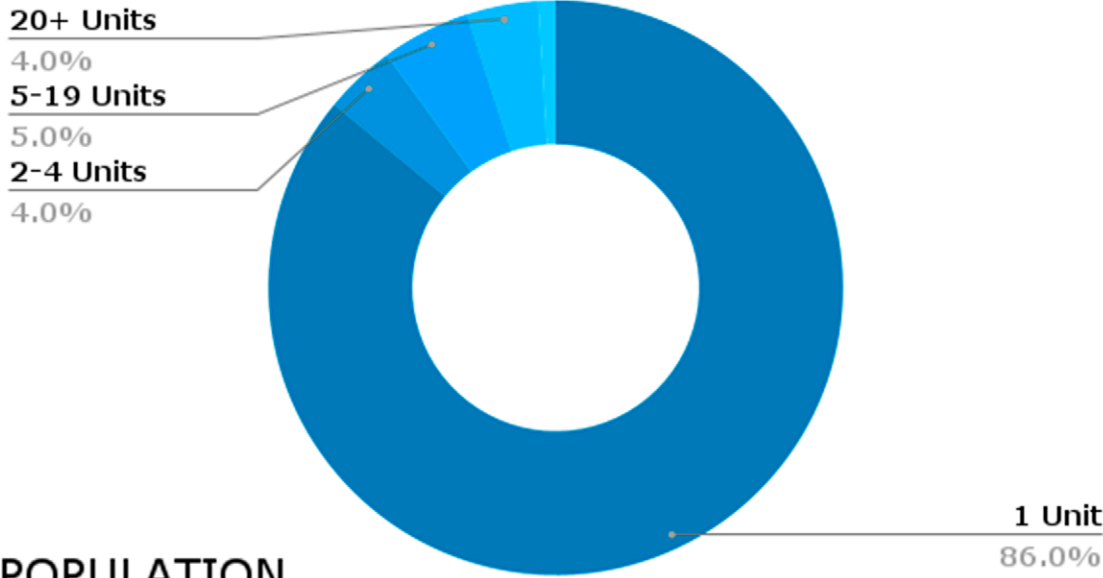
Monthly House Hold Income



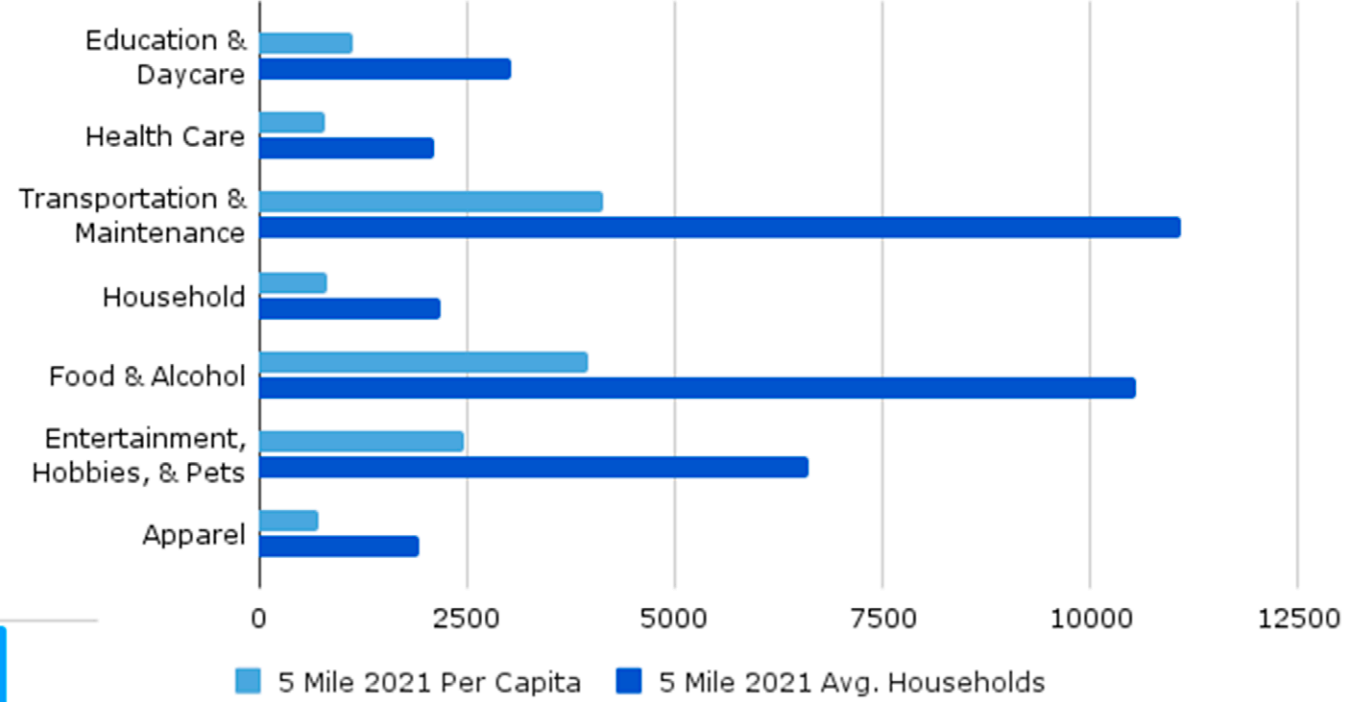
HOUSING OCCUPANCY



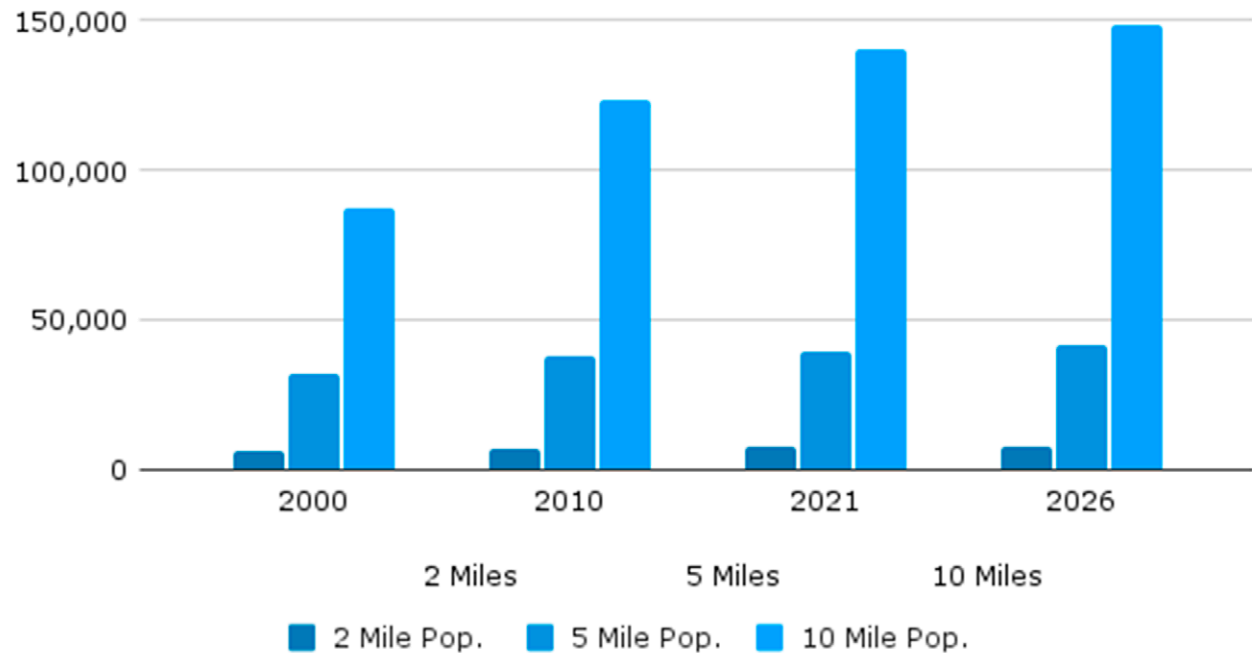
HOUSING TYPE



Per Capita & Avg. Household Spending



POPULATION



| POPULATION | 2 Mile Pop. | 5 Mile Pop. | 10 Mile Pop. |
|------------|-------------|-------------|--------------|
| 2000 | 6,159 | 31,850 | 87,182 |
| 2010 | 6,882 | 37,480 | 123,077 |
| 2021 | 7,322 | 39,350 | 140,230 |
| 2026 | 7,670 | 41,132 | 148,101 |

SALE

CENTURY 21
Select Real Estate, Inc



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