

AVAILABLE
FOR SALE & LEASE

4064 Flying C Rd. Bldg. #1

CAMERON PARK, CA 95682

+ / - 7,210 +/- 0.1 Acres

HWY 50

OFF RAMP

ON RAMP

HWY 50

CAMBRIDGE RD

FLYING C RD

ON RAMP

OFF RAMP

SUBJECT

CENTURY 21

Select Real Estate, Inc



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Freeway Facing & High Class Turn-Key Office Building for Sale & Lease

THE PROPERTY

4064 FLYING C RD. BLDG. #1, CAMERON PARK, CA 95682

REGION AVAILABILITY ZONING OPPORTUNITY PRICING



CAMERON PARK
APN: 109-111-018



+/-7,210 SF
2 STORY
BUILDING



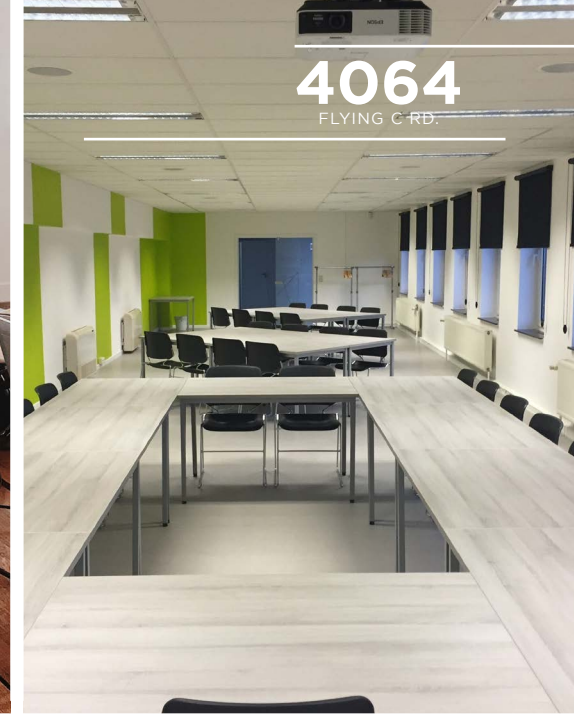
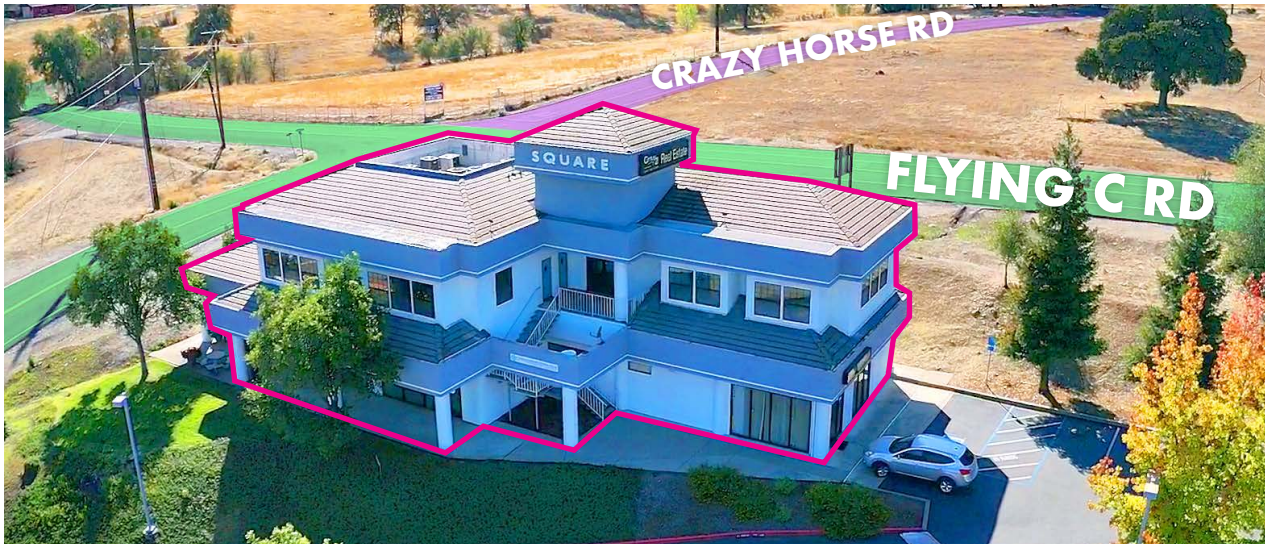
C-2



VACANT
OFFICE
BUILDING



\$1,050,000.00
\$146 PSF
LEASE RATE:
\$0.75 - \$1.75
MG





Lighting Unlimited

AUTO TRONICS
AUTOMOTIVE REPAIR

ampm

ARCO

Super Clean
Carwash

CHURCHILL'S
BREADWALK

Yummy
Dumplings

BEACH HUT

Chevron

Cambridge Plaza Shops
Shopping Center

HWY 50

CAMBRIDGE RD

OFF RAMP

OFF RAMP

ON RAMP

ON RAMP

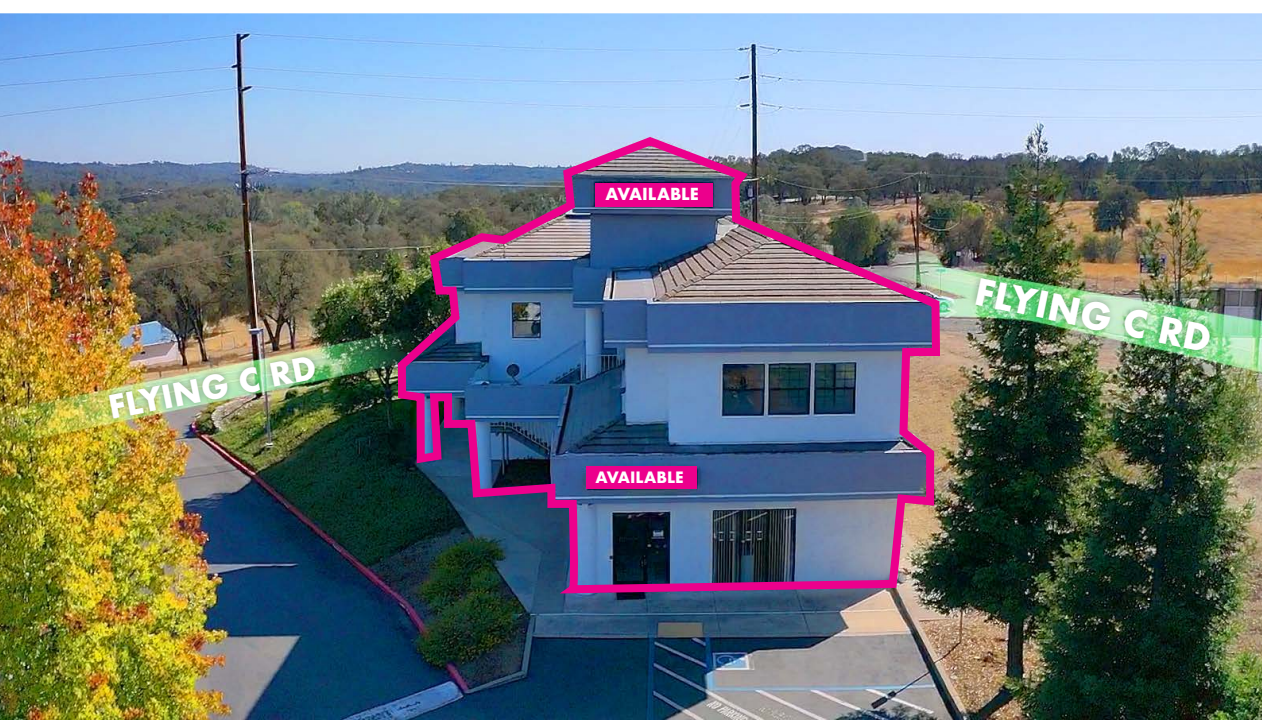
HWY 50

Mini
Storage

CRAZY HORSE RD

FLYING C RD

SUBJECT



4064

FLYING C RD.



THE BUILDING

This highly visible freeway facing building is directly in front of the on/off ramps for HWY 50. The building stands tall with its 2 stories with building signage placed at high points on the building to maximize visibility. This building sits in an office complex with 3 other buildings and offers multiple benefits due to its mixed use of

tenants. The property is +/- 7,210 SF which has been remodeled to accommodate a turn-key tenancy or available for acquisition with less remodeling costs. The building consists of shared common areas for the bathrooms and kitchenette. The layout is conducive with a large 2nd floor tenant or multiple first floor tenants.







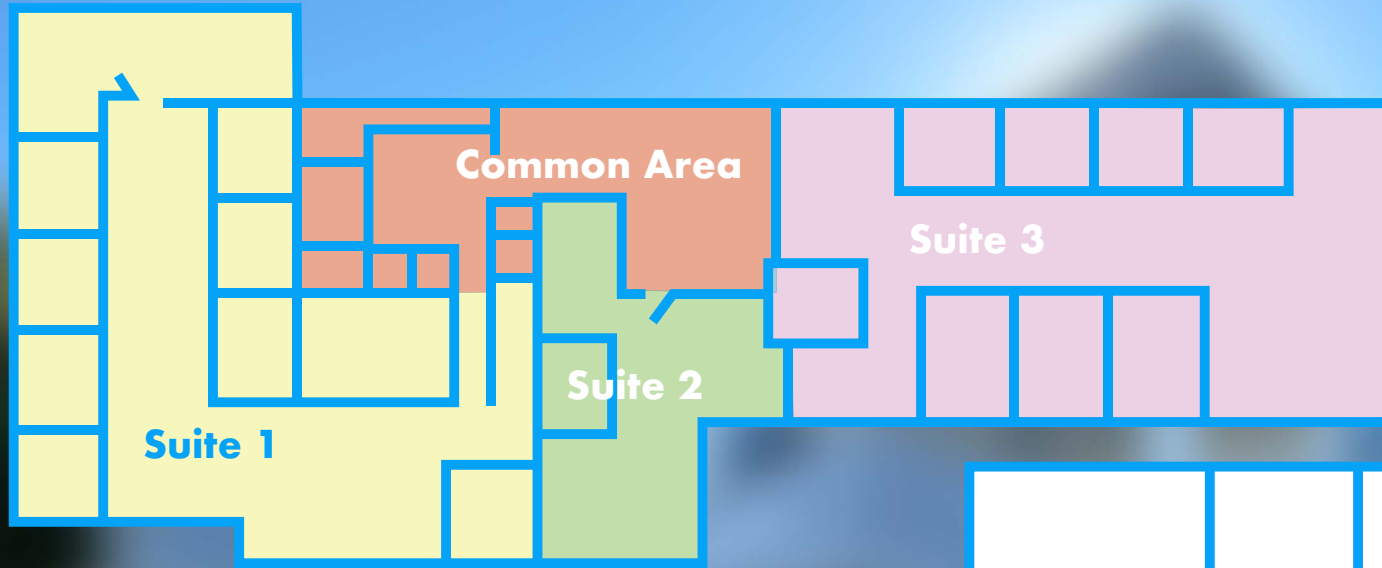
THE AREA

El Dorado County is rapidly expanding with new developments of both residential and commercial properties. It's centrally located between Lake Tahoe and San Francisco with two major highways for traveling: HWY 50 and HWY 49. The infamous Sierra scenery expands more than +/-1,800 square miles with ranging elevation. In 1848 the discovery of gold in Coloma caused the initial expansion of the immediate population and it has continued to grow since. This region is most known for its wineries and the expanding brewery scene which attracts many tourists both locally and abroad. Tens of thousands of individuals use HWY 50 as a main arterial, creating convenient access and unlimited advertising with building signage facing the freeway.

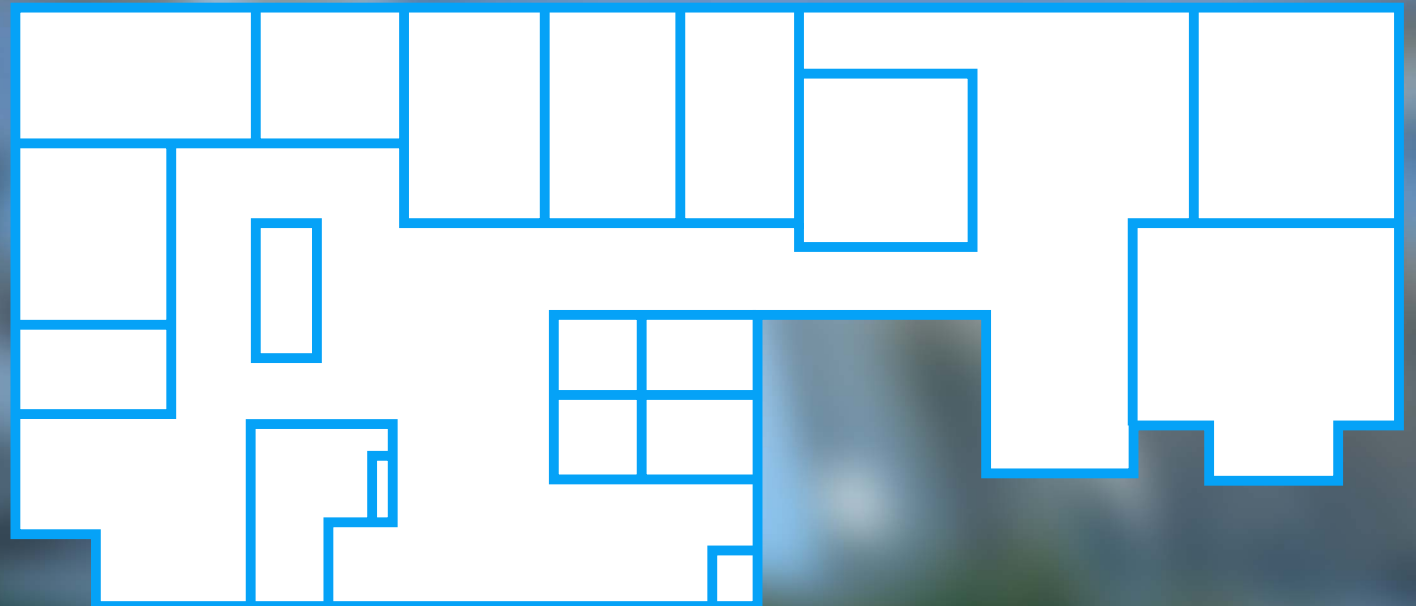


FLOOR PLAN

FIRST FLOOR



SECOND FLOOR



All images used for illustrative purposes only and are intended to convey the concept and vision for asset. They are for guidance only. Site plans are intended to give a general indication of the layout only. All images and dimensions are not intended to form part of any contract or warranty.

Sacramento -/+ 25 miles
El Dorado Hills Town Center -/+ 4 miles



Lighting Unlimited
KIKI'S
AUTOTRONICS AUTOMOTIVE REPAIR
CHURCHILL'S hardware
ampm
Super Clean Carwash
ARCO
Chevron
BEACHFRONT
Cambridge Plaza Shops Shopping Center
Cameron Park Veterinary Hospital

Mini Storage

4064
FLYING C RD,
CAMERON PARK,
CA 95682

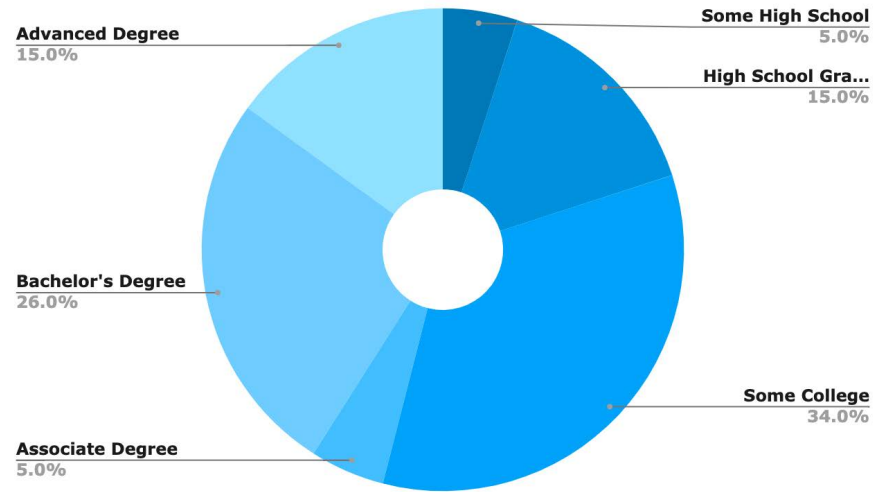
Lake Tahoe -/+ 55 miles



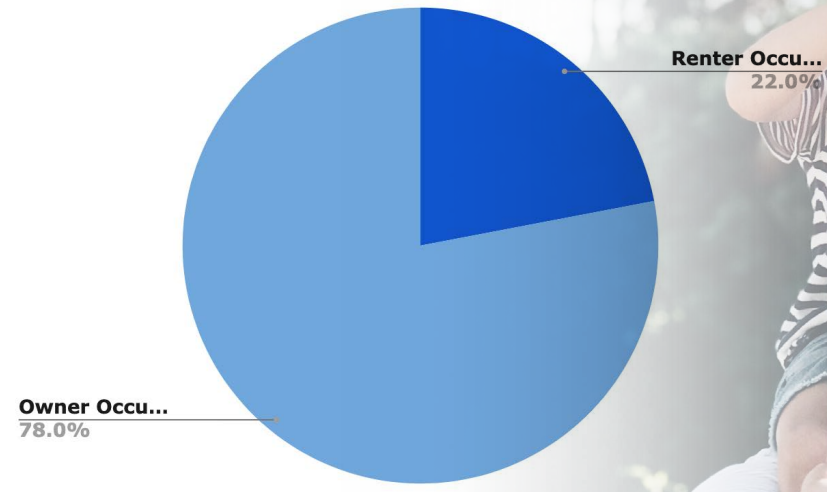
DEMOGRAPHICS

EDUCATION
HOUSING

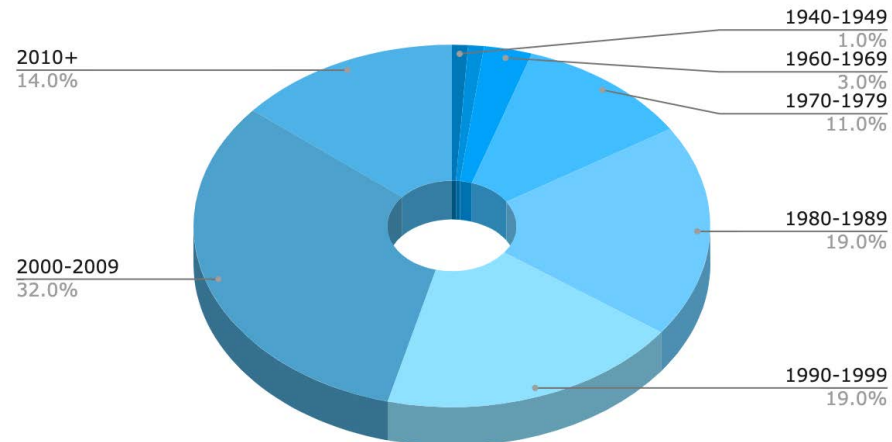
EDUCATIONAL ATTAINMENT



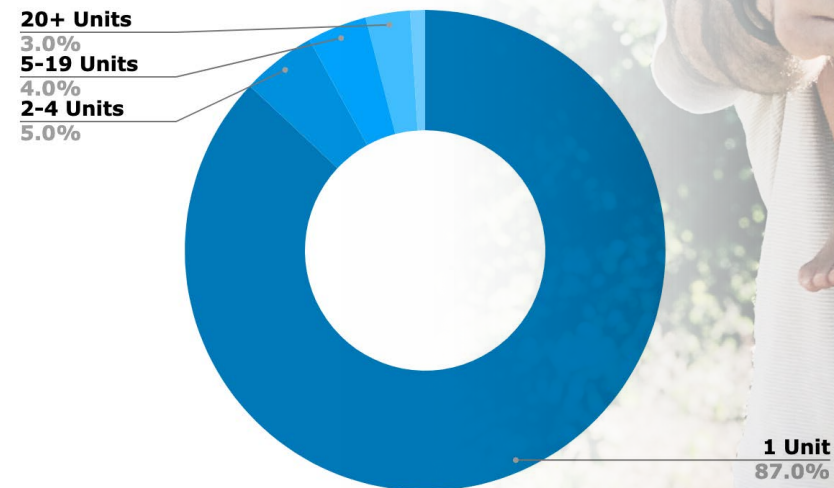
HOUSING OCCUPANCY



HOMES BUILT BY YEAR



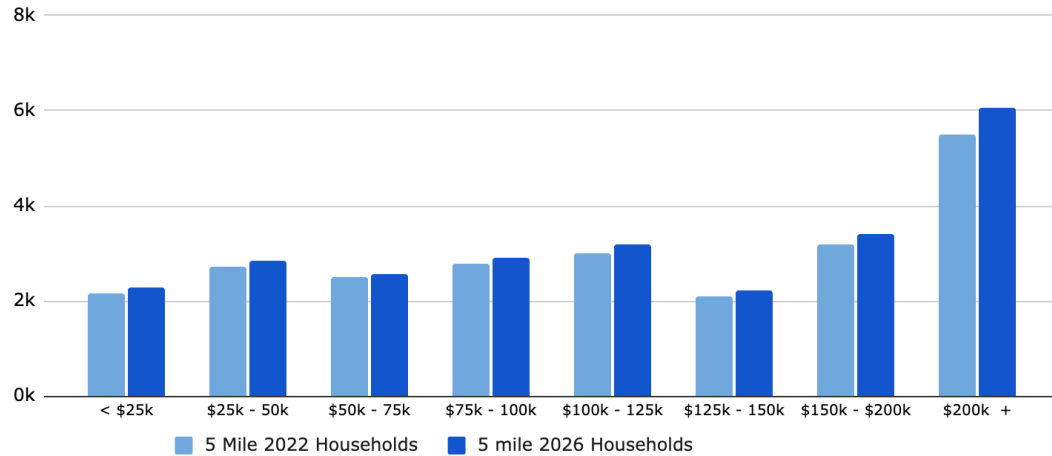
HOUSING TYPE



DEMOGRAPHICS

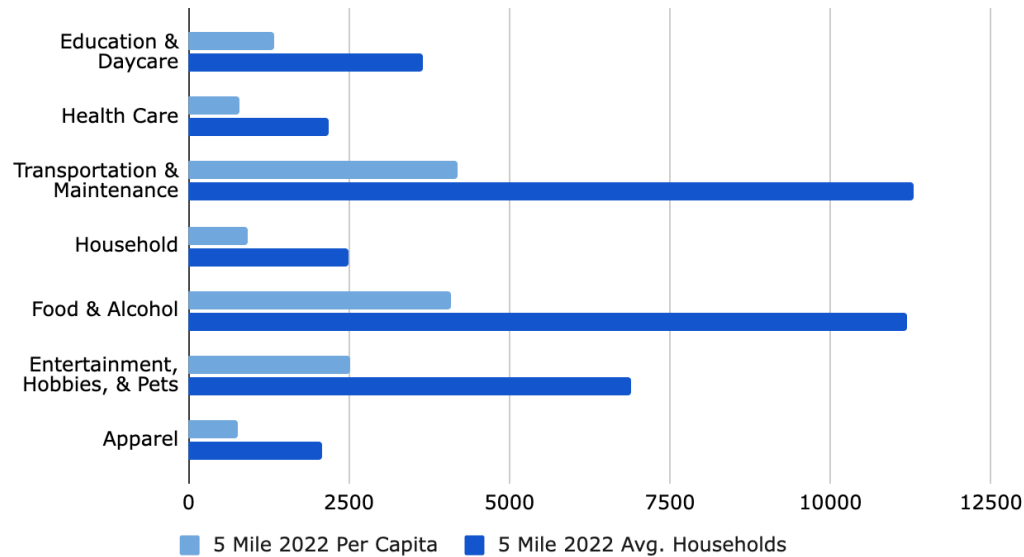
INCOME
POPULATION

MONTHLY HOUSE HOLD INCOME

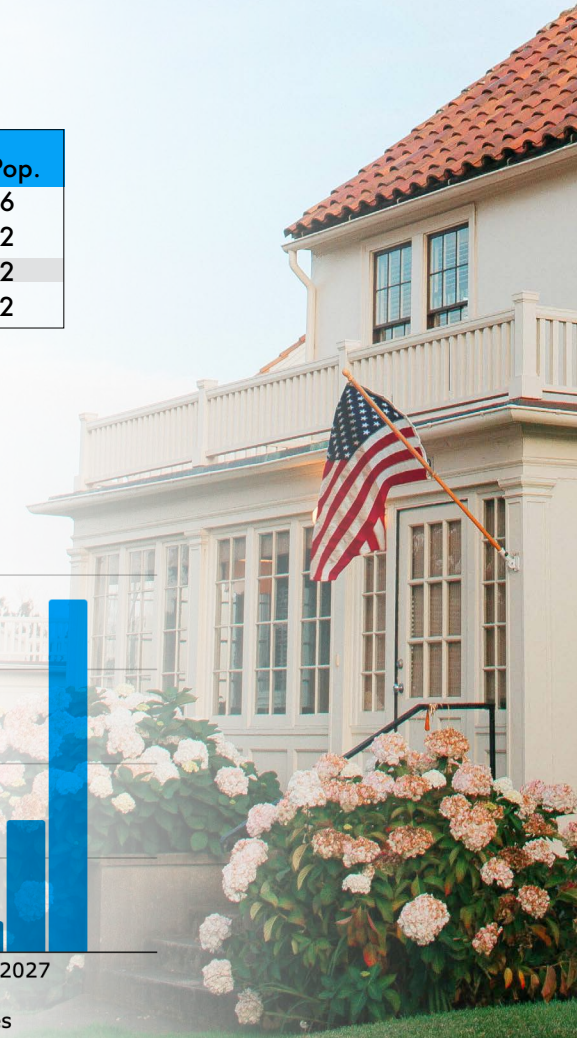
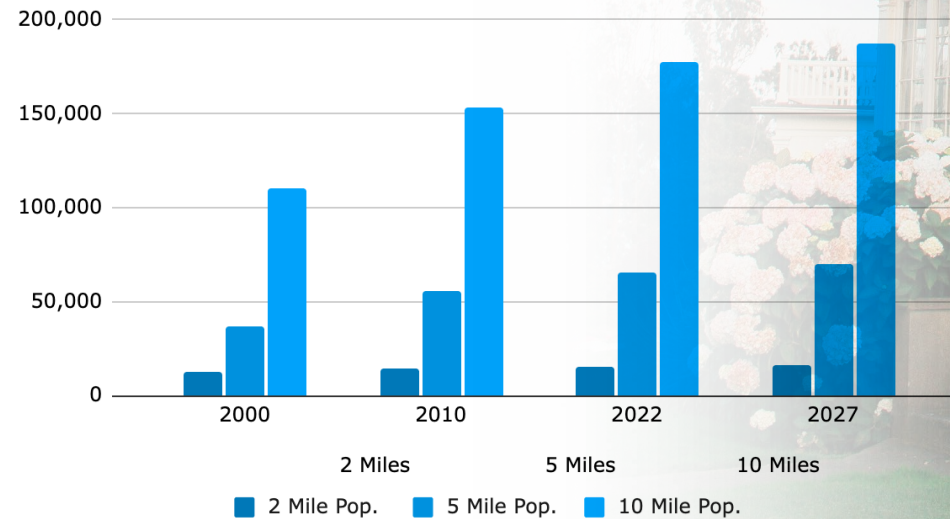


POPULATION	2 Mile Pop.	5 Mile Pop.	10 Mile Pop.
2000	12,313	36,681	110,596
2010	14,316	55,514	153,132
2022	15,179	65,609	177,492
2027	15,866	69,726	187,392

PER CAPITA & AVG. HOUSEOLD SPENDING



POPULATION



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