

Commercial Land Available

SWC of Latrobe and White Rock Road

El Dorado Hills, CA

FOR SALE
+ 2.60 Acres



Features

- Adjacent to CVS Pharmacy
- Area retailers include Target, Nugget Market, Regal Theaters, Mercedes Benz, and more



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CoSoL Commercial Real Estate
2020 Standiford Avenue
Modesto, CA 95350
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The above information while not guaranteed has been secured from sources we deem reliable. However, no warranty or representation express or implied is made as to the accuracy of the information contained herein.

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	SITE
	CVS
	NAP

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Property Features

Land Size	±2.60 Acres
Assessor Parcel Number	010-0266-007
Price	Call for Price
Zoning	CG (General Commercial)

Property Highlights

- Adjacent to CVS Pharmacy
- Located at the busiest intersection in Sacramento's highest income area
- The site is located within the immediate area of major employment centers such as Blue Shield of California (800 employees) and El Dorado Business Park (2,100+ employees)
- The town of El Dorado Hills's Average Household Income of over \$168,268 per year is the highest in Northern CA outside of the Bay Area

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Demographics

Population

3-mile radius	34,774
5-mile radius	99,048
Trade Area	87,224

Average Household Income

3-mile radius	\$167,874
5-mile radius	\$148,688
Trade Area	\$146,136

Median Household Income

3-mile radius	\$131,824
5-mile radius	\$118,474
Trade Area	\$111,925

Daytime Employment (3-mile radius)

Employees	13,199
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Significant Employers (3-mile radius)

Employers	# Employees
DST Output	1,200
Blue Shield of California	800
Accredited EMS Fire Training	350
Cemex	200
Oak Ridge High School	160

Traffic Counts (2017)

White Rock Road	12,730 ADT
Latrobe Road	31,124 ADT
Highway 50	99,000 ADT

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