SWC of Latrobe and White Rock Road

El Dorado Hills, CA

FOR SALE

+ 2.60 Acres





Jake Maiorino 209.521.1591 jmaiorino@cosol.net

DRE# 01453218

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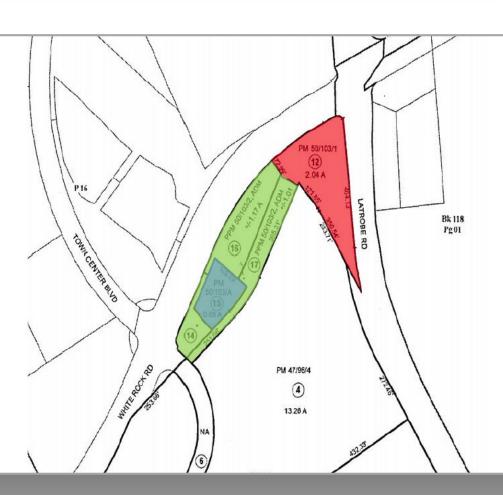
Jake Maiorino 209.521.1591 jmaiorino@cosol.net DRE# 01453218 CoSoL Commercial Real Estate 2020 Standiford Avenue Modesto, CA 95350 (209) 521-1591 Office

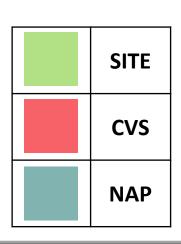
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Property Features

Land Size	<u>+</u> 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

<u>Population</u>		Daytime Employment (3-mile radius)	
3-mile radius	34,774	Employees	13,199
5-mile radius	99,048	Significant Employers (3-mile radius)	
Trade Area	87,224	Employers	# Employees
Average Household Incor	<u>ne</u>	DST Output	1,200
3-mile radius	\$167,874	Blue Shield of California	800
5-mile radius	\$148,688	Accredited EMS Fire Training	350
Trade Area	\$146,136	Cemex	200
Median Household Incon	<u>ne</u>	Oak Ridge High School	160
3-mile radius	\$131,824	Traffic Counts (2017)	
5-mile radius	\$118,474	White Rock Road	12,730 ADT
Trade Area	\$111,925	Latrobe Road	31,124 ADT
		Highway 50	99,000 ADT

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