

# LAND FOR SALE

DOUGLAS BLVD AND BERG ST, GRANITE BAY, PLACER COUNTY, CA 95746



Douglas Blvd

Douglas Blvd

Berg St



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**DOUGLAS BLVD  
AND BERG ST,  
GRANITE BAY,  
PLACER COUNTY,  
CA 95746**

**PRICE:  
\$1,200,000**

- **Approved rezone to OP (Office Professional)**
- Two (2) parcels of land on highly desirable Douglas Blvd
- Consisting of approximate  $\pm$  2.13 acres of real property located at the NWC of Douglas Blvd and Berg St
- APNs: 048-081-056 and 057
- Planned use – Office / Medical Buildings
- Excellent visibility along Douglas Blvd
- High Daily Traffic Counts – 41,925 cars per day (2022 traffic count)
- Located across to the prominent Quarry Ponds Town Center, which features a variety of high-end merchants and restaurants



**THE SITE**

Quarry Ridge Offices

**QUARRY PONDS TOWN CENTER**

Hawks, Capitol Cellars, Oak Leaf Cafe, Vechos Eatery, El Rey Meican Cuisine, Yve's Lingerie Bra Fitting Specialist, Cabernet Nail Salon, Blake Charles Salon & Spa, Sonia Immers Real Estate, Granite Bay Vision Care, Rubicon Flooring & Design, Farmer's Insurance

LITTLE SUNSHINE'S PLAYHOUSE & PRESCHOOL  
U.S. - El Arroyo - Linnella - Arroyo

Peet's COFFEE

absolute synergy REHABILITATION

DOUGLAS FEED & PET SUPPLY

# DEMOGRAPHICS

5 MILE RADIUS

## MARKET OVERVIEW

DOUGLAS BLVD AND BERG ST, GRANITE BAY, PLACER COUNTY, CA 95746

### KEY FACTS

|            |                |                         |                  |
|------------|----------------|-------------------------|------------------|
| POPULATION | <b>162,953</b> | AVERAGE HOUSEHOLD SIZE  | <b>2.6</b>       |
| MEDIAN AGE | <b>43</b>      | MEDIAN HOUSEHOLD INCOME | <b>\$122,467</b> |

### EDUCATION

|                      |               |                        |
|----------------------|---------------|------------------------|
| <b>18.04%</b>        | <b>25.82%</b> | <b>35.46%</b>          |
| HIGH SCHOOL GRADUATE | SOME COLLEGE  | BACHELOR'S DEGREE PLUS |

### HOUSING STATISTICS

|                   |               |                                 |
|-------------------|---------------|---------------------------------|
| <b>\$521,869</b>  | <b>60,827</b> | <b>31.68%</b>                   |
| MEDIAN HOME VALUE | HOUSEHOLDS    | % RENTER OCCUPIED HOUSING UNITS |

### BUSINESS

**76,933**  
TOTAL EMPLOYEES

### COMMUTERS

|                            |                     |
|----------------------------|---------------------|
| <b>1.07%</b>               | <b>87.37%</b>       |
| USED PUBLIC TRANSPORTATION | DROVE ALONE TO WORK |

### EMPLOYMENT

|               |               |
|---------------|---------------|
| <b>70.80%</b> | <b>29.20%</b> |
| WHITE COLLAR  | BLUE COLLAR   |

\*Source Costar 2022