

2100 FERNDALE COURT PLACERVILLE, CA 95667



AVAILABLE FOR SALE



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PROPERTY DETAILS

Address	2100 Ferndale Court
City, State, Zip	Placerville, CA 95667
County	El Dorado
Total Acreage	4.126
Total SF	179,729
Use	Commercial
Parcels	1
APN	048-350-58-100
Zoning	HWC/AO

PURCHASE PRICE: \$895,000



2100 Ferndale Court is approximately ± 4.126 acres of land available for sale at the corner of Texerna Court and Broadway in Placerville, CA. The parcel location provides street frontage along Broadway with traffic counts at 5,855 cars per day, per MPSI. The Land enjoys excellent freeway exposure and is zoned Highway Commercial, allowing for a variety of uses within current zoning code.

The property is located less than 2 miles from the heart of Historic Main Street Placerville, which boasts a variety of shopping and retail amenities, including specialty gift shops, restaurants, art galleries, lodging and personal services. Additionally, Downtown Placerville is well known for drawing large crowds of tourists and locals to its premier wineries, Apple Hill Ranches, Historic Coloma, the American River and the El Dorado National Forest.



Placerville

Placerville is a charming California gold rush town named after the placer gold deposits found in its riverbeds and hills in the late 1840s. Its treasured heritage is reflected in the historical nineteenth-century architecture of its downtown, though you'll find heritage throughout the city limits, which run from Smith Flat to County Fairgrounds.

Historic Main Street features unique shops, antiques, fine art galleries, and restaurants. Enjoy small-town charm with a backdrop of gold rush history.

Apple Hill

Just outside of Downtown Placerville is located Apple Hill. Known for its apple farms and family-friendly activities in the fall, the Apple Hill Growers Association (Apple Hill™) provides farm-fresh fruit and vegetables, baked and canned goods, and much more. Comprised of 50+ farms, ranches, wineries, and tree farms, the Growers Association is an annual tradition for families from around Northern California.

South Lake Tahoe

The Highway 50 corridor between Placerville and South Lake Tahoe is rich with fantastic scenery. From the tranquility of the American River to the stunning mountains, including the legendary climbing mecca Lover's Leap, there are plenty of opportunities to explore here.

Source: Visit El Dorado County

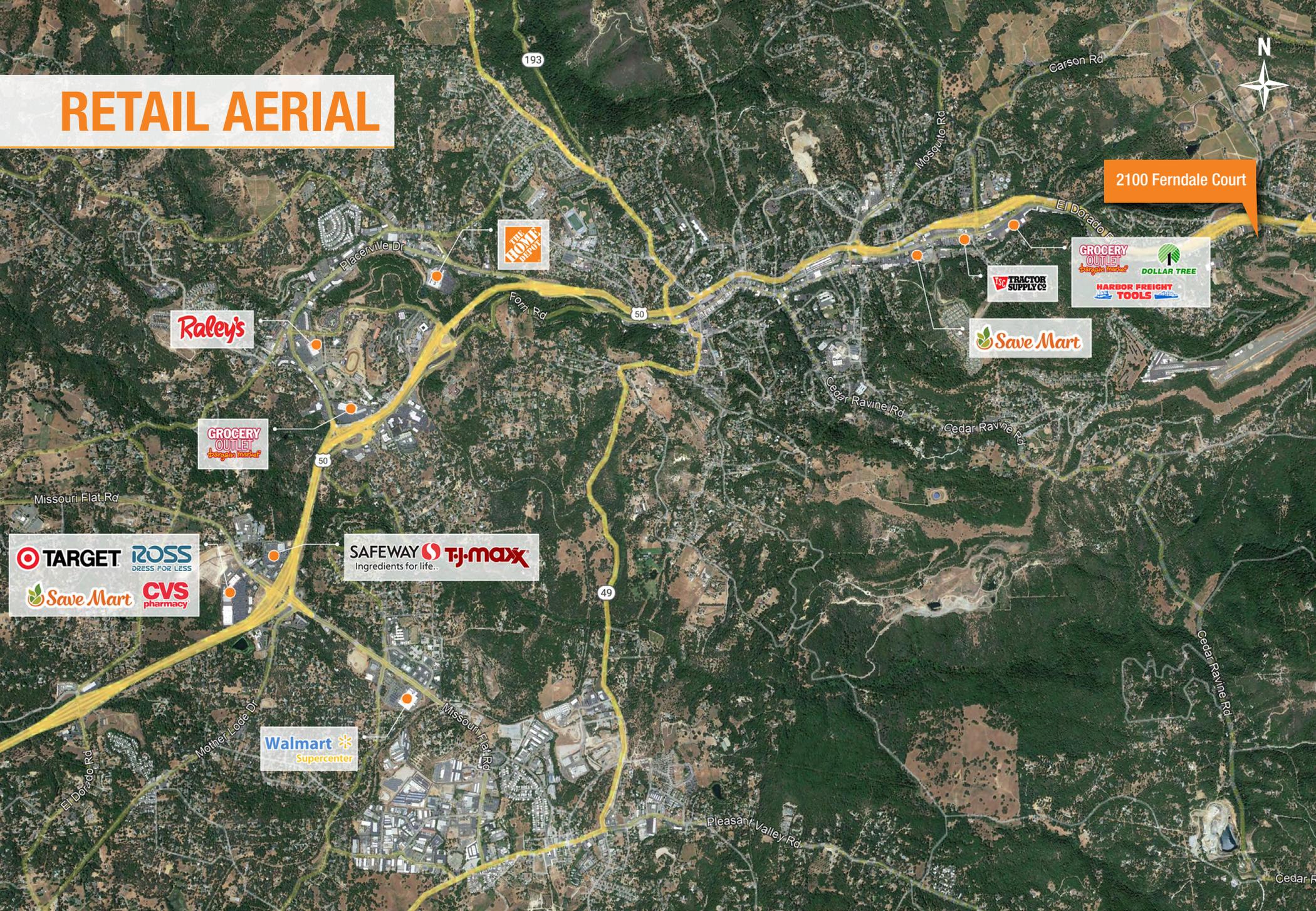
PROPERTY IMAGES



RETAIL AERIAL



2100 Ferndale Court



DEMOGRAPHICS

MARKET OVERVIEW

2100 Ferndale Court
Placerville, CA 95667

5 MILE RADIUS

KEY FACTS

27,389

Population

48

Median Age



Average Household Size

\$122,406

Average Household Income

EDUCATION



23.77%

High School Graduate



26.43%

Some College



27.28%

Bachelor's Degree Plus

HOUSING STATS



\$459,813

Median Home Value



11,583

Households



31.83%

% Renter Occupied Housing Units

BUSINESS



16,633

Total Employees

COMMUTERS



0.69%

Used Public Transportation



84.00%

Drove Alone to Work

EMPLOYMENT



58.34%

White Collar



41.66%

Blue Collar



ZONING

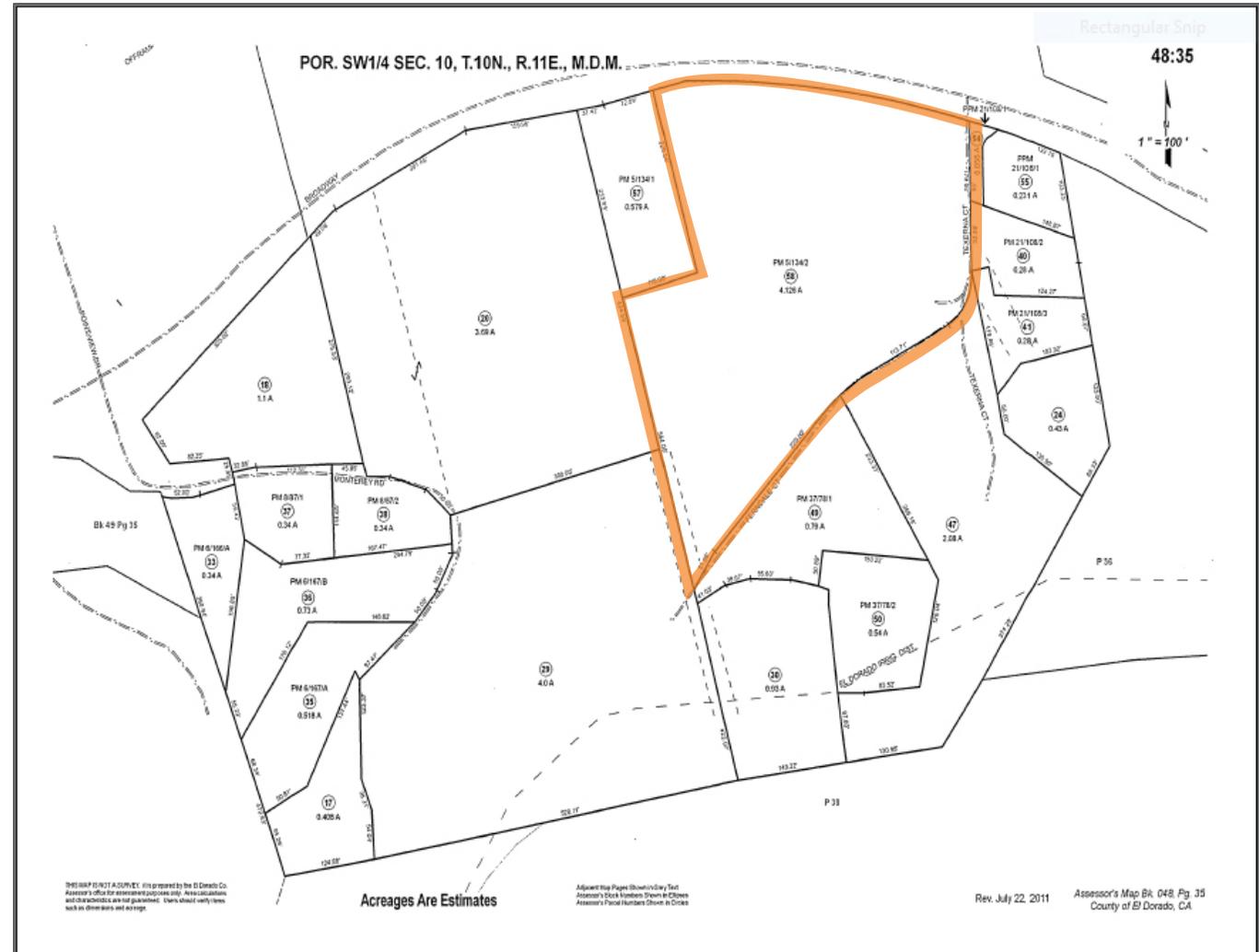
Permitted Uses:

- Business professional and office uses
- Hotels
- Motels
- Retail sales and services
- Eating and drinking and entertainment establishments
- Financial institutions
- One- or multi-family dwellings
- Residential service facilities

Conditional Uses:

- Antique stores
- Auto sales and services
- Consignment stores
- Fast food restaurants
- Gasoline service stations
- Pawnshops
- Reverse vending machines
- Used merchandise stores

Zoning allows for a variety of uses per the City of Placerville



* Buyer is solely responsible for confirming it's use is allowable within current zoning code.

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