



**OSBORNE**  
GROUP

the  
**Leading Provider of**  
Commercial Real Estate

**AVAILABLE FOR SALE**

**2100 Ferndale Ct., Placerville, CA 95667**



**SITE**

Ferndale Ct

**ROBB OSBORNE**

PRINCIPAL  
(916) 677-8175  
robb.osborne@tricommercial.com  
BRE # 01398696

**COLE SWEATT**

VICE PRESIDENT  
(916) 677-8177  
cole.sweatt@tricommercial.com  
BRE # 01220240

[www.osbornegroupcre.com](http://www.osbornegroupcre.com)



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## PROPERTY HIGHLIGHTS



**2100 Ferndale Ct** is approximately  $\pm$  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.



Address	2100 Ferndale
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: \$2,000,000**

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.

# DEMOGRAPHICS - 3 Mile Radius

2100 Ferndale Ct, Placerville, California, 95667 2



## KEY FACTS

**12,551**

Population

**48.6**

Median Age



Average Household Size

**\$61,976**

Median Household Income

## HOUSING STATS



**\$397,604**

Median Home Value



**\$9,416**

Average Spent on Mortgage & Basics



**\$832**

Median Contract Rent

## COMMUTERS



**16%**

Spend 7+ hours commuting to and from work per week



**80.0%**

Drove Alone to Work

## EDUCATION

**7%**

No High School Diploma



**30%**

High School Graduate



**33%**

Some College



**29%**

Bachelor's/Grad/Prof Degree

## BUSINESS



**754**

Total Businesses



**5,442**

Total Employees

## EMPLOYMENT



**61%**

White Collar



**19%**

Blue Collar



**21%**

Services

**6.8%**

Unemployment Rate

## ZONING

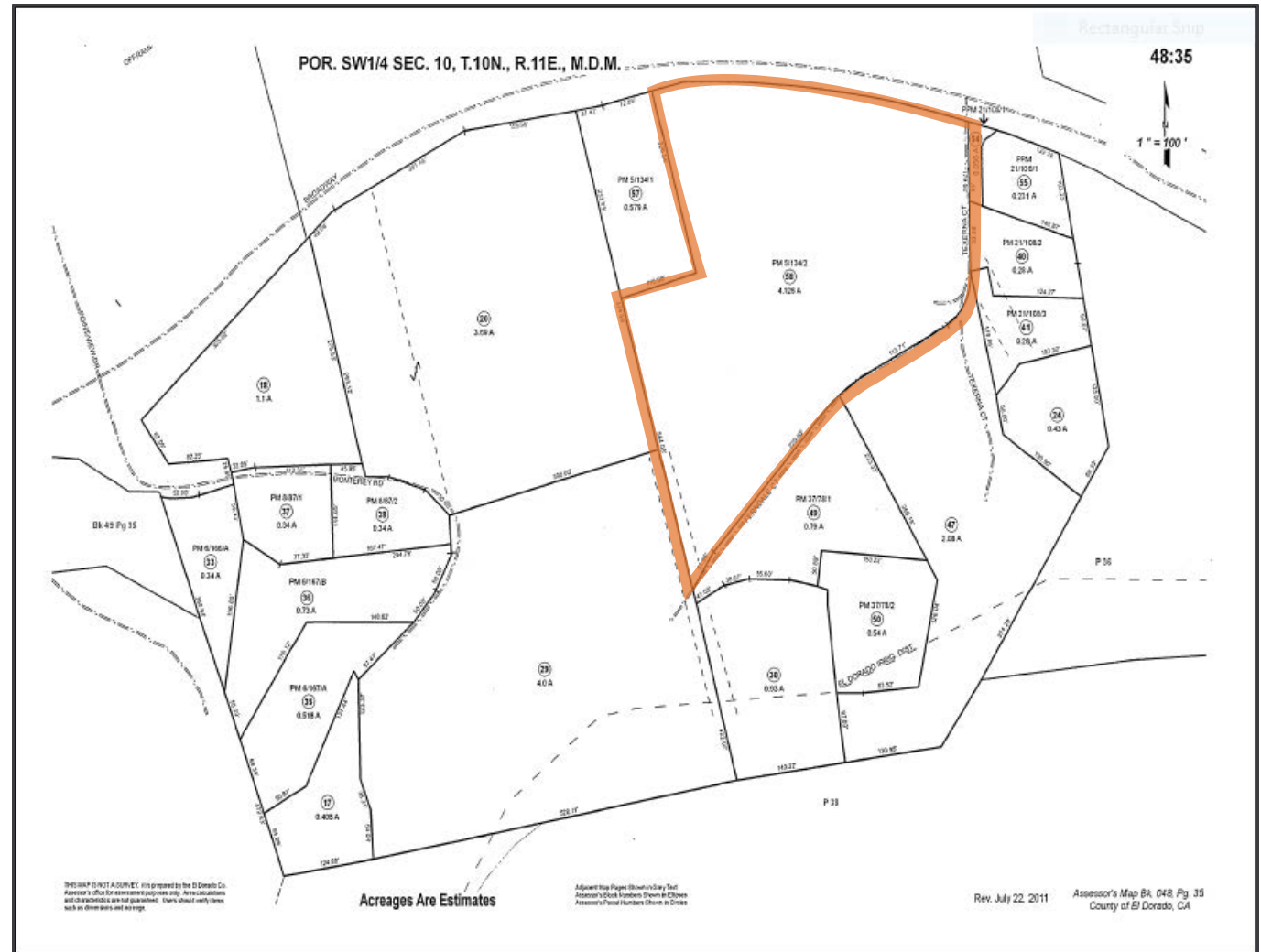
Zoning allows for a variety of uses per the City of Placerville

### 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



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





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