

FOR SALE OR LEASE

6290

Pony Express Trail

POLLOCK PINES, CALIFORNIA

HISTORICAL SCHOOL BUILDING

±15,542 SF ON ±5.5 ACRES

IDEAL CORPORATE RETREAT FACILITY

LEASE RATE: \$1.00/SF GROSS | ASKING SALE PRICE: \$2,500,000

FOR MORE INFORMATION, PLEASE CONTACT:

BLAKE BATULA

Associate

+1 916 288 4423

blake.batula@cushwake.com

CA License #01948319

KEVIN LYNCH

Senior Director

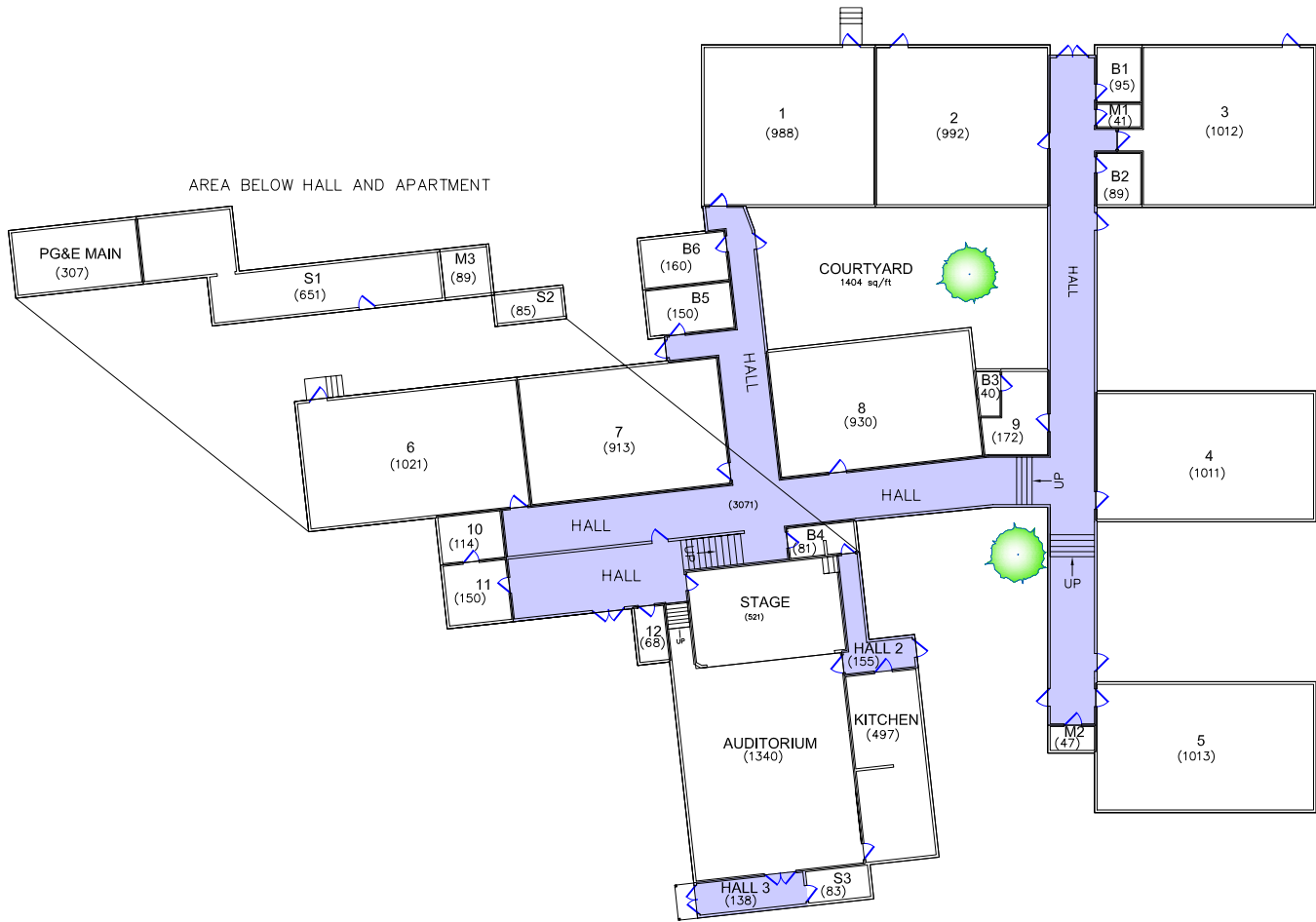
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±15,542 SF Total



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ACREAGE: ±5.5 (Five parcels)
APN: 101-291-03, 04, 05, 06 & 07
JURISDICTION: EL DORADO COUNTY
ZONING: COMMERCIAL COMMUNITY (CC)

Click [HERE](#) for more zoning details

POSSIBLE USES:

- Corporate Satellite to serve the Sacramento or San Francisco areas. This property is approximately an hour from Sacramento and 2.3 hours from San Francisco.
- Seminars, training, retreats, etc.
- This area offers a wide variety of outdoor opportunities: The El Dorado National Forest/ Sly Park Lake are about 10 minutes away, white water rafting on the American River is about a half an hour drive, a multitude of wineries are located here in El Dorado and Amador Counties, and South Lake Tahoe, great skiing and rock climbing are within an hour's drive.
- Care Facility - Currently, there are no Senior Care facilities in this area.
- Co-working Space - Center for small businesses and start-ups.
- Additional pre-graded parcels with water and sewer service (on Site) for additional on-site housing on the development.
- Art School - This would be an excellent setting in which to offer an art camp or live-in facility dedicated to the arts.
- Many skilled workers live in our community.

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OTHER INFORMATION

- 8" Water Line with Fire Hydrants on site for future development.
- Septic system was designed for the original school with a capacity of 240 students - this is an existing private system with ample design to accept additional development with little cost.
- The building has ample space above and below the wood floors for ease of remodeling.
- Most of the wood floors are 'old growth' Doug Fir.
- The original construction was in 1937 with additions in the 50's and the 70's
- All construction was done to California State Architect Standards (Public School). The wood used was "full dimension" lumber from local mills. The structural quality of the building is excellent and beyond today's normal construction standards and quality of materials.
- Most of the classrooms windows face North to eliminate classroom glare.

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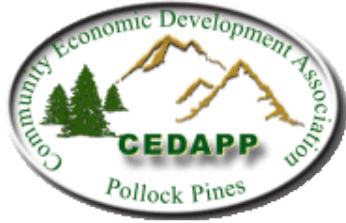
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EL DORADO COUNTY & OTHER NEARBY OFFERINGS



CLICK [HERE](#) FOR MORE INFO



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PLACERVILLE AIRPORT
distance: **10 minutes**

CAMERON PARK AIRPORT
distance: **20 minutes**

SACRAMENTO INTERNATIONAL AIRPORT
distance: **1 hour**

RENO-TAHOE INTERNATIONAL AIRPORT
distance: **2 hours**



CLICK [HERE](#) FOR MORE INFO

CAMPING • HIKING
BOATING • FISHING



Jenkinson Lake

Jenkinson Lake (a.k.a. Sly Park Lake)

CLICK [HERE](#) FOR MORE INFO

SKIING

WITHIN 1 HOUR • PARTIAL LIST



SIERRA AT TAHOE
CLICK [HERE](#) FOR MORE INFO

CLICK [HERE](#) FOR MORE INFO



OTHER

AMENITIES WITHIN
30-MINUTE DISTANCE

Wine Country
Some of the best wineries in the state
<http://eldoradowines.org/>

Apple Hill
<http://applehill.com/plan-your-trip/>

World class white water rafting
<http://visit-eldorado.com/river-rafting.php>

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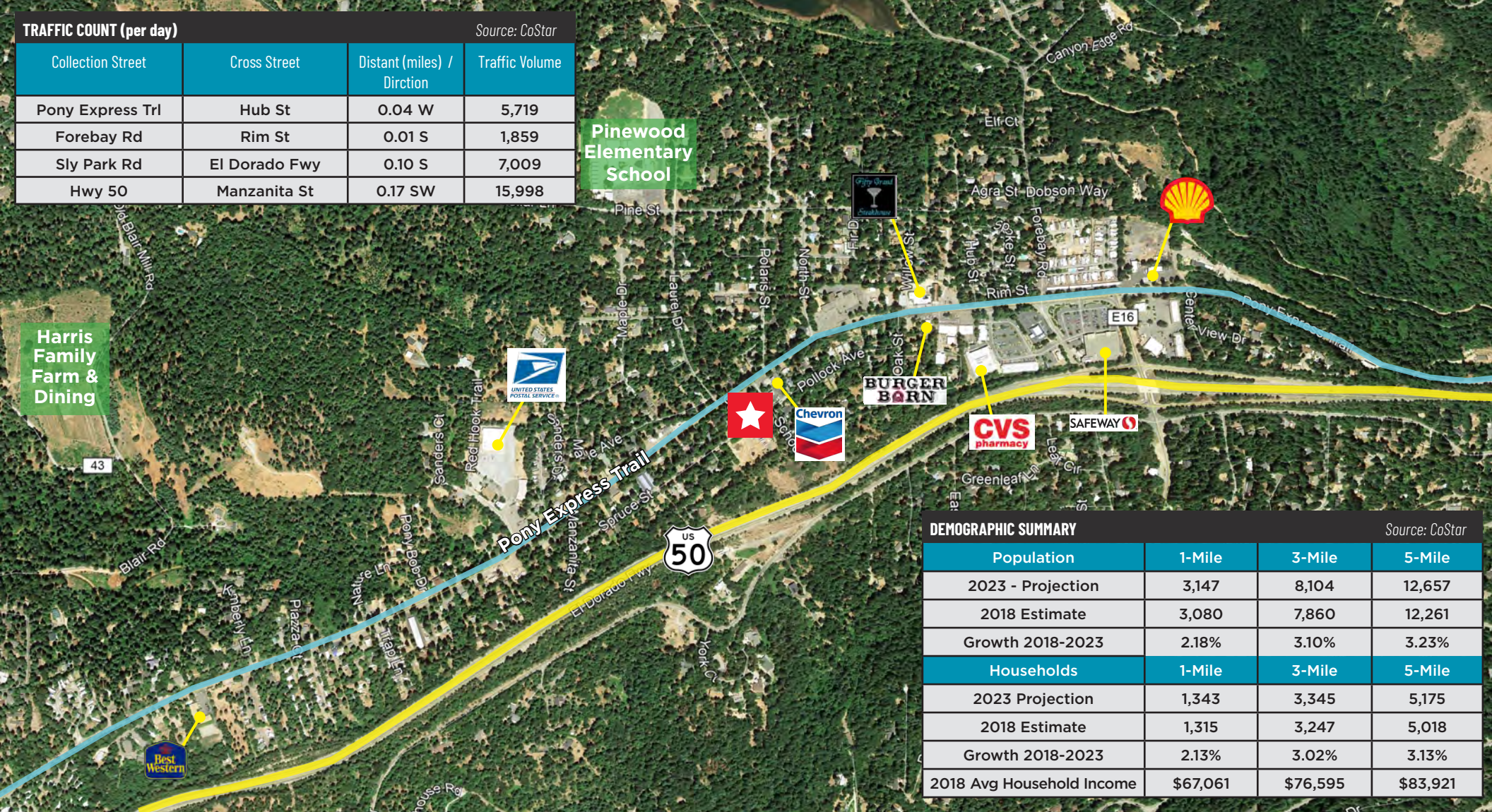
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TRAFFIC COUNT (per day)			Source: CoStar
Collection Street	Cross Street	Distant (miles) / Dirction	Traffic Volume
Pony Express Trl	Hub St	0.04 W	5,719
Forebay Rd	Rim St	0.01 S	1,859
Sly Park Rd	El Dorado Fwy	0.10 S	7,009
Hwy 50	Manzanita St	0.17 SW	15,998



DEMOGRAPHIC SUMMARY				Source: CoStar
Population	1-Mile	3-Mile	5-Mile	
2023 - Projection	3,147	8,104	12,657	
2018 Estimate	3,080	7,860	12,261	
Growth 2018-2023	2.18%	3.10%	3.23%	
Households	1-Mile	3-Mile	5-Mile	
2023 Projection	1,343	3,345	5,175	
2018 Estimate	1,315	3,247	5,018	
Growth 2018-2023	2.13%	3.02%	3.13%	
2018 Avg Household Income	\$67,061	\$76,595	\$83,921	

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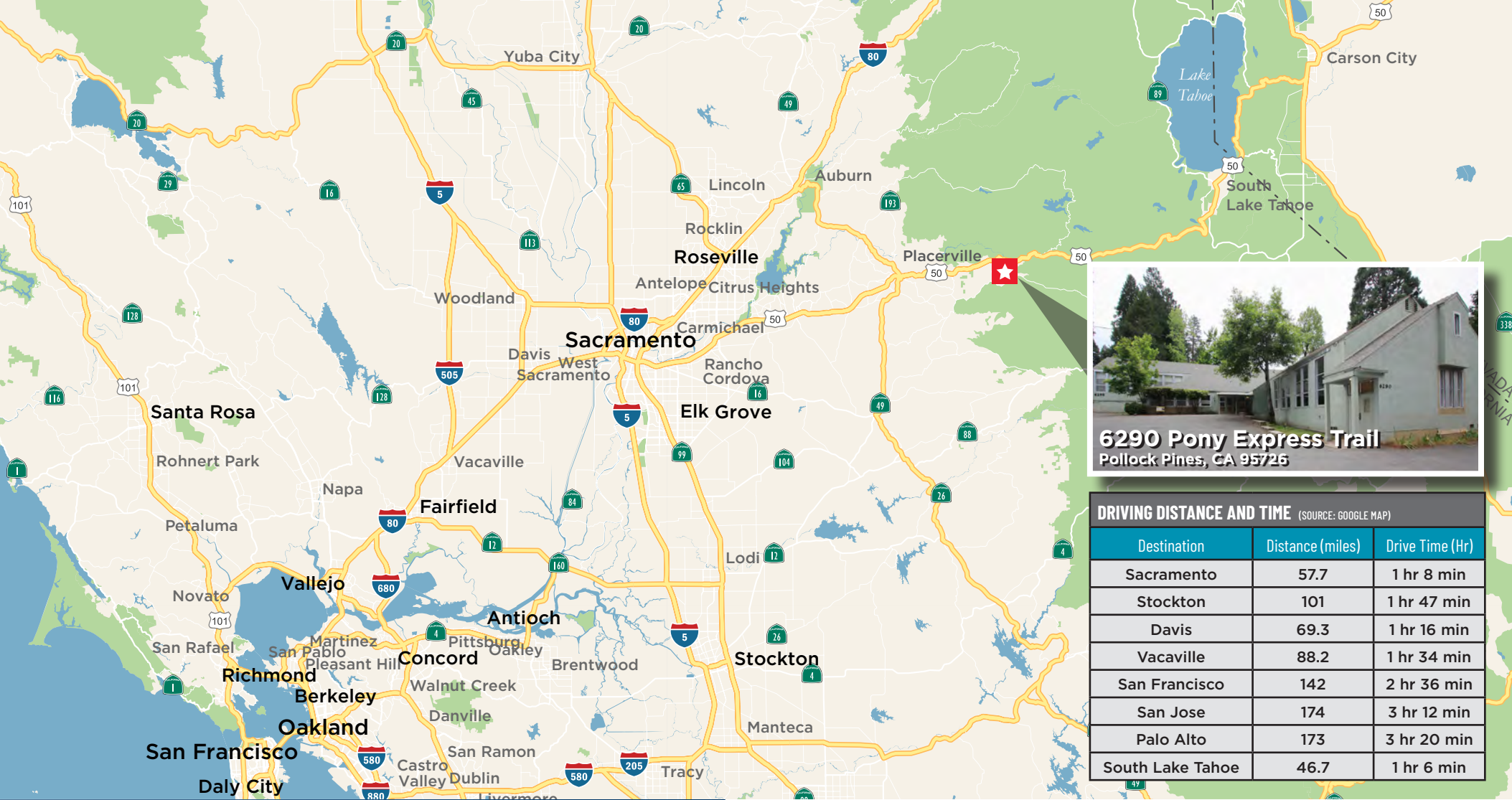
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Pollock Pines, CA 95726

DRIVING DISTANCE AND TIME <small>(SOURCE: GOOGLE MAP)</small>		
Destination	Distance (miles)	Drive Time (Hr)
Sacramento	57.7	1 hr 8 min
Stockton	101	1 hr 47 min
Davis	69.3	1 hr 16 min
Vacaville	88.2	1 hr 34 min
San Francisco	142	2 hr 36 min
San Jose	174	3 hr 12 min
Palo Alto	173	3 hr 20 min
South Lake Tahoe	46.7	1 hr 6 min

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