

FAIRFIELD INN & SUITES + TOWNEPLACE SUITES (dual brand) by Marriott

- Placerville, El Dorado County, CA

Boulevard
COMMERCIAL



PRECISE MAP ANIMATION LINK BELOW ↓
 <https://youtu.be/p5FS15dj198>



- OFFERED at \$5,200,000
- PRICE INCLUDES FULL ENTITLEMENT
- APPROVED DESIGN
- PERMIT READY TO PULL | SHOVEL READY

- 137 KEYS HOTEL
- NESTLED ON 5.8 ACRES
- PROJECT MAY QUALIFY FOR \$3.5 MILLION REBATE IN TOT TAX, APPLICATION IN PROCESS.



Director Commercial :
AZ Chaudhary
Azc.blvd@gmail.com
916.892.9949
DRE - 02075532

- **Apple Hill Farms** is both an association of growers and an area in the western Sierra Foothills in El Dorado County.
- **THE AREA IS HOME TO MORE THAN 50 RANCHES INCLUDING**
- **BAKERY, CAFE, OPEN MARKET & SPA**
- **THE VIEW OF THE SIERRAS**
- **ARTS & CRAFT VENDERS**
- **THE FUDGE FACTORY**
- **FISHING POND**
- **VINEYARDS**
- **WINERIES**

- **2,300 Slot Machines**
- **75 Table Games**
- **High-limit Area**
- **Kids Activities**
- **Multiple Restaurants**
- **Bars**

The Red Hawk Casino is a Native American casino located along Highway 50, roughly five miles west of this site. The casino features over

HISTORIC EXPLORATION OF AMERICA'S GOLD RUSH ERA 1848y

- **GOLD RIVER**
- **GOLD RUSH MUSEUM**
- **MINE SITES**
- **NUGGET CAMPGROUND**
- **GOLD MINNING WITH FAMILY**

DOWN: Hang Town Car Show-Placerville

DOWN: Craft Faire Placerville

BOULEVARD COMMERCIAL

STRATEGIC VALUE ADDS & Demand Drivers

PLACERVILLE DERIVES THE MAJORITY OF ITS LODGING DEMAND FROM

- **LOCAL LEISURE DESTINATIONS**
- **TRAVELERS EN ROUTE TO OTHER DESTINATIONS SUCH AS SAN FRANCISCO TO THE WEST AND LAKE TAHOE TO THE EAST**

STRATEGIC VALUE ADDS

- **GOLD RIVER** BOUNDLESS OPPORTUNITIES FOR OCEAN ADVENTURES, HIKING, CAVING, MOUNTAIN BIKING, HISTORICAL EXPLORATION & MINING AT **GOLD RUSH MUSEUM**
- **DOWNTOWN** PLACERVILLE LOCATED ALONG THE HISTORIC MAIN STREET. A SIGNIFICANT DRAW FOR TOURISTS
- **RED HAWK CASINO** DIRECT APPROACH FROM THIS SITE THROUGH I 50 FWY
- **APPLE HILL FARMS** FISHING POND, BAKERY, CAFE, OPEN MARKET, AND ARTS & CRAFT VENDERS. THE VIEW OF THE SIERRAS IS STUNNING. NEXT DOOR IS THE FUDGE FACTORY
- **CRAFT FAIRE & HANG TOWN CAR SHOW** MAJOR EVENTS
- **NTEL-FMS** CORPORATE OFFICE NEAR-BY
- **DESTINATION WEDDING** PERFECT SPOT FOR STATE OR INTERNATIONAL CLIENTS DUE TO ITS ESTEEMED BEAUTY AND NATURAL LANDSCAPING





- the site has good visibility from the highway in both directions
- a gas station and restaurants are nearby, roughly 0.2 miles north
- 2.2 miles from downtown Placerville
- 5.8 miles from Placerville airport
- 3.3 miles from Gold bug park (Gold Rush Museum)
- 5.7 miles from red hawk casino
- 2.3 miles from wine-tasting at niello Olivo winery
- near historical gold river & mine
- right next to I 50 fwy.

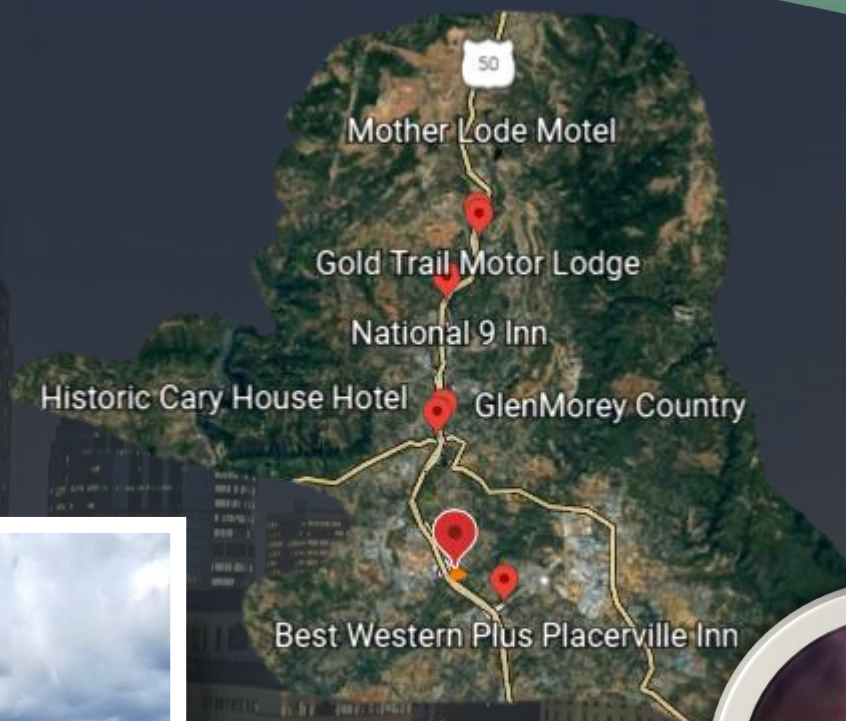
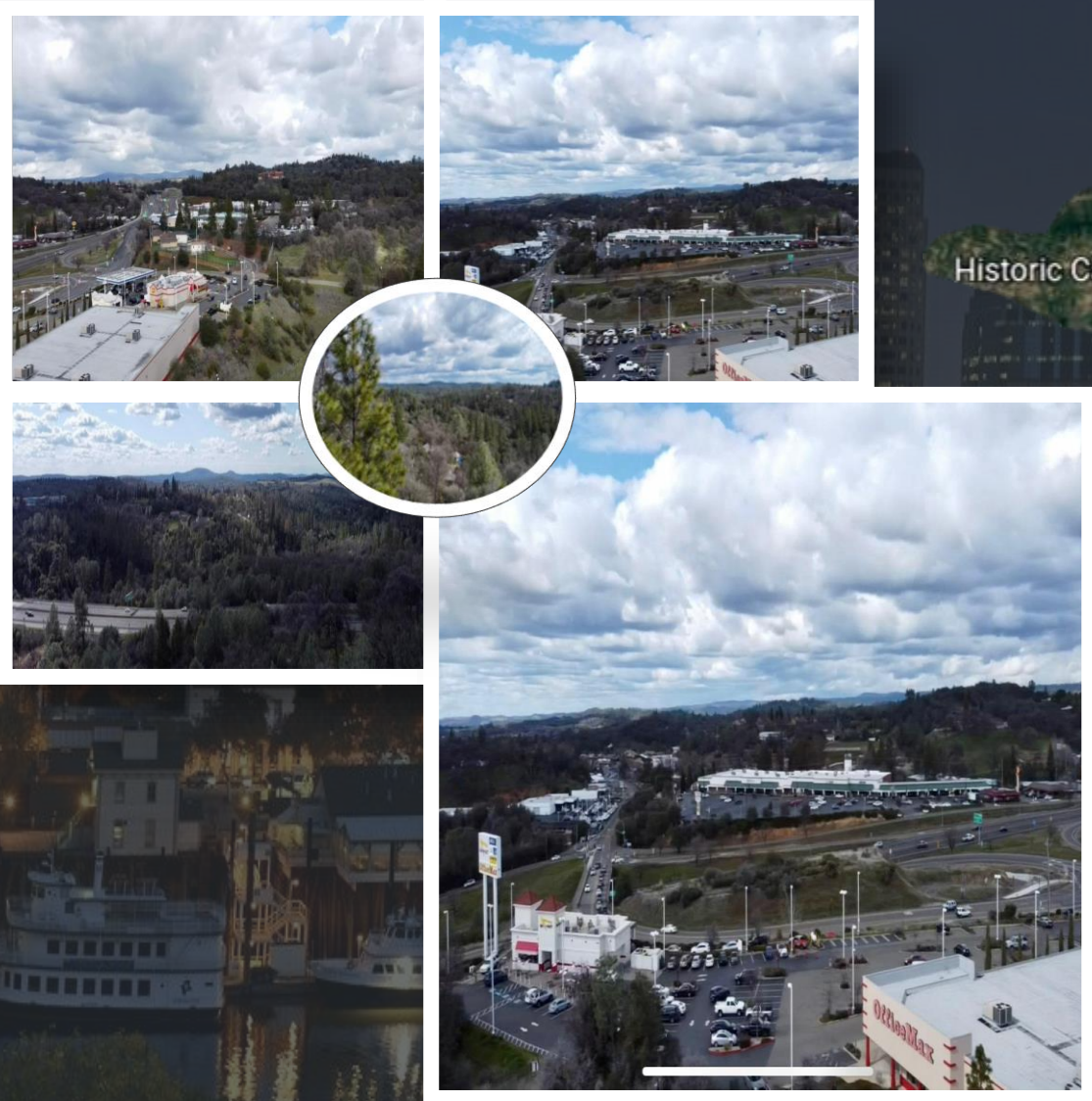


- With the views of Historic Weber Creek Gold mines
- 1.3 miles from perks corner

Placerville DISTANCE FROM OTHER DESTINATIONS

- Folsom, CA 24mi. | West
- Sacramento, CA 44mi. | West
- South Lake Tahoe, CA 60mi. | Northeast
- Truckee, CA 93mi. | Northeast
- Reno, CA 124mi. | Northeast
- San Francisco, CA 130mi. | Southwest

SITE OVERVIEW



Hotels & Motels In Placerville

Hotels
 BW | Best Western.
 Hotels & Resorts
TOWNEPLACE SUITES
 MARRIOTT
Fairfield
 BY MARRIOTT

This site

Motels

Mother Lode MOTEL
 GOLD TRAIL MOTOR LODGE
 NATIONAL 9 INN
 GlenMorey Country House
 Original Food Service
 Bed & Breakfast Inn