

GOLDORADO SHOPPING CENTER

NEC Highway 50 & Cameron Park Drive, Cameron Park, CA 95682

±1,150 - ±4,571 SF RETAIL / AVAILABLE / FOR LEASE



Blair J. Wheatley / Sr. Director / blair.wheatley@cushwake.com / +1 916 329 1547 / CA Lic. #01499974
Chris Vang / Sr. Brokerage Coordinator / chris.vang@cushwake.com / +1 916 617 4274 / CA Lic. #02078988



©2026 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.

[CUSHMANWAKEFIELD.COM](https://www.cushmanwakefield.com)

GOLDORADO SHOPPING CENTER

NEC Highway 50 & Cameron Park Drive, Cameron Park, CA 95682

OVERVIEW

For Lease

PREMISES

NEC Highway 50 & Cameron Park Drive

AVAILABLE SPACE: ±1,150 - ±4,571 SF

LEASE TYPE

Direct

ASKING RENT

Upon Request

NEIGHBORS

Bel-Air, CVS Pharmacy, Petco, Subway, Papa Murphy's, AutoZone, Jiffy Lube, Wells Fargo, UPS Store and GNC

PROPERTY HIGHLIGHTS

- Located near the on/off ramp of Highway 50 and serves as a gateway to Cameron Park's dense residential neighborhoods
- Attracts consumers from not only Cameron Park but the neighboring communities of El Dorado Hills, Shingle Springs and Placerville
- One of the three grocery anchored centers in the trade area
- Strong co-tenancy
- Outstanding visibility and excellent shopping convenience



GOLDORADO SHOPPING CENTER

NEC Highway 50 & Cameron Park Drive, Cameron Park, CA 95682

PROPOSED PROJECTS NEARBY

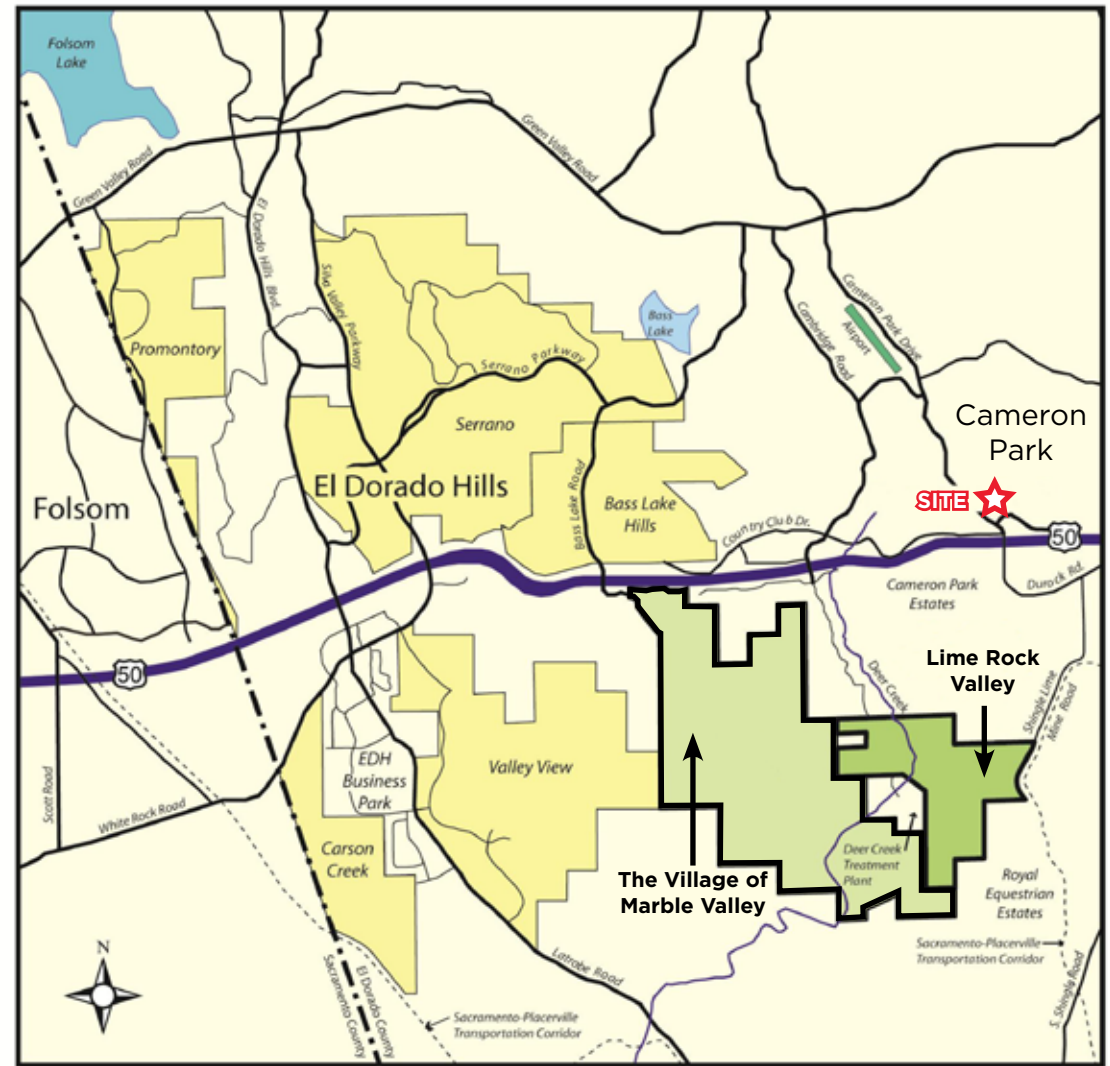
For Lease

Village of Marble Valley

Village of Marble Valley Specific Plan proposes for the development of 2,342 acres of land consisting of approximately 3,236 dwelling units and 475,000 square feet of commercial. The project is located in between El Dorado Hills and Cameron Park area south of Highway 50.

Lime Rock Valley

Lime Rock Valley Specific Plan proposes for the development of 740 acres of land consisting of approximately 800 dwelling units. The project is located south of Highway 50 in the Cameron Park area.

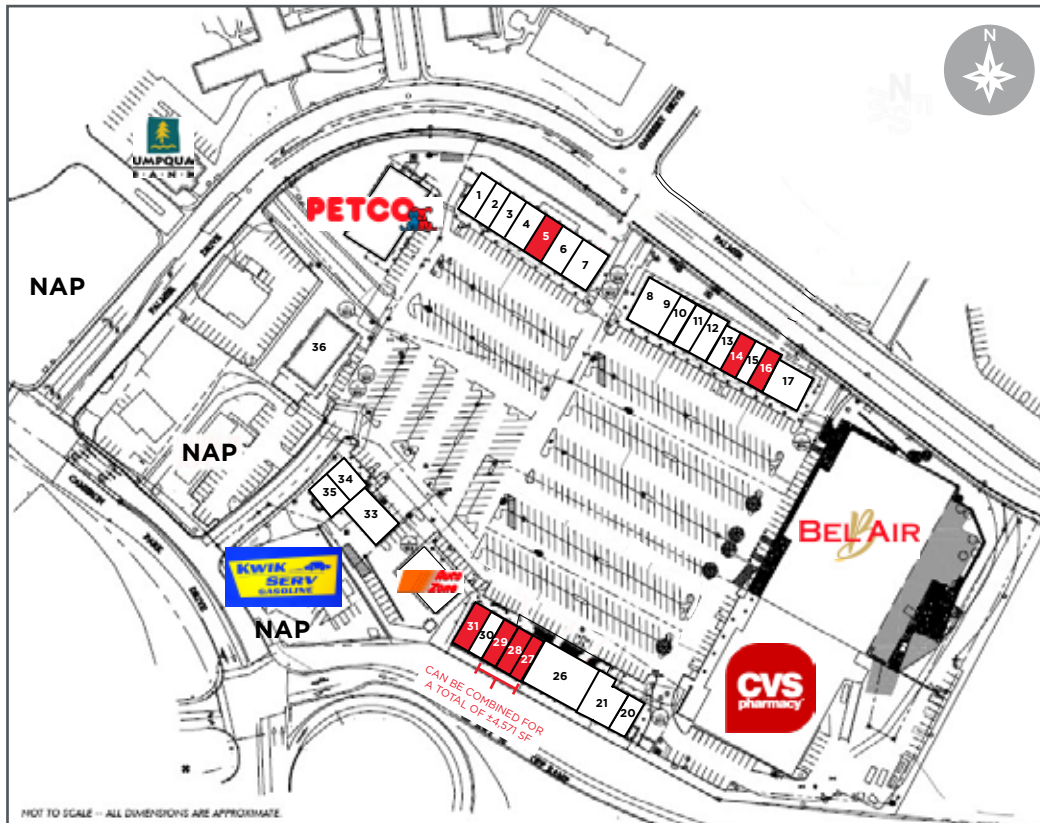


GOLDORADO SHOPPING CENTER

NEC Highway 50 & Cameron Park Drive, Cameron Park, CA 95682

SITE PLAN

For Lease



| | | | | | |
|----|--|----------|----|--------------------------------------|-----------|
| 1 | Gianni's Restaurant (Unit 34507-B1) | 2,700 SF | 18 | Bel Air (Unit 3510) | 53,830 SF |
| 2 | GNC (Unit 34507-B2) | 1,200 SF | 19 | CVS (Unit 3500) | 31,472 SF |
| 3 | UPS Store (Unit 34507-B3) | 1,800 SF | 20 | Subway (Unit 34903-A) | 1,210 SF |
| 4 | Optometrist (Unit 34507-B5) | 1,200 SF | 21 | Lyon Real Estate (Unit 34903-C&D) | 3,600 SF |
| 5 | AVAILABLE (Unit 34507-B6) | 1,800 SF | 26 | Anytime Fitness (Unit 34903-E) | 5,200 SF |
| 6 | Quest Diagnostics (Unit 34507-B7) | 1,200 SF | 27 | AVAILABLE (Unit 34903-H) | 1,300 SF |
| 7 | Visions (Unit 34507-B8) | 2,700 SF | 28 | AVAILABLE (Unit 34903-I) | 2,015 SF |
| 8 | Wells Fargo (Unit 34408-A) | 3,250 SF | 29 | AVAILABLE (Unit 34408-J) | 1,256 SF |
| 9 | Tepa Taqueira (Unit 34408-B) | 975 SF | 30 | U & Me Cigarettes (Unit 34903-K) | 954 SF |
| 10 | Alpha Nails (Unit 34408-C) | 975 SF | 31 | AVAILABLE (Unit 34903-L) | 1,625 SF |
| 11 | On Point Barbershop (Unit 34408-D) | 975 SF | 32 | Autozone (Unit 3480) | 3,744 SF |
| 12 | China House (Unit 34408-E) | 1,950 SF | 33 | Jiffy Lube (Unit 34705-B) | 2,865 SF |
| 13 | Papa Murphy's (Unit 34408-F) | 1,438 SF | 34 | Dental (Unit 34705-A2) | 1,690 SF |
| 14 | AVAILABLE (Unit 34408-G) | 1,150 SF | 35 | Yuki Sushi (Unit 34705-A1) | 1,300 SF |
| 15 | Senior Helpers (Unit 34408-H) | 862 SF | 36 | Animal Hospital (Unit 3460) | 6,000 SF |
| 16 | AVAILABLE (Unit 34408-J) | 1,438 SF | 37 | Petco (Unit 7A) | 10,168 SF |
| 17 | Classic Cleaners (Unit 34408-L) | 2,750 SF | | | |

GOLDORADO SHOPPING CENTER

NEC Highway 50 & Cameron Park Drive, Cameron Park, CA 95682

NEIGHBORHOOD MAP

For Lease



GOLDORADO SHOPPING CENTER

NEC Highway 50 & Cameron Park Drive, Cameron Park, CA 95682

TRADE AREA MAP

For Lease



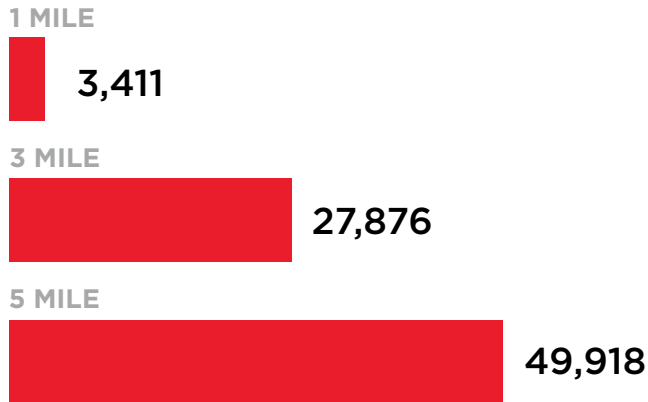
GOLDORADO SHOPPING CENTER

NEC Highway 50 & Cameron Park Drive, Cameron Park, CA 95682

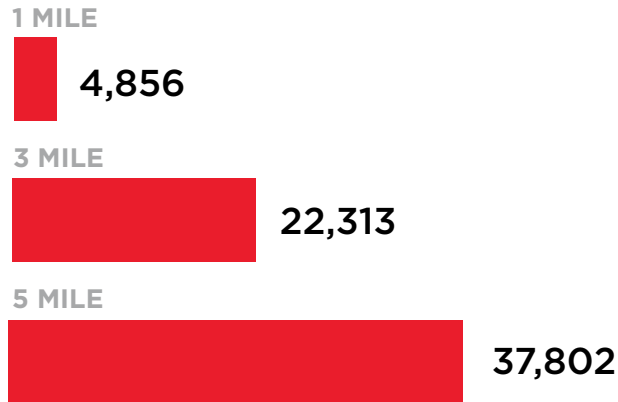
DEMOGRAPHICS

For Lease

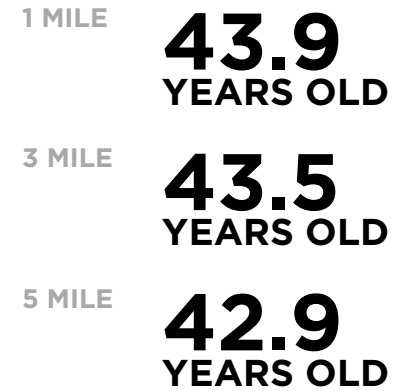
TOTAL POPULATION



DAYTIME POPULATION



MEDIAN AGE



MED. HOUSEHOLD INCOME



TRAFFIC COUNTS



GOLDORADO SHOPPING CENTER

NEC Highway 50 & Cameron Park Drive,
Cameron Park, CA 95682

±738, ±2,280 SF & ±3,000 SF RETAIL / AVAILABLE / FOR LEASE

Blair J. Wheatley / Sr. Director / blair.wheatley@cushwake.com / +1 916 329 1547 / CA Lic. #01499974
Chris Vang / Sr. Brokerage Coordinator / chris.vang@cushwake.com / +1 916 617 4274 / CA Lic. #02078988

CUSHMANWAKEFIELD.COM



©2026 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.