

NOW LEASING



3041 FORNI ROAD

PLACERVILLE, CA
95670

COMMERCIAL - RETAIL - WAREHOUSE

TWO ROLL UP DOORS - CLEAR HEIGHT 22'

LOCATED OFF HWY 50 - MONUMENT SIGNAGE

±23,500 SF*



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*Divisible

3041 FORNI ROAD

RETAIL | FOR LEASE

PROPERTY
OVERVIEW



[Click](#) **PROPERTY MEDIA SITE**

3041 FORNI ROAD

RETAIL | FOR LEASE

ABOUT
THE PROPERTY

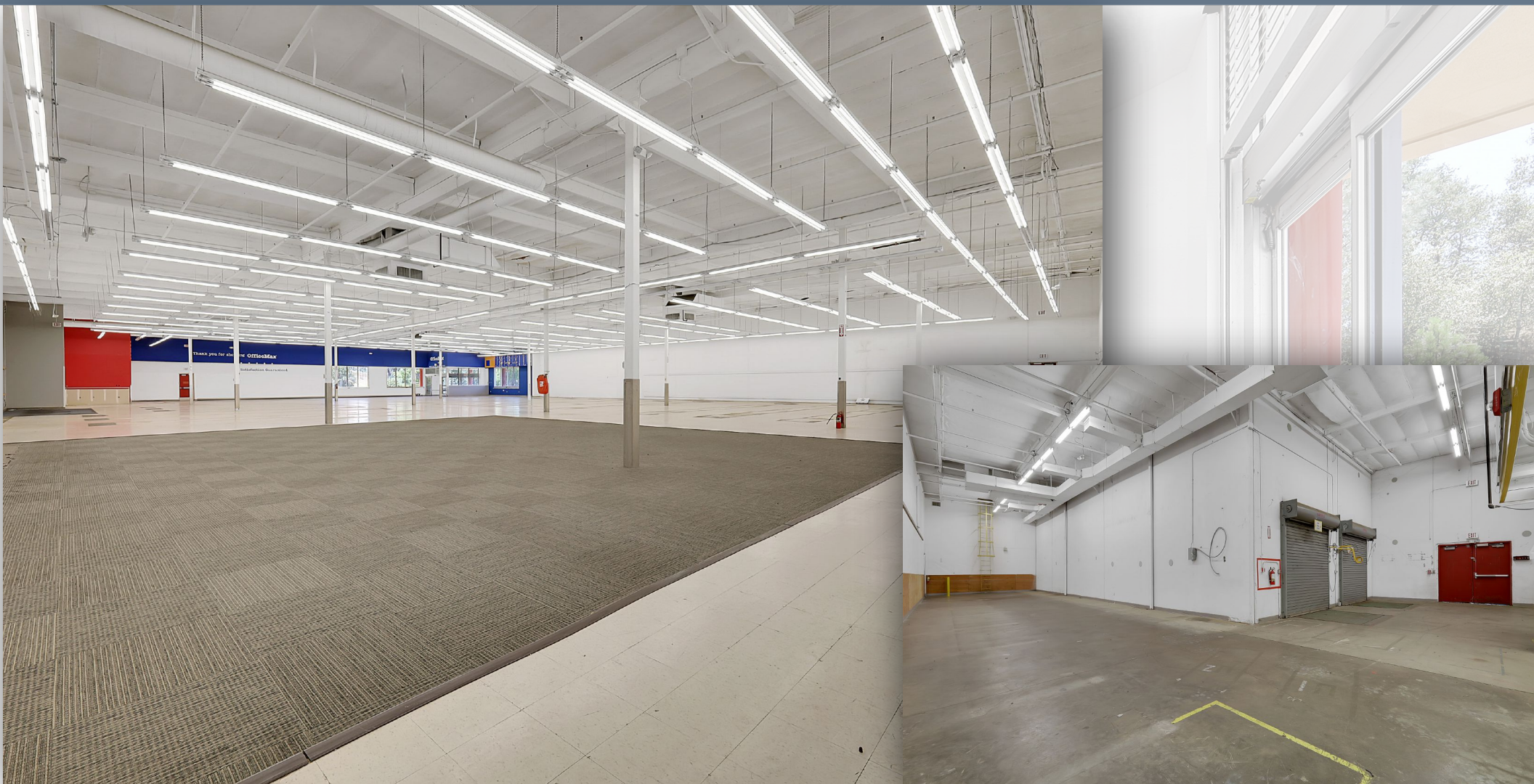
PLACERVILLE'S PREMIER FREEWAY COMMERCIAL OPPORTUNITY ↘

Position your business for success at 3041 Forni Road, a highly visible ±23,500 SF commercial building located directly off Highway 50 in Placerville. Featuring exceptional freeway exposure, freeway monument signage, two dock-high roll-up doors, 22-foot clear height, and abundant parking. This versatile property offers a rare combination of retail presence, showroom flexibility, and warehouse functionality. Surrounded by national retailers including Target, In-N-Out, Chipotle, Dutch Bros, and Grocery Outlet, the property benefits from strong regional traffic while serving as a gateway location for El Dorado County. The building can be demised to approximately 5,000 SF, making it ideal for retail, fitness, recreation, showroom, entertainment, specialty commercial, or warehouse-distribution users seeking a strategic foothill location with convenient access to Sacramento and Lake Tahoe.

3041 FORNI ROAD

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INTERIOR FLOOR/WAREHOUSE



ASKING
\$1.25 NNN

NNN's Estimated \$0.25/SF

3041 FORNI ROAD

RETAIL | FOR LEASE

PROPERTY HIGHLIGHTS

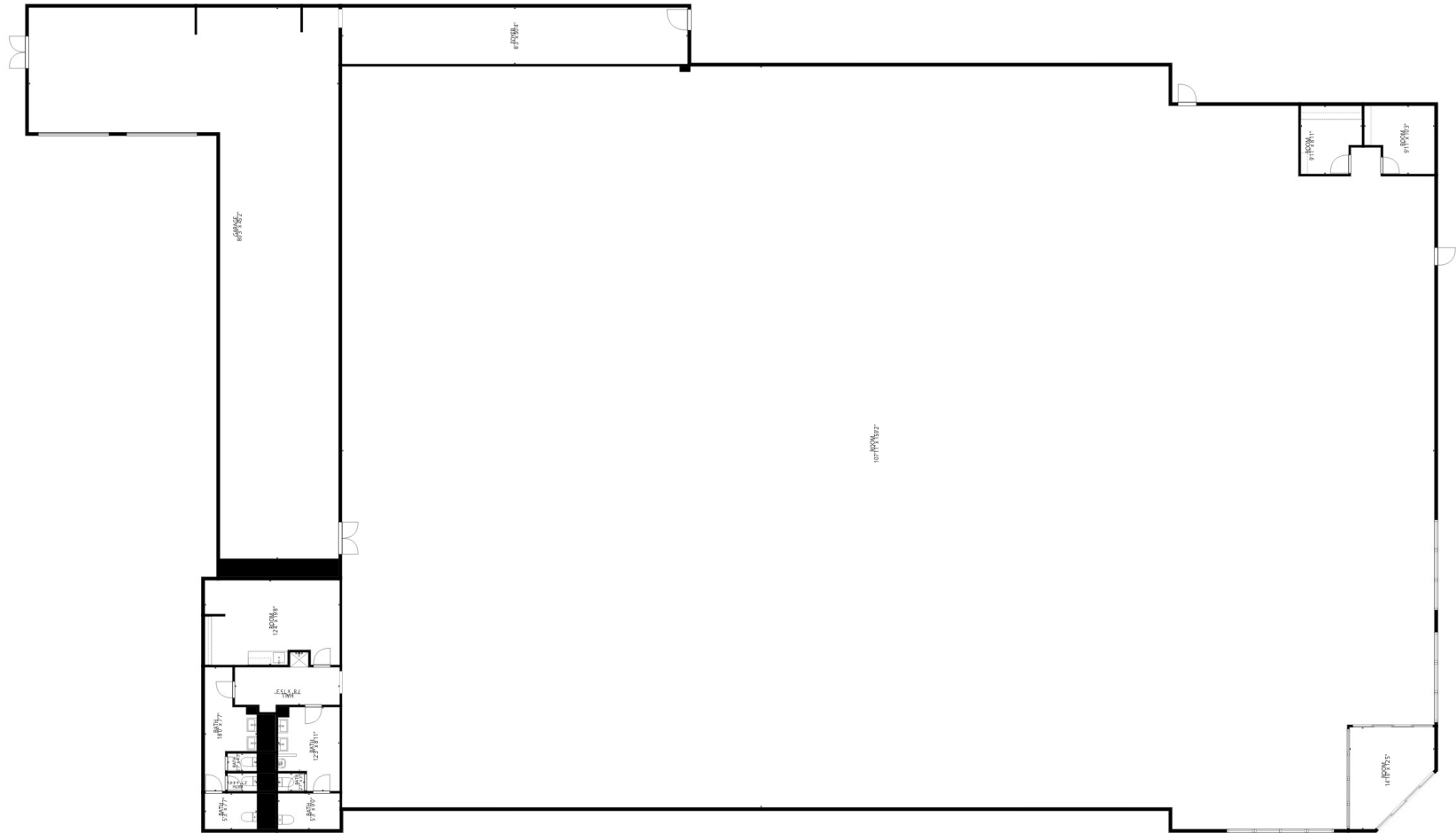
↘	Building Size	±23,500 SF
↘	Lot Size	± 3.78 ACRES
↘	Year Built	1999
↘	Parking	85 SPACES
↘	Loading	2 DOCK HIGH DOORS 22'
↘	Zoning	HWC HIGHWAY COMMERCIAL



3041 FORNI ROAD

RETAIL | FOR LEASE

3D FLOOR PLAN PROPOSED USES



Sporting Goods

Furniture & Home Design

Distribution

Government/Public Agency

Fitness/Training Facility

Contractor Showroom

Indoor Recreation

Specialty Uses

Click
▶ **3D TOUR**

3041 FORNI ROAD

RETAIL | FOR LEASE

LOADING &
DISTRIBUTION ACCESS



3041 FORNI ROAD

RETAIL | FOR LEASE

BUILDING AERIAL WEST BOUND HWY 50



20 MINUTES
TO FOLSOM
- 40 MINUTES TO SAC

3041 FORNI ROAD

RETAIL | FOR LEASE

BUILDING AERIAL EAST BOUND HWY 50



6 MINUTES TO
DOWNTOWN
PLACERVILLE
- 1 HOUR TO SOUTH
LAKE TAHOE