



Join In-n-Out, Arco/AMPM, and El Forastero Mexican Restaurant

Placerville Big Box

Just off Highway 50 via Forni Rd | Up to $\pm 23,500$ SF

3041 Forni Rd | Placerville, CA 95667 | www.cbre.com/sacramentodt

For Sale or Lease

CBRE

Approximately 5,000 SF to 23,500 SF Available

Quick Access to Highway 50

Centrally located in the heart of the Gold Country, Placerville attracts tourists, day-trippers, and locals alike. Easily accessible from Highway 50 (55,112 ADT**), the property is a convenient destination for shoppers from Sacramento, South Lake Tahoe, and beyond.

From outdoor enthusiasts and families to history buffs and wine connoisseurs, Placerville attracts a diverse demographic, offering a wide range of potential customers for your business.

Nearby Apple Hill is an association of fruit growers consisting of approximately 50 ranches that draws more than a million visitors to the region each year.





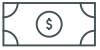
El Dorado County is a growing and popular viticultural area with over 30 family owned wineries and over 100 varietals.

- For Sale: \$2,750,000
- For Lease \$1.25 PSF, NNN*
*pricing for a demised space provided separately

- Property is a former Office Max of ±23,500 SF total that can be demised
- In-N-Out Burger had over 758,000** visitors in 2024
- Nearby traffic generators include Placer County Fairgrounds, Raley's, and auto dealerships
- Highway 50 direct access via Forni Rd.



2024 Estimated Demographics*

	Radius	1-Mile	3-Miles	5-Miles
	Population	2,403	21,886	32,683
	Daytime Population	6,051	26,753	35,222
	Businesses	389	1,628	1,940
	Households	975	9,531	14,147
	Avg HH Income	\$120,015	\$114,727	\$123,244

Source: *FastReport, **Placer.ai

Site Plan

Not to scale. All dimensions are approximate.



±23,500 SF

Total square footage available

±5,000 SF

Divisible to approx. 5,000 SF

55,112 ADT

Highway 50 - Vehicles per Day

758,000

Visitors to In-n-Out Burger in 2024

\$123,244

Avg. HH Income 5-Mile Radius



Contact Us

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