

**FOR  
OR SALE  
LEASE**

**4270 MOTHER LODGE DRIVE,  
SHINGLE SPRINGS, CA**

**+/- 3,148 SF RETAIL BUILDING**

**ON A +/- 7,405 SF PARCEL**



**3-D Tour  
Click Here** 

**CHASE BURKE**  
916.705.8132  
CHASE@ROMECPRE.COM  
DRE: 01879336

**ANDY JONSSON**  
916.813.8409  
ANDY@ROMECPRE.COM  
DRE: 02076108

**ROME**  
REAL ESTATE GROUP

# 4270 MOTHER LODGE DRIVE



FOR SALE	SIZE	SALE PRICE
4270 Mother Lodge Dr.	+/- 3,148 SF	\$800,000 (\$ 254.13 PSF)
FOR LEASE	SIZE	LEASE RATE
4270 Mother Lodge Dr.	+/- 3,148 SF	\$1.20 PSF, NNN for the whole building or \$1.50 PSF, MG for the smaller suites (if demised)

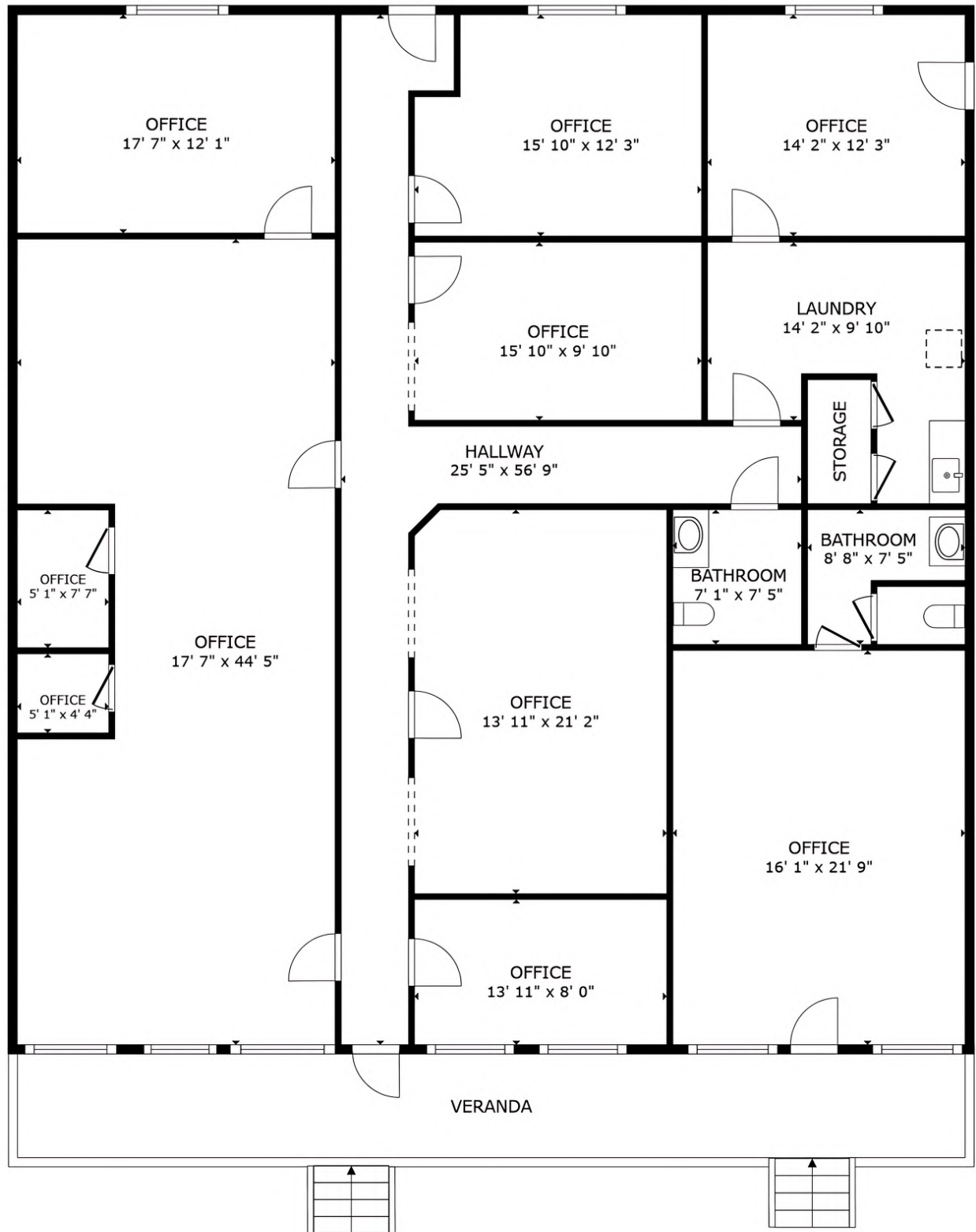
## PROPERTY HIGHLIGHTS

- **High Traffic & Visibility:** Located on Mother Lodge Drive, just off of HWY 50 the property benefits from good visibility in a well-trafficked area, surrounded by residential.
- **Owner User Opportunity:** Ideal for an owner-user to occupy space and benefit from potential income from leasing the remaining space.
- **In-Place Income:** Currently occupied by the owner and one tenant on a month-to-month lease, offering flexibility for new ownership.
- **Zoning:** GC – El Dorado County, allowing for a variety of commercial uses.

# 4270 MOTHER LODE DRIVE

## FLOOR PLAN

SIZE: +/- 3,148 SF





# INTERIOR PICTURES

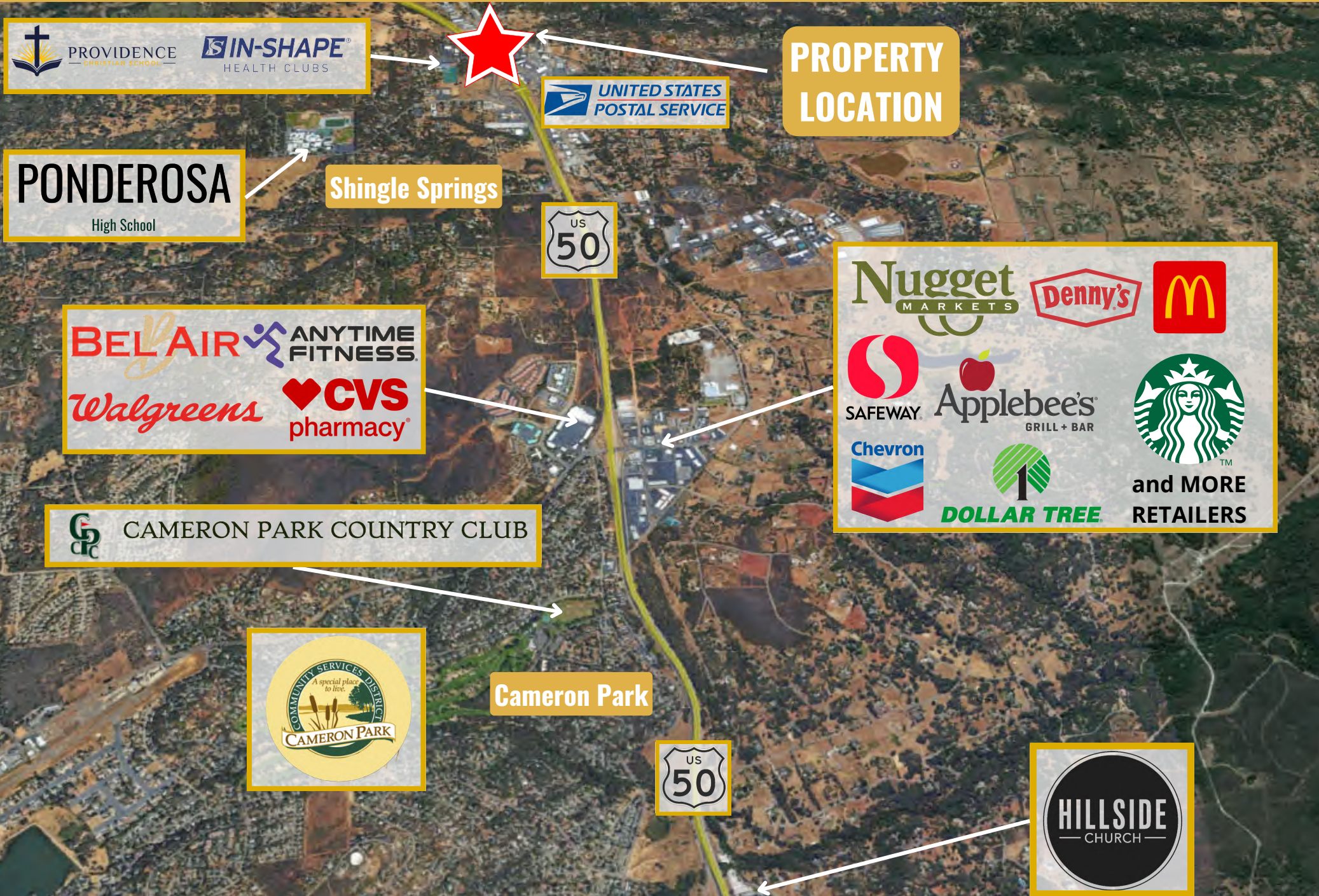




# EXTERIOR PICTURES



# RETAIL AERIAL



# DEMOGRAPHIC SUMMARY REPORT

4270 & 4242 MOTHER LODE DRIVE, SHINGLE SPRINGS, CA 95682



## POPULATION 2024 ESTIMATE

3-MILE RADIUS	11,673
5-MILE RADIUS	39,479
10-MILE RADIUS	131,609

## POPULATION 2029 PROJECTION

3-MILE RADIUS	11,662
5-MILE RADIUS	39,861
10-MILE RADIUS	133,972



## HOUSEHOLD INCOME 2024 AVERAGE

3-MILE RADIUS	\$135,214.00
5-MILE RADIUS	\$129,867.00
10-MILE RADIUS	\$144,885.00

## HOUSEHOLD INCOME 2024 MEDIAN

3-MILE RADIUS	\$104,717.00
5-MILE RADIUS	\$101,122.00
10-MILE RADIUS	\$113,437.00



## POPULATION 2024 BY ORIGIN

	3-MILE RADIUS	5-MILE RADIUS	10-MILE RADIUS
WHITE	9,740	32,102	98,551
BLACK	48	196	973
HISPANIC ORIGIN	1,420	5,495	16,535
AM.INDIAN & ALASKAN	78	256	617
ASIAN	260	1,274	12,965
HAWAIIAN/PACIFIC ISLANDER	17	37	150
OTHER	1,529	5,613	18,354

# CONTACT US!

FOR MORE INFORMATION ABOUT  
4270 MOTHER LODGE DR



*Chase Burke*

PARTNER | RETAIL BROKERAGE  
AND INVESTMENT SALES

916.705.8132

chase@romecre.com

DRE: 01879336



916.932.2199



andy@romecre.com

chase@romecre.com



@romecregroup



2901 K Street, Suite 306, Sacramento, CA 95816

101 Parkshore Drive, Suite 100, Folsom, CA 95630



*Andy Jonsson*

PARTNER | RETAIL BROKERAGE  
AND INVESTMENT SALES

916.813.8409

andy@romecre.com

DRE: 02076108

