

**FOR SALE OR LEASE**

**RETAIL**

3454 Palmer Dr, Cameron Park, CA 95682

10,200 SF Stand-Alone | Grocery-Anchored Shopping Center



EXCLUSIVELY LISTED BY

 **NORTHGATE**

**CHRIS SANTANA**

President, Leasing

925.203.1106

[csteam@ngcip.com](mailto:csteam@ngcip.com)

Lic #01868378





## HIGHLIGHTS

- ±10,200 SF freestanding building on ±0.91 acres
- High-visibility with strong frontage and access
- Ample parking, excellent access to Hwy 50
- Renovated (2013) – Clean, functional layout
- Flexible Use: Retail, medical, fitness, or showroom
- Ideal for owner-user or value-add investor
- Petco lease expiration Q1 2027 – please do not disturb tenant

## PROPERTY OVERVIEW

ADDRESS	3454 Palmer Dr, Cameron Park, CA 95682	
PROPERTY TYPE	Retail Single-Tenant	
PRICE	Contact Broker	
LEASE TYPE	NNN	
SALE TYPE	Investment or Owner-User	
BUILDING SIZE	10,200 sq ft	
PARCEL SIZE	0.91 acres	
ZONING	Commercial Community (CC)	
APN	083-456-018-000	
TRAFFIC	Cameron Park Dr	± 23,343 ADT
	Palmer Dr	± 4,201 ADT
	Hwy 50	± 71,452 ADT



# MARKET OVERVIEW



## DENSE LOCAL BUSINESS CORRIDOR

- Local Dining - Locally owned eateries and casual dining options
- Neighborhood Retail - Small shops and convenience-oriented businesses
- Health & Services - Fitness studios, dental, eye care & daily services



Hwy 50: ± 71,452 ADT

Cameron Park Dr: ± 23,343 ADT

Palmer Dr: ± 4,201 ADT

**SITE**





AERIAL VIEW

**BELAIR**



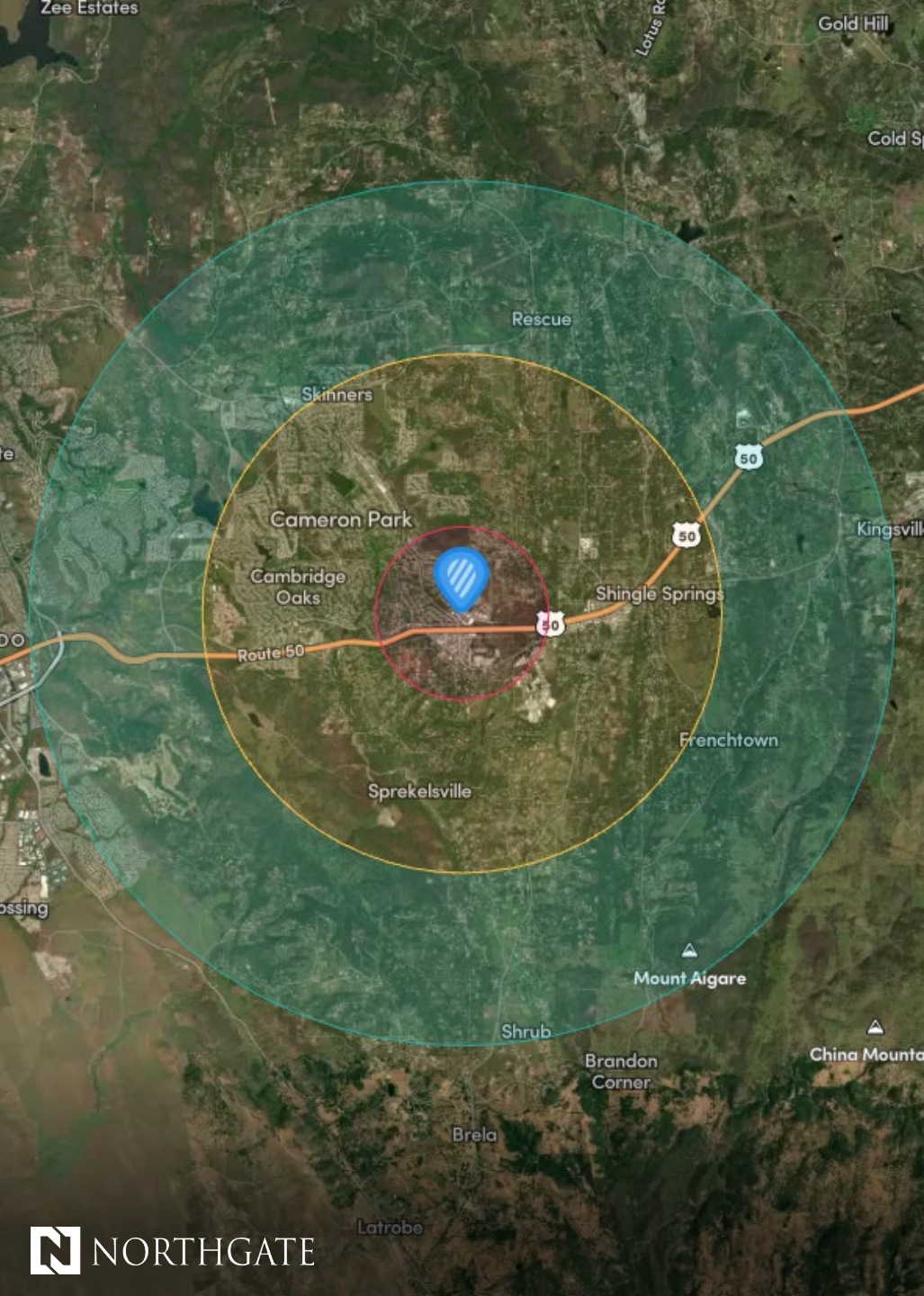
**AutoZone**

**CVS**  
pharmacy

**NORTHGATE**



3454 Palmer Dr, Cameron Park, CA 95682

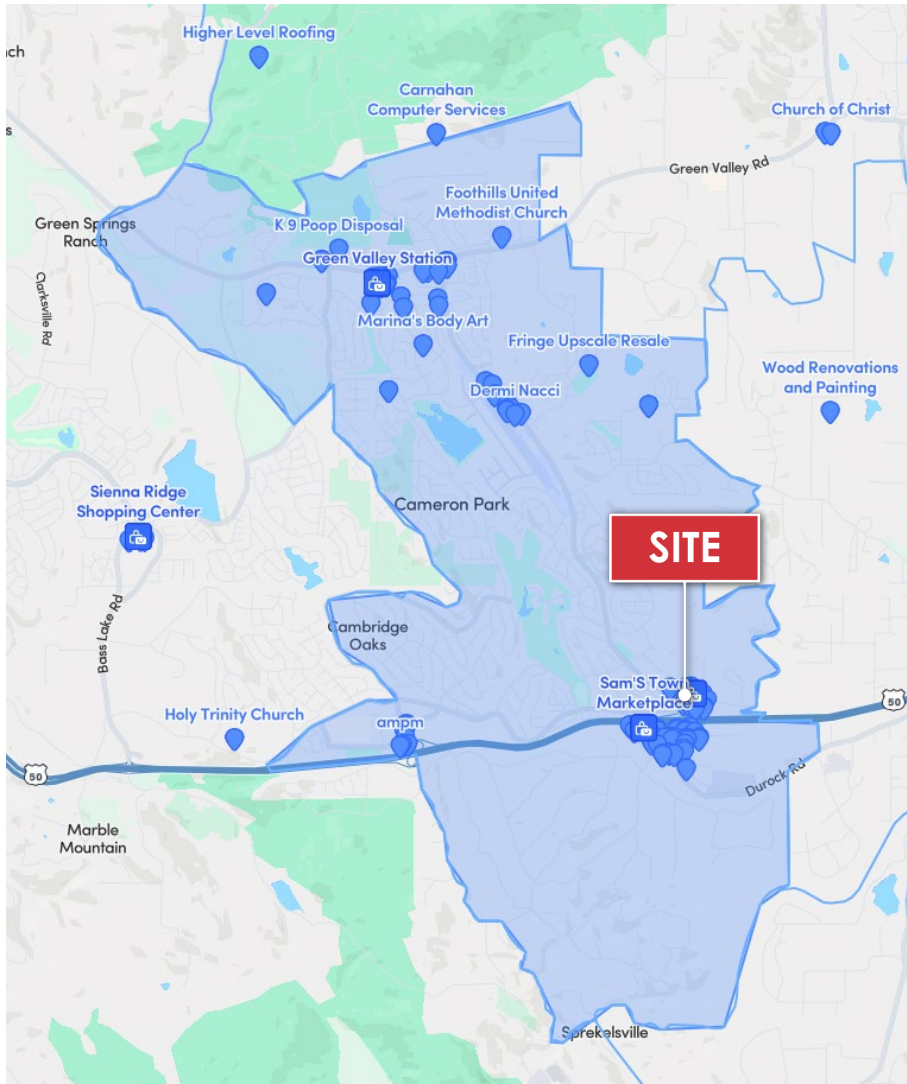




## DEMOGRAPHICS - 2026

	1 MILE	3 MILES	5 MILES
Population	3,491	26,934	50,837
Projected Population (5 Yr)	3,519	27,220	52,380
Average Age	46	44	44
Households	1,411	10,331	18,940
White Population	2,667	20,600	36,787
Black Population	26	205	562
Am Indian Population	56	274	468
Asian Population	58	857	4,571
Other Population	684	4,998	8,449
Hispanic Population	19.22%	17.03%	15.91%
Average HH Income	\$134.6k	\$151.2k	\$175.2k
High School Graduates	2,408	18,403	34,249
College Graduates	1,152	9,194	18,867
Total Employees	1,657	12,626	23,820

-  Retail
-  Shopping Center



### Foothill Community Appeal

Nestled in the scenic Sierra Nevada foothills of Cameron Park, Cameron Park offers a charming suburban-rural blend with a strong sense of community and an inviting, family-friendly environment.

### Stable Local Economy

The area benefits from a diverse economic base supported by professional services, small businesses, and nearby employment hubs in El Dorado Hills and Placerville, contributing to steady growth and investment potential.

### Quality Education Access

Cameron Park is served by the reputable Buckeye Union School District and El Dorado Union High School District, offering strong K-12 education and proximity to higher education institutions in the greater region.

### Outdoor Lifestyle & Recreation

Surrounded by rolling hills, parks, and nearby lakes such as Folsom Lake, the area provides abundant opportunities for hiking, boating, and year-round outdoor activities.

### Convenient Highway Connectivity

Located just off U.S. Route 50, Cameron Park offers direct access to Sacramento and South Lake Tahoe, making it ideal for commuters and regional travel.

### Community Events & Local Charm

Cameron Park hosts local events, farmers markets, and seasonal celebrations that reflect its close-knit atmosphere and foothill character, fostering strong community engagement.





Investment Sales | Leasing | Asset Management | Property Management



**CHRIS SANTANA**

*President, Leasing*

P: 925.203.1106

[csteam@ngcip.com](mailto:csteam@ngcip.com)

Lic #01868378

DRE: #01910787

@ 2026 Northgate Commercial Real Estate. We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.