

6026 GRIZZLY FLAT RD

±5,581 SF Owner/User or Investment Opportunity
±2,377 SF 2nd Gen Restaurant Space
Available for Lease/Occupancy



FOR SALE/FOR LEASE

*Two Building retail Center Located in Somerset, CA
in El Dorado County*

SOMERSET, CA 95684

For more information, contact

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LIC N° 01394155



±5,581 SF Two-Building Multi-Tenant Retail Center

Tenants with long-term tenancy

Located at the corner of Mount Aukum Rd
& Grizzly Flat Rd

Built in 1975

Total of three units; one 2nd gen restaurant space
vacant & available for lease or owner occupancy

On well for water & septic for sewer

On ±1.52 acres

Zoned Community Commercial (CC)

APN # 093-180-013-000

\$1,095,000
OFFERED FOR SALE

\$1.50
LEASE RATE, NNN

INCOME & EXPENSE

INCOME Current RR Pro Forma (2026)

2025 Gross Income \$36,540.00

EXPENSES (PRO FORMA 2026)

Taxes	\$11,826.00
Insurance	\$9,690.00
Signal Service/Alarm Monitoring	\$1,514.00*
Repairs & Maintenance	\$1,800.00
Property Maintenance (Weed Adjacent)	\$1,200.00
Utilities - PG&E	\$850.00
Water - Well Maintenance	\$2,400.00
Total Expenses	\$29,280.00

*For vacant suite only - once occupied, it will be paid by tenant.

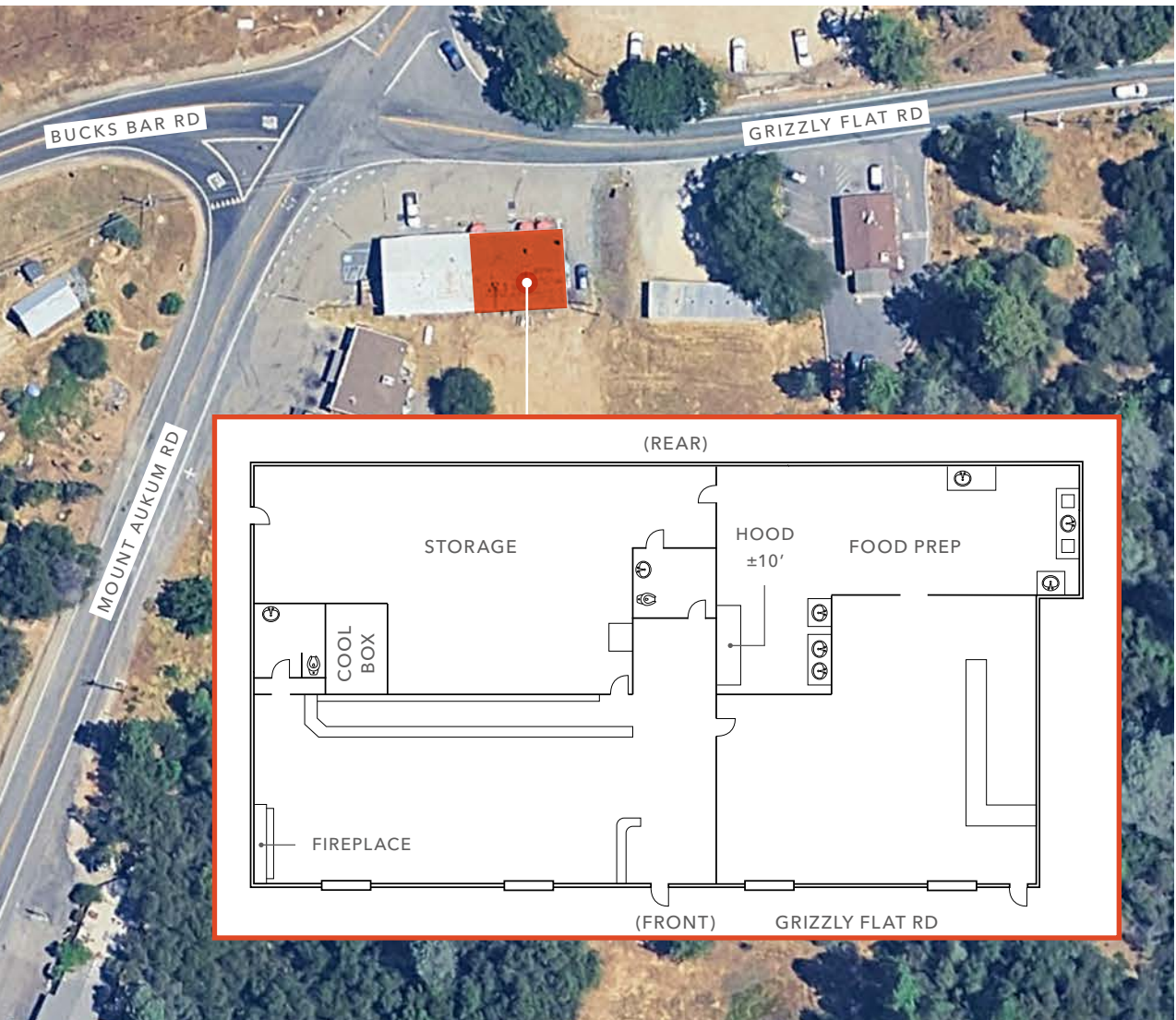


SITE PLAN



6026 GRIZZLY FLAT RD

FLOOR PLAN: VACANT RESTAURANT SPACE

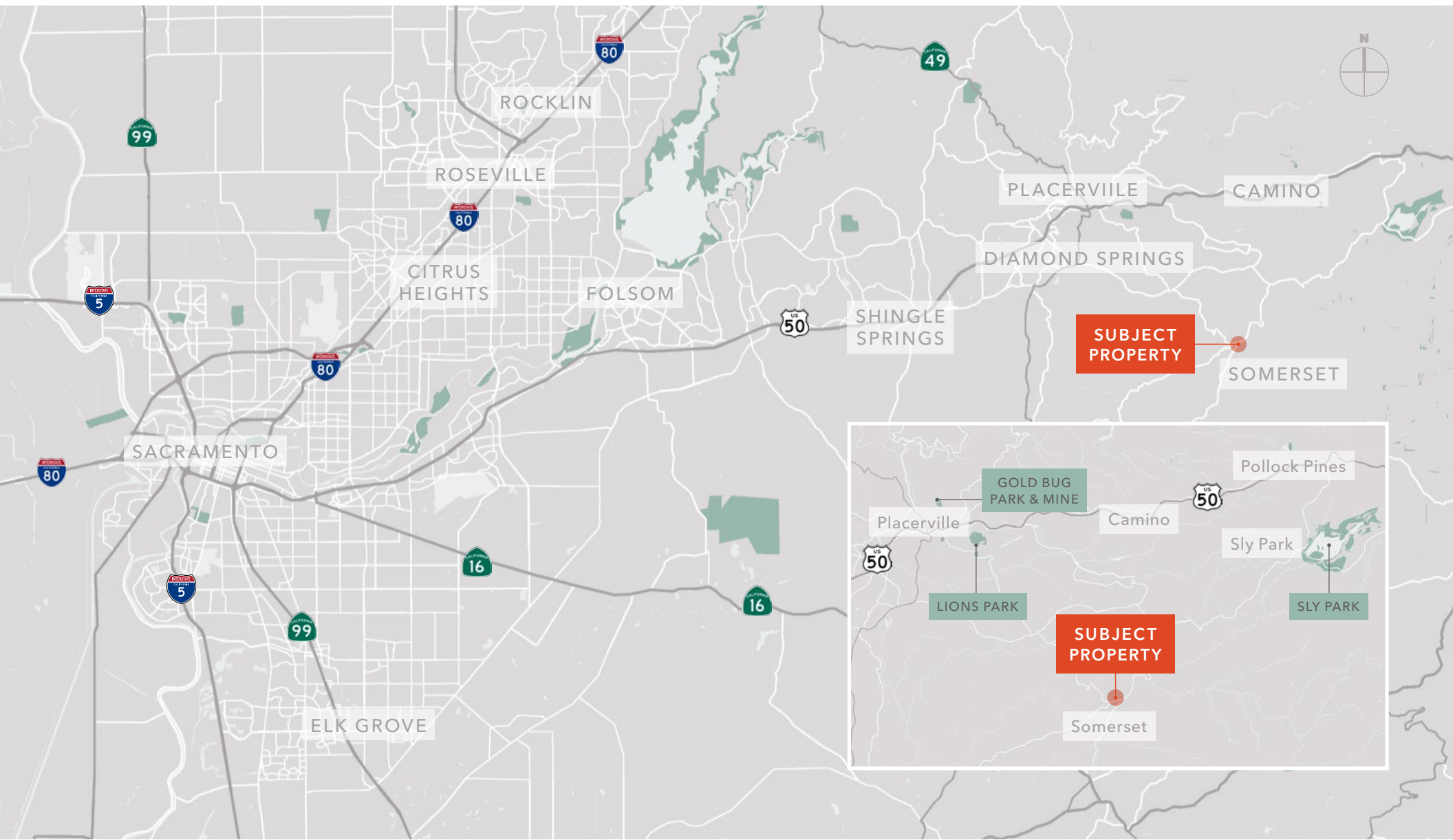


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PHOTOS - VACANT RESTAURANT SPACE: $\pm 2,377$ SF







DEMOGRAPHICS

POPULATION

	1 Mile	3 Miles	5 Miles
2010 CENSUS	266	2,296	8,337
2020 CENSUS	271	2,305	8,321
2023 ESTIMATED	311	2,378	8,031
2028 PROJECTED	310	2,364	7,945

MEDIAN AGE & GENDER

	1 Mile	3 Miles	5 Miles
MEDIAN AGE	47.9	29.3	50.8
% FEMALE	49.9%	49.8%	49.6%
% MALE	50.1%	50.2%	50.4%

HOUSEHOLD INCOME

	1 Mile	3 Miles	5 Miles
2023 MEDIAN	\$87,471	\$94,217	\$100,323
2028 MEDIAN PROJECTED	\$86,681	\$91,514	\$98,609
2023 AVERAGE	\$106,432	\$123,477	\$129,703
2028 AVERAGE PROJECTED	\$105,265	\$122,085	\$128,304

Data Source: ©2026, Sites USA



6026 GRIZZLY
FLAT RD

WELCOME TO
EL DORADO
WINE COUNTRY

FAIR PLAY REGION

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KIDDER.COM

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