DRIVE THRU

1490 BROADWAY, PLACERVILLE, CA

APPLE FARM PLACE

±3,800 SF DRIVE THRU PAD / GROUND LEASE

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ROME
REAL ESTATE GROUP

APPLE FARM PLACE
SITE PLAN

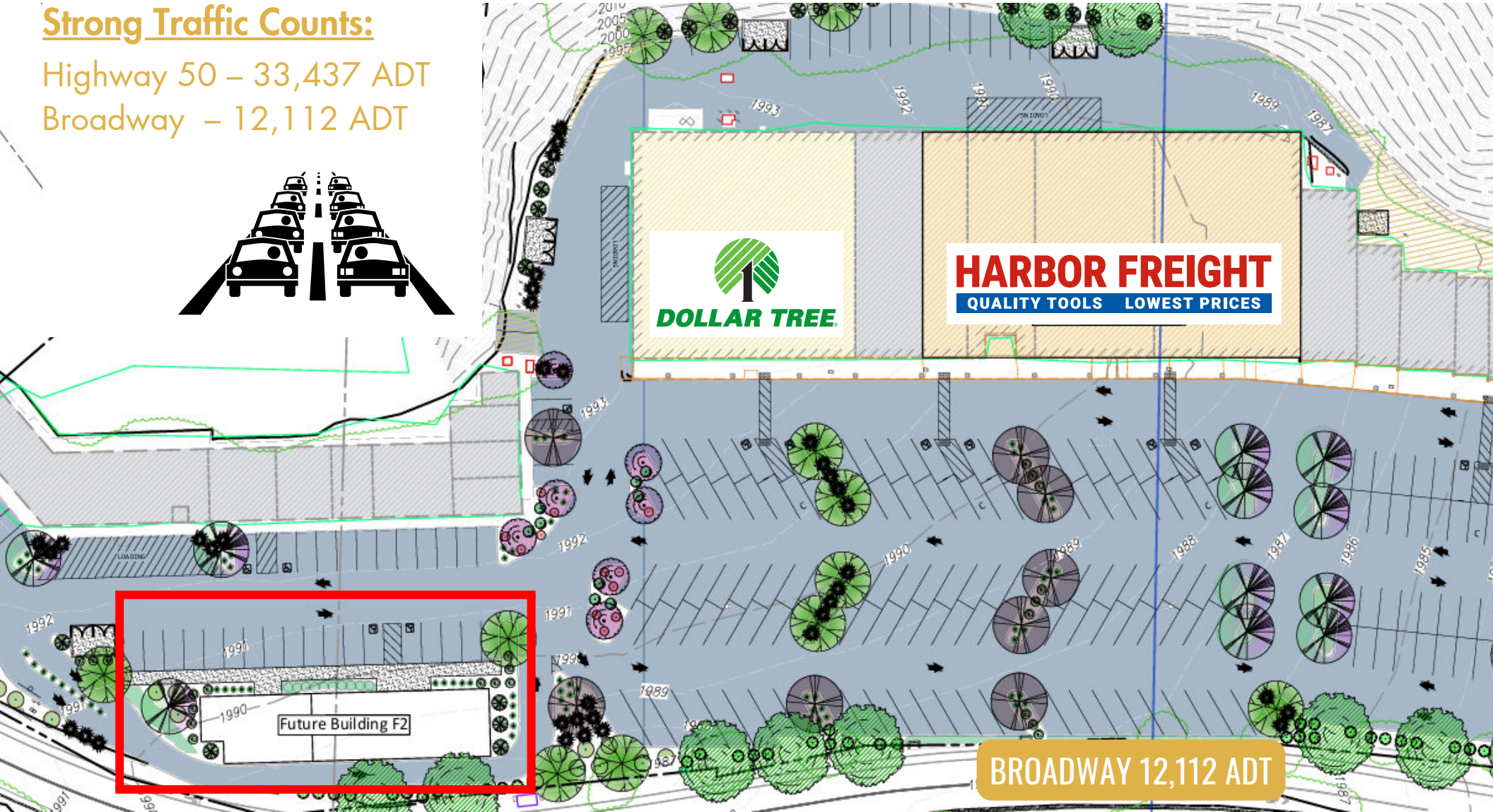
±3,800 SF Drive Thru Pad Or Ground Lease

Seeking: Bank, Pharmacy, National QSR, Auto

Strong Traffic Counts:

Highway 50 – 33,437 ADT

Broadway – 12,112 ADT



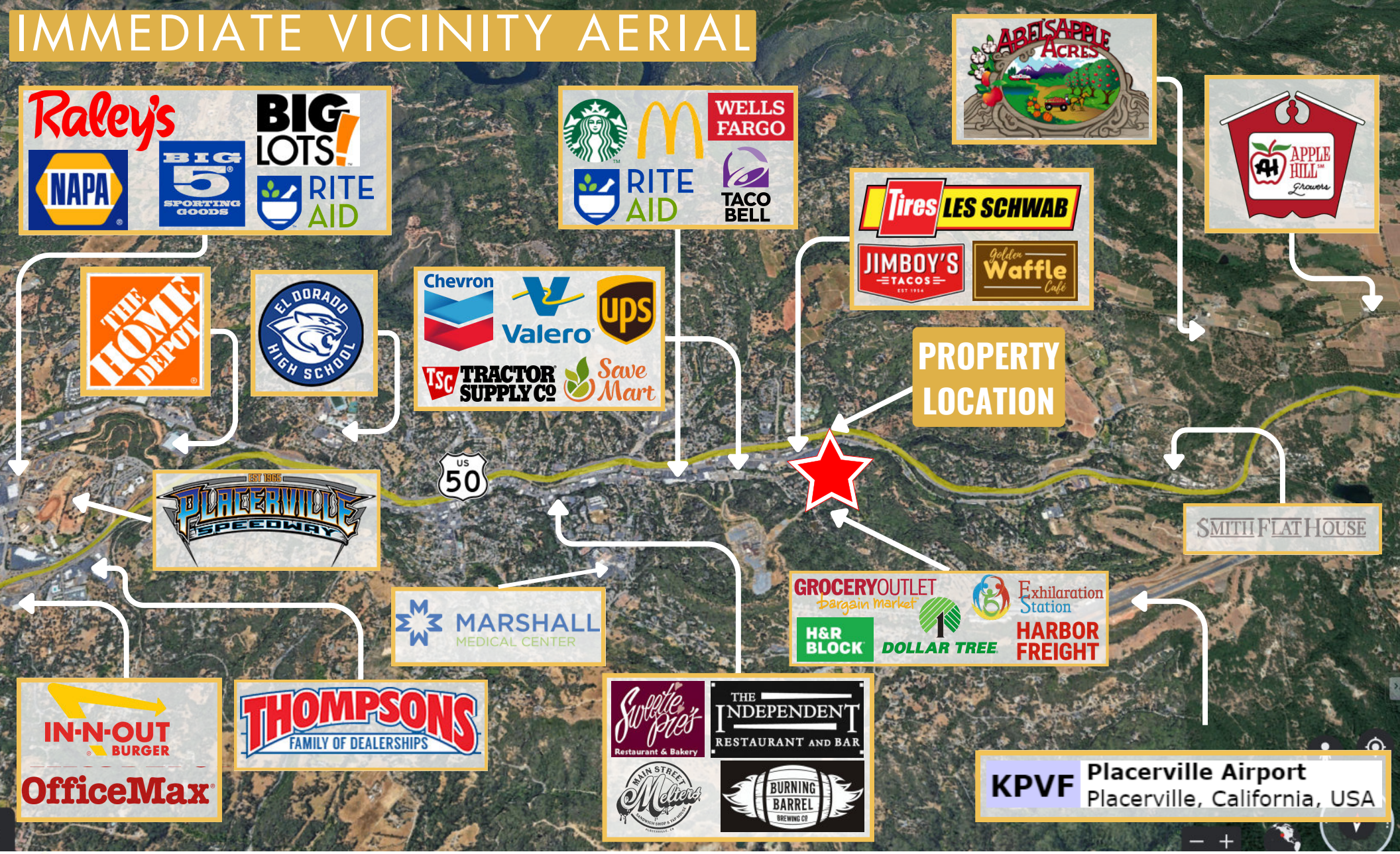
EXTERIOR PHOTOS

JUST OPENED!

NEARBY ATTRACTION TO APPLE FARM

THE APPLE FARM AT 1426-1496 BROADWAY, PLACERVILLE, CA 95667, IS IDEALLY SITUATED NEAR THE HEART OF PLACERVILLE. THIS PRIME LOCATION OFFERS EASY ACCESS TO THE BUSTLING SHOPPING AND DINING DISTRICT, RICH CULTURAL HERITAGE, AND THE HISTORIC DISTRICT. VISITORS CAN ENJOY PLACERVILLE'S STORIED PAST WHILE BEING IMMERSED IN THE VIBRANT COMMUNITY LIFE OF TODAY.

IMMEDIATE VICINITY AERIAL



CARY HOUSE

MARSHALL HOSPITAL

ROMANS JEWELRY

SOCIAL THE GREEN ROOM CLUB EST. 2020 PLACERVILLE, CA

T.W. BONKERS Toy and Candy Emporium

SINCE 2014 Bene! NAPOLETANA STYLE PIZZA RISTORANTE ITALIANO

DEMOGRAPHIC SUMMARY REPORT

1426-1496 BROADWAY, PLACERVILLE, CA 95667

POPULATION
2023 ESTIMATE

1-MILE RADIUS	5,386
3-MILE RADIUS	16,707
5-MILE RADIUS	31,665

POPULATION
2028 PROJECTION

1-MILE RADIUS	5,454
3-MILE RADIUS	16,795
5-MILE RADIUS	31,738

HOUSEHOLD INCOME
2023 AVERAGE

1-MILE RADIUS	$92,609.00
3-MILE RADIUS	$91,072.00
5-MILE RADIUS	$93,487.00

HOUSEHOLD INCOME
2023 MEDIAN

1-MILE RADIUS	$73,928.00
3-MILE RADIUS	$69,858.00
5-MILE RADIUS	$71,212.00

POPULATION
2023 BY ORIGIN

	1-MILE RADIUS	3-MILE RADIUS	5-MILE RADIUS
WHITE	4,871	15,186	28,894
BLACK	41	138	244
HISPANIC ORIGIN	877	2,816	5,022
AM. INDIAN & ALASKAN	98	309	580
ASIAN	91	275	491
HAWAIIAN/PACIFIC ISLAND	11	42	71
OTHER	274	757	1,385

Kimberly Morphis

VICE PRESIDENT

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REACH OUT

TO LEARN MORE ABOUT THIS OPPORTUNITY!

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