

FOR SALE

Value-Add Investment Opportunity Suites Ranging from $\pm 1,425$ - $\pm 7,645$ SF



Sunset Lane

Owner/User Opportunity with In-Place Income

4211 & 4213 Sunset Lane, Shingle Springs, CA

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The Opportunity

Value-add investment opportunity with immediate income and owner-user flexibility. The property consists of four buildings totaling approximately 19,120 SF on 1.24 acres, offering stable in-place cash flow and $\pm 10,640$ SF of available space for owner occupancy or lease-up. Multiple separately metered suites, flexible General Commercial (GC) zoning, and excellent Highway 50 visibility create a broad range of occupancy and investment strategies. A short weighted average lease term provides the opportunity to increase cash flow through lease renewals at market rates, while significant upside exists through lease-up of vacant space and rental rate growth. Recent capital improvements, including a new roof in 2023, further enhance the property's long-term value potential.



Owner/User
Opportunity



General Commercial
(GC) Zoning



Stable In-Place
Cash Flow



Immediate Access to
Highway 50



Building Overview

Building Specifications

Total SF	±19,120 SF
# of Buildings	Four (4)
Suites	- Suites ranging from ±1,425 SF to ±7,645 SF - Separately metered
Total Available SF	±10,640 SF (divisible with multiple storefronts)
Clear Height	±15'
Column Spacing	28' x 36'
Grade Level Doors	Twelve (12) 10' x 12'
Lighting	LED
Ceiling	Insulated
Year Built	1981
Year Renovated	2021
New Roof	2023
APN	090-430-046-000 & 060-430-053-000
Zoning	GC (General Commercial)

Current Income

Current Gross Monthly Income:
\$11,045

Existing Tenants

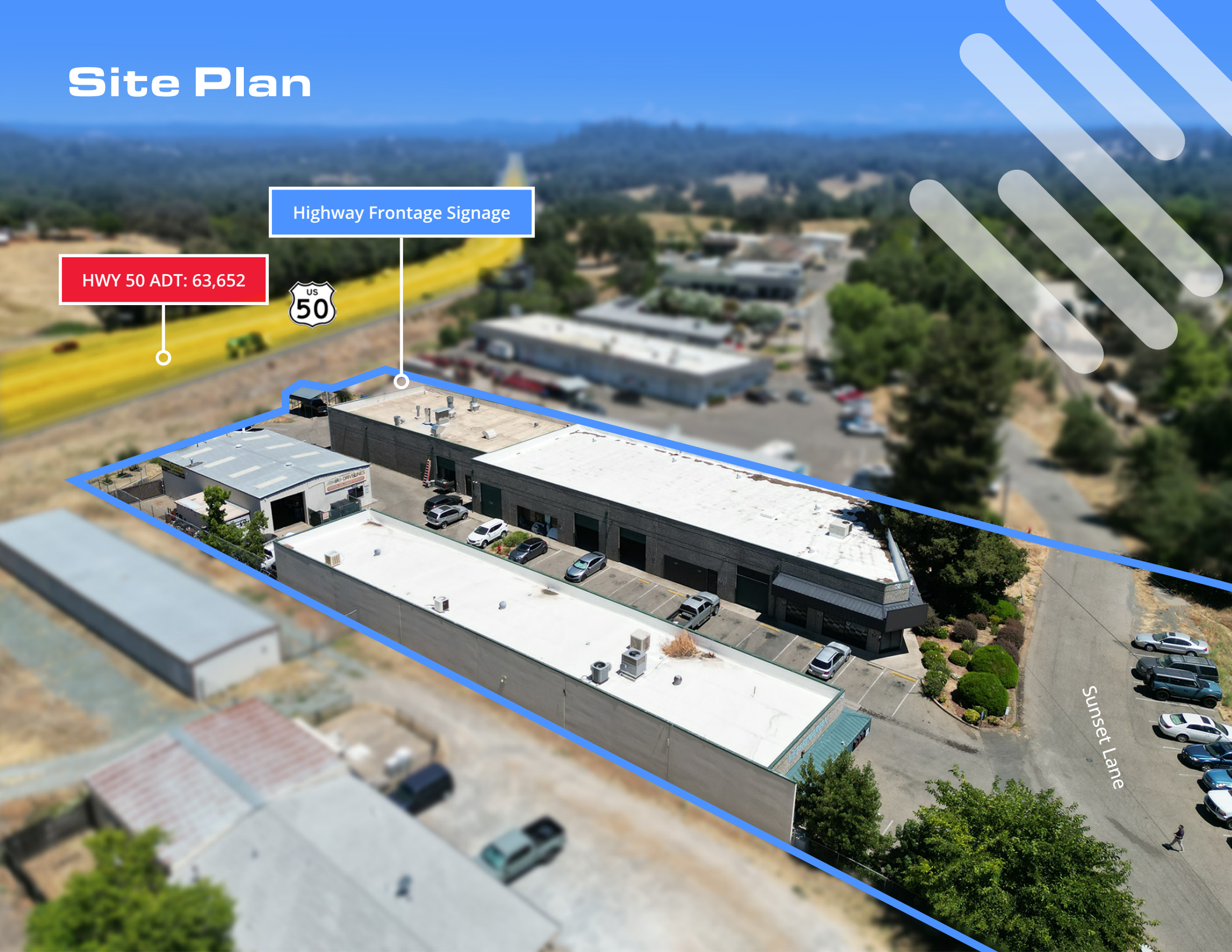
Tenant	Area	Lease Expiration
Shingle Springs Veterinary Hospital	3,145 SF	December 2026
Edlinksy Automotive	1,425 SF	April 2027
ADCO Driveline	2,400 SF	January 2026

Value-Add Opportunity

ProForma Rental Income

Rentable Area	19,120 SF
Market Rent	\$1.00 - \$1.25/SF NNN

Site Plan



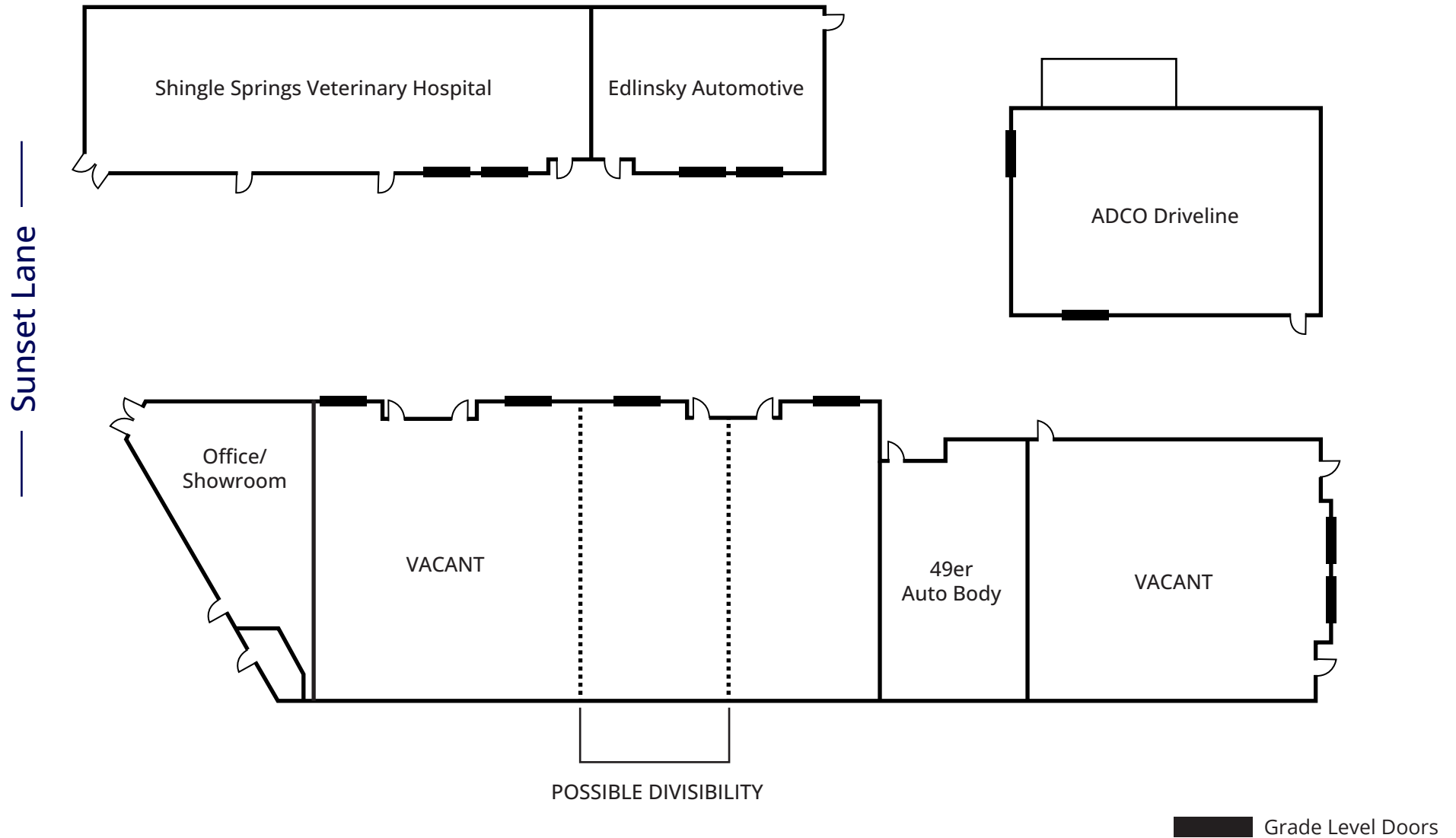
Highway Frontage Signage

HWY 50 ADT: 63,652



Sunset Lane

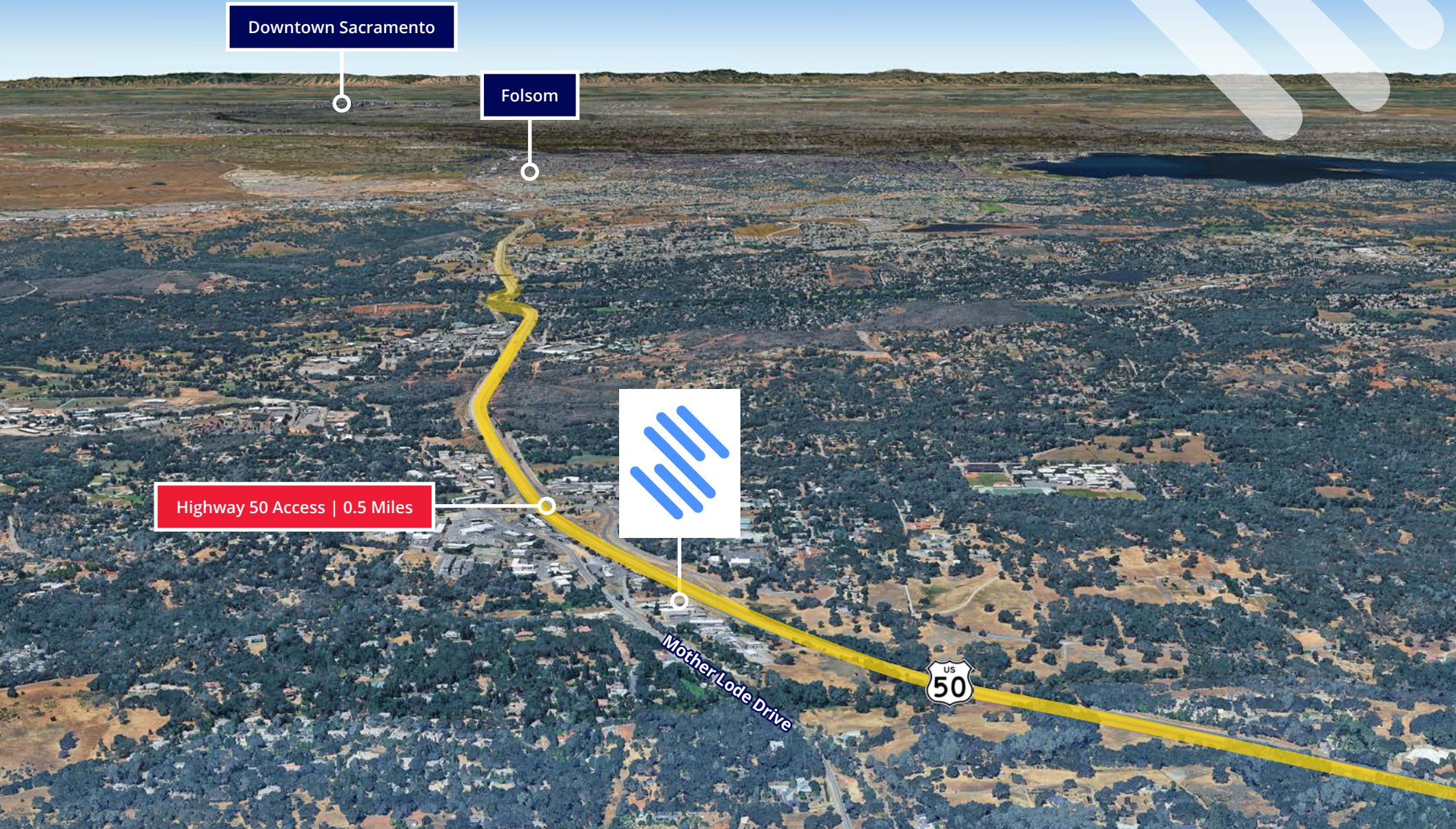
Floor Plan





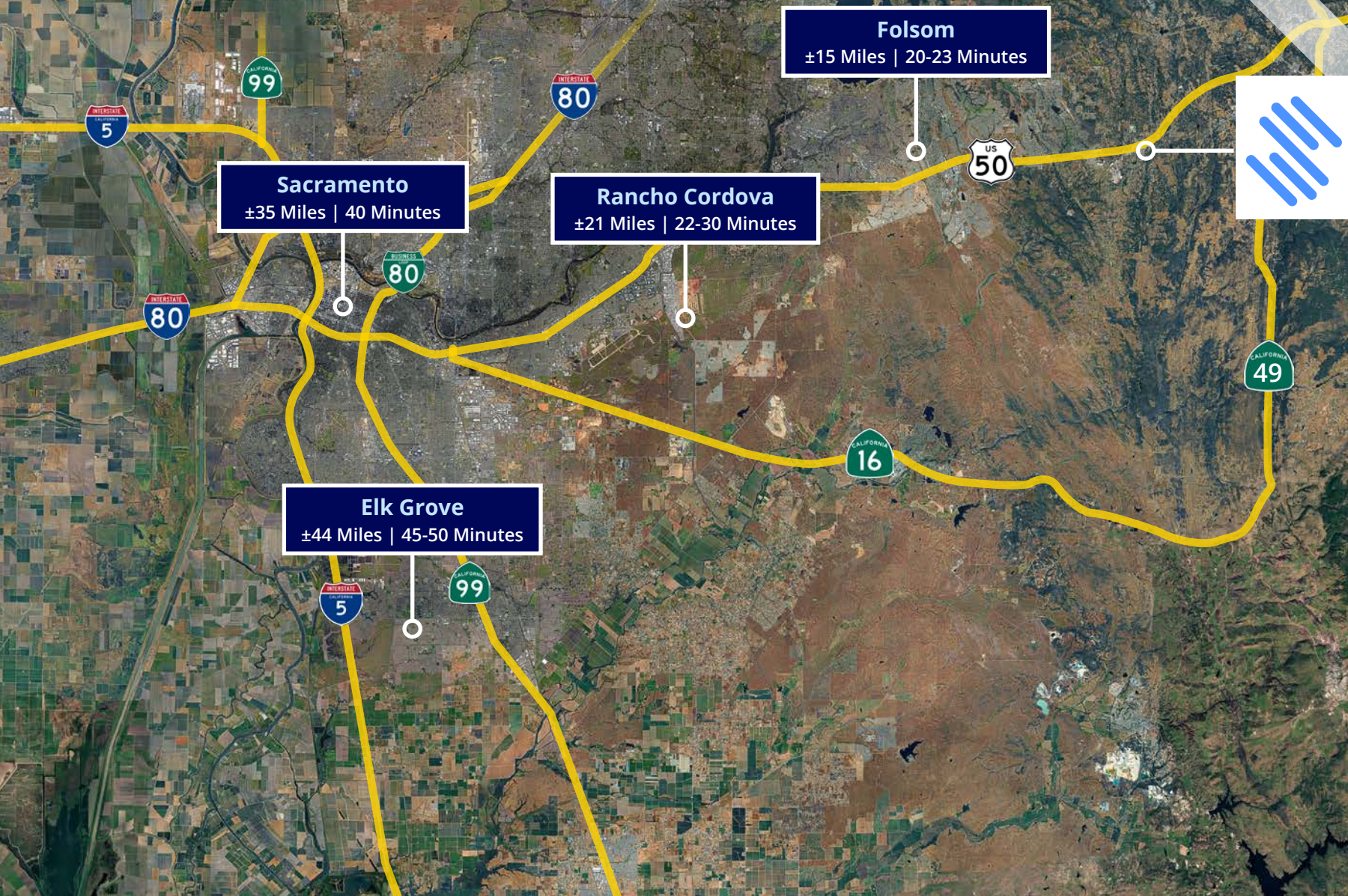
Area Overview

The Shingle Springs commercial market is characterized by limited inventory and a constrained supply of multi-tenant commercial space. Properties with Highway 50 visibility, flexible zoning, and small- to mid-sized suites continue to benefit from steady demand from local businesses, contractors, automotive users, and service providers.



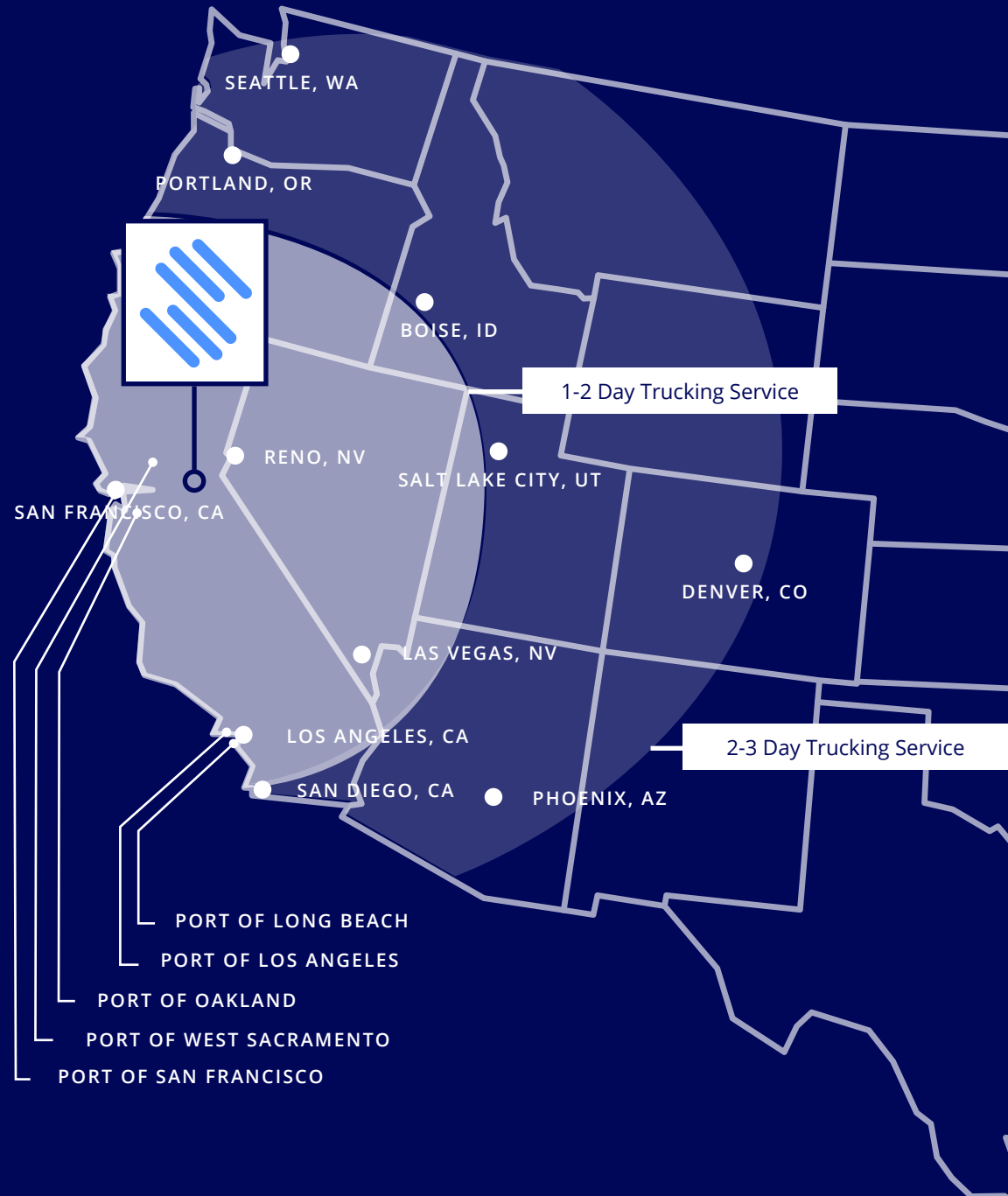
Location & Connectivity

Strategically located along the U.S. Highway 50 corridor in western El Dorado County, Shingle Springs provides excellent access to the Sacramento metropolitan area and South Lake Tahoe. The area supports a diverse mix of commercial, contractor, automotive, warehouse, and light industrial businesses, making it an attractive location for both owner-users and investors.



Transportation At-A-Glance

CITY	DISTANCE (MILES)
San Francisco, CA	119
Reno, NV	127
Los Angeles, CA	418
San Diego, CA	537
Boise, ID	549
Portland, OR	615
Las Vegas, NV	502
Salt Lake City, UT	645
Seattle, WA	787
Phoenix, AZ	786
Denver, CO	1,088
PORTS	
Port of West Sacramento	37
Port of Oakland	115
Port of San Francisco	119
Port of Los Angeles	442
Port of Long Beach	443





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