

RESTAURANT SPACE FOR LEASE



ARCO CO-BRAND WITH DRIVE-THRU

**3023 FORNI ROAD
PLACERVILLE, CA 95667**

**FOR LEASE
FORMER SCHLOTSKY'S**

Listed Exclusively by:

Molly O'Connell
mo@corecre.com
916. 274. 4400
CA DRE #02010231

John Austin
ja@corecre.com
916. 274. 4410
CA DRE #00892375

CORE Commercial
2264 Fair Oaks Blvd, Sacramento, CA 95825
CA DRE #01904661

FORMER SCHLOTZKY'S 3023 Forni Rd, Placerville, CA

Placerville, the original “Hangtown” of California’s Gold Rush days, provides the retail hub for 75,000 residents within 6 primary zip code areas. Located astride California State Highway 50, one of two routes from California across the Sierra to Nevada (Lake Tahoe) and beyond a typical exurban trade area, with high barriers to new development creating a tight leasing market. The closest alternative retail hub is west 20 miles in the city El Dorado Hills.

TENANTS IN THE AREA:

- » El Dorado County Offices
 - » Big Lots
 - » El Dorado Savings Bank
 - » Big 5 Sporting Goods
 - » Regal Cinemas
 - » Home Depot
 - » Raley’s
 - » Wells Fargo
 - » Sears
 - » Rite Aid
- +/-1,822 SQ FT Available
 - FF&E’s Available
 - Co-Brand Opportunity in a busy ARCO Gas Station
 - Drive-thru restaurant
 - Large pylon sign visible from Highway 50
 - Across the street from Office Max and In-n-Out
 - Easy access from Hwy 50
 - Plentiful parking
 - Lease rate: Call Agent for Lease Rate



DEMOGRAPHICS	3 mi	5 mi	7 mi
Est 2016 Population	20,694	31,933	43,656
Average H’hold Income	\$71,037	\$75,135	\$81,059
Median H’hold Income	\$55,205	\$59,728	\$64,294
Daytime Employees	15,073	19,002	21,520
HIGHWAY 50	40,000 VPD		

Lease Information:

Molly O’Connell
mo@corecre.com
916. 274. 4400

John Austin
ja@corecre.com
916. 274. 4410

CORE
COMMERCIAL

FORMER SCHLOTZKY'S 3023 Forni Rd, Placerville, CA



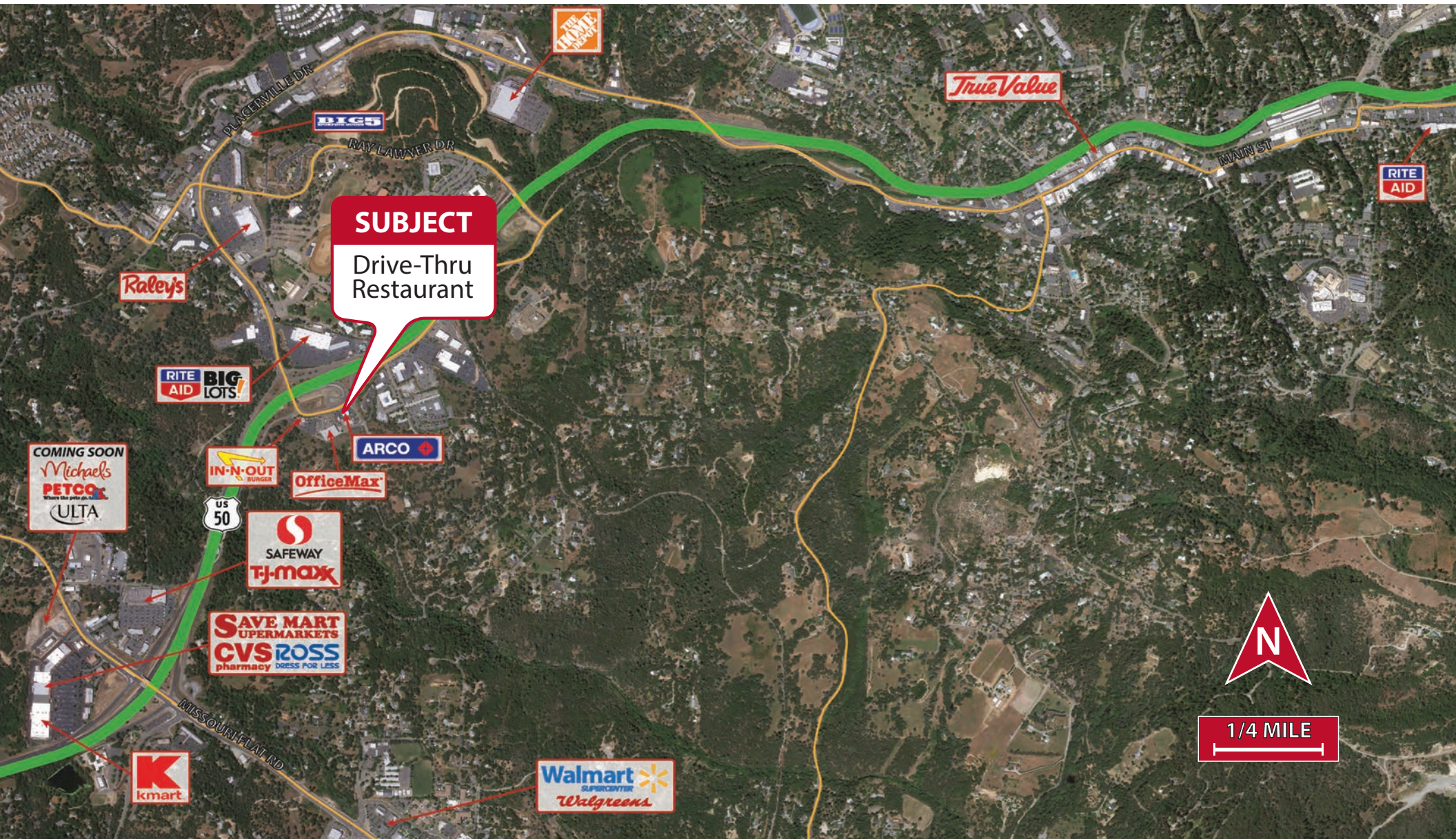
Lease Information:

Molly O'Connell
mo@corecre.com
916. 274. 4400

John Austin
ja@corecre.com
916. 274. 4410

CORE
COMMERCIAL

FORMER SCHLOTZKY'S 3023 Forni Rd, Placerville, CA



COPYRIGHT © 2017. ALL RIGHTS RESERVED. CORE Commercial ("Agent"), CA DRE Lic. 01904661, has presented this brief, selected information pertaining to the Property and shall not be considered all-inclusive or unchanged since the date of preparation. No warranty as to the accuracy or completeness is expressed or implied. The information has been received from sources believed to be reliable but is not guaranteed. Prospective Tenants should independently verify each item of information and have the same reviewed by its tax advisor and/or legal counsel. The Property is being leased on an "as-is, where-is" and "with all faults" basis unless otherwise specified.

CORE
COMMERCIAL