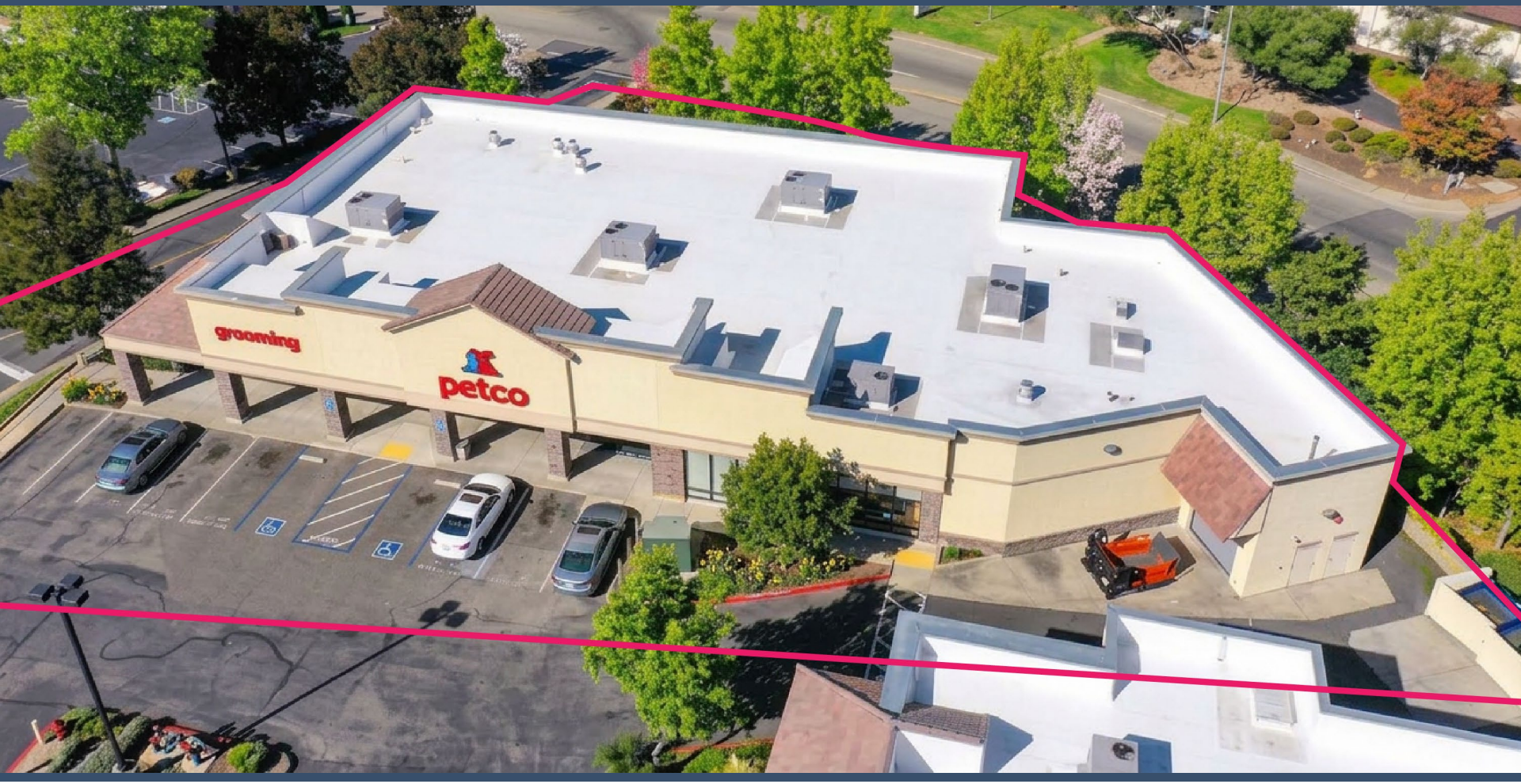
FOR SALE

RETAIL

3454 Palmer Dr, Cameron Park, CA 95682

Leased Single-Tenant Stand-Alone Retail in Grocery-Anchored Center



EXCLUSIVELY LISTED BY

NORTHGATE

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HIGHLIGHTS

- ±10,200 SF freestanding building on ±0.91 acres
- High-visibility with strong frontage and access
- Ample parking, and convenient access to Hwy 50
- Renovated (2013) – Clean, functional layout
- 100% leased by Petco, lease expiration January 31, 2032 – please do not disturb tenant

PROPERTY OVERVIEW

ADDRESS	3454 Palmer Dr, Cameron Park, CA 95682	
PROPERTY TYPE	Retail Single-Tenant	
SALE TYPE	Investment	
SALE PRICE	$3,200,000 Total	$313.72 / SF
CAP RATE	5.66% actual	5.66% pro forma
NOI	$181,152 actual	$181,152 pro forma
LEASE TYPE	NNN	
BUILDING SIZE	10,200 SF	
PARCEL SIZE	0.91 acres	
ZONING	Commercial Community (CC)	
APN	083-456-018-000	
TRAFFIC	Cameron Park Dr Palmer Dr Hwy 50	± 17,862 ADT ± 4,201 ADT ± 57,430 ADT

MARKET OVERVIEW

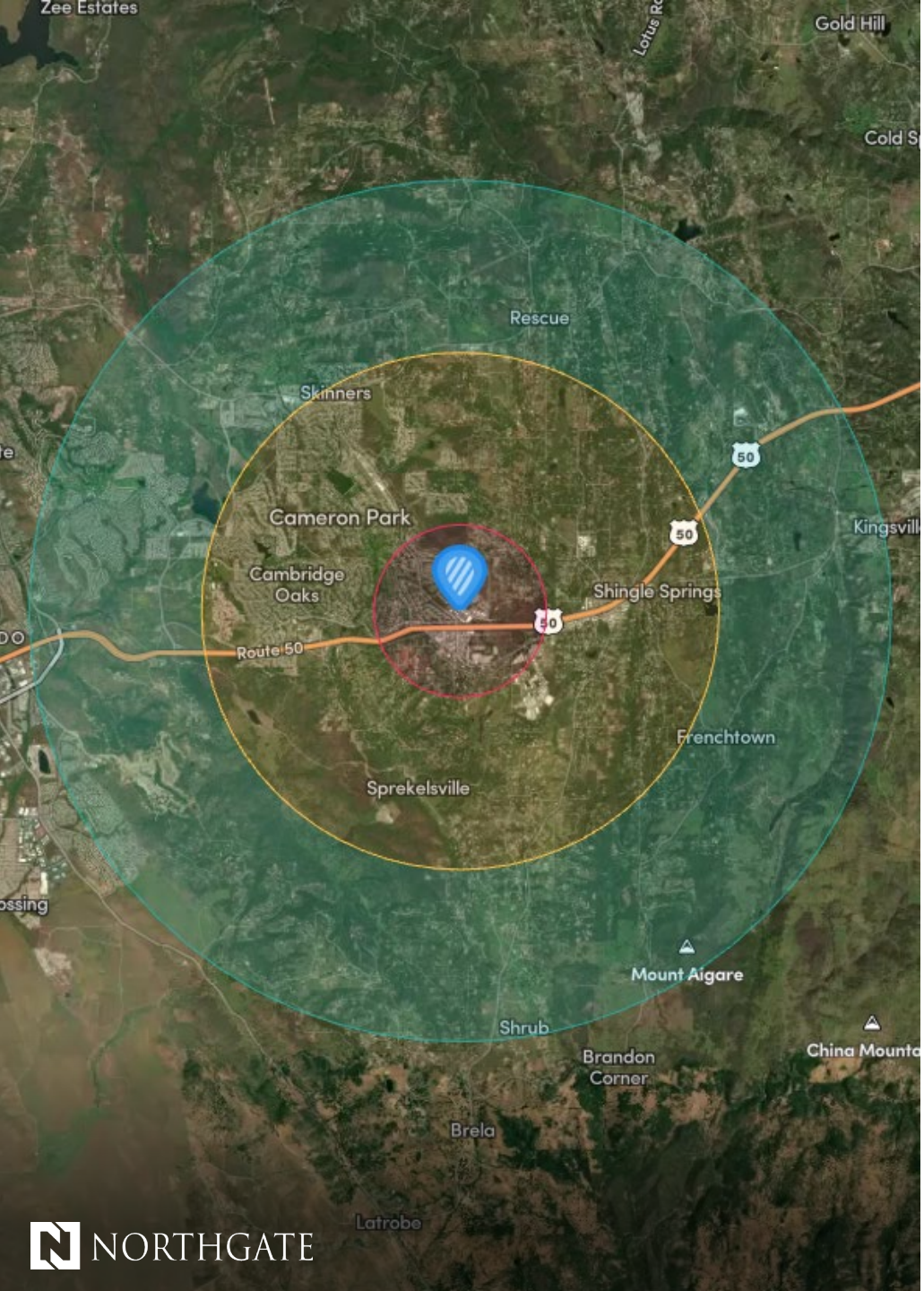


DENSE LOCAL BUSINESS CORRIDOR

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

AERIAL VIEW


SITE
petco
Palmer Dr: ± 4,201 ADT
BEL AIR
CVS pharmacy
Cameron Park Dr: ± 17,862 ADT
US 50
Hwy 50: ± 57,430 ADT
N



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

NORTHGATE

Investment Sales | Leasing | Asset Management | Property Management



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