

# 4080 PLAZA GOLDORADO CIR

CAMERON PARK, CA



±16,282 SF CLASS B OFFICE | FOR SALE OR LEASE



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If after reviewing this Memorandum, you have no further interest in purchasing the Property, kindly return it to CBRE, Inc.

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# TABLE OF CONTENTS

- 01 EXECUTIVE SUMMARY
- 02 PROPERTY OVERVIEW
- 03 PHOTOS
- 04 AREA OVERVIEW
- 05 MARKET TRENDS



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# EXECUTIVE SUMMARY

## THE OFFERING

CBRE, Inc., as exclusive advisor, is pleased to offer for sale a beautiful two-story office building in Cameron Park, CA. Totalling approximately 16,282 rentable square feet, this Class B office building has almost immediate access to Highway 50 and surrounded by many retail amenities. Nestled in the Sierra Foothills, 4080 Plaza Goldorado Circle is situated on two separate parcels and has a 4:1,000 SF parking ratio. The property is currently 38% occupied, providing an owner/used the opportunity to acquire this prestigious office building.

## OFFERING SUMMARY

### ADDRESS

4080 Plaza Goldorado Circle  
Cameron Pak, California

### NET RENTABLE AREA

±16,282 SF

### OFFERING PRICE

\$3,200,000 (\$197/SF)





## I N V E S T M E N T H I G H L I G H T S

- o Offered at \$3,200,000 (\$197/SF).
- o Located north of Highway 50 (±53,350 ADT), 4080 Plaza Goldorado Circle is in close proximity to retail, business, and community amenities.
- o The property is 62% vacant, presenting an owner/user the opportunity to occupy one of the nicest office buildings in the Cameron Park area.
- o 4080 Plaza Goldorado Circle has a separate parcel strictly for parking, providing a parking ratio of 4 spaces per 1,000 square feet.
- o Priced well below replacement cost.

# AREA OVERVIEW

Cameron Park is a small community tucked in the Sierra Foothills approximately 30 miles east of Sacramento and 70 miles west of Lake Tahoe. In the 1950's, Larry Cameron accelerated the community's growth by developing 5,000 acres of foothill land. The area's ranch estates have since evolved into offices, single family homes, and retail businesses. Currently, Cameron Park's population is 19,077 with an average household income of \$107,690.



# AREA AMENITIES



**CAMERON PARK PLACE**

**SAFeway**

Bank of America

McDonald's

DOLLAR TREE

**Fork Lift** by Nugget

**Sizzler**

**MOTEL 6**  
ACCOR hotels

**Carl's Jr.**

**Denny's**

**CVS pharmacy**

**BEL AIR**

**SUBWAY**

**AutoZone**

**jiffylube**

**UMPQUA B.A.N.K**

**Walgreens**

**GOLDORADO SHOPPING CENTER**

**Goodwill Industries International, Inc.**

**WELLS FARGO**

**ups**

**4080 PLAZA GOLDORADO CIR**

**MARSHALL MEDICAL CENTER**

POINT PALMERO  
RETIREMENT COMMUNITY

4080  
PLAZA GOLDORADO CIR

MARSHALL  
MEDICAL CENTER

GOLDORADO  
SHOPPING  
CENTER

BEL AIR

CVS  
pharmacy

Goodwill  
Industries International, Inc.

CAMERON PARK DR



CAMERON PARK  
COUNTRY CLUB

CAMERON PARK  
PLACE

SAFEWAY

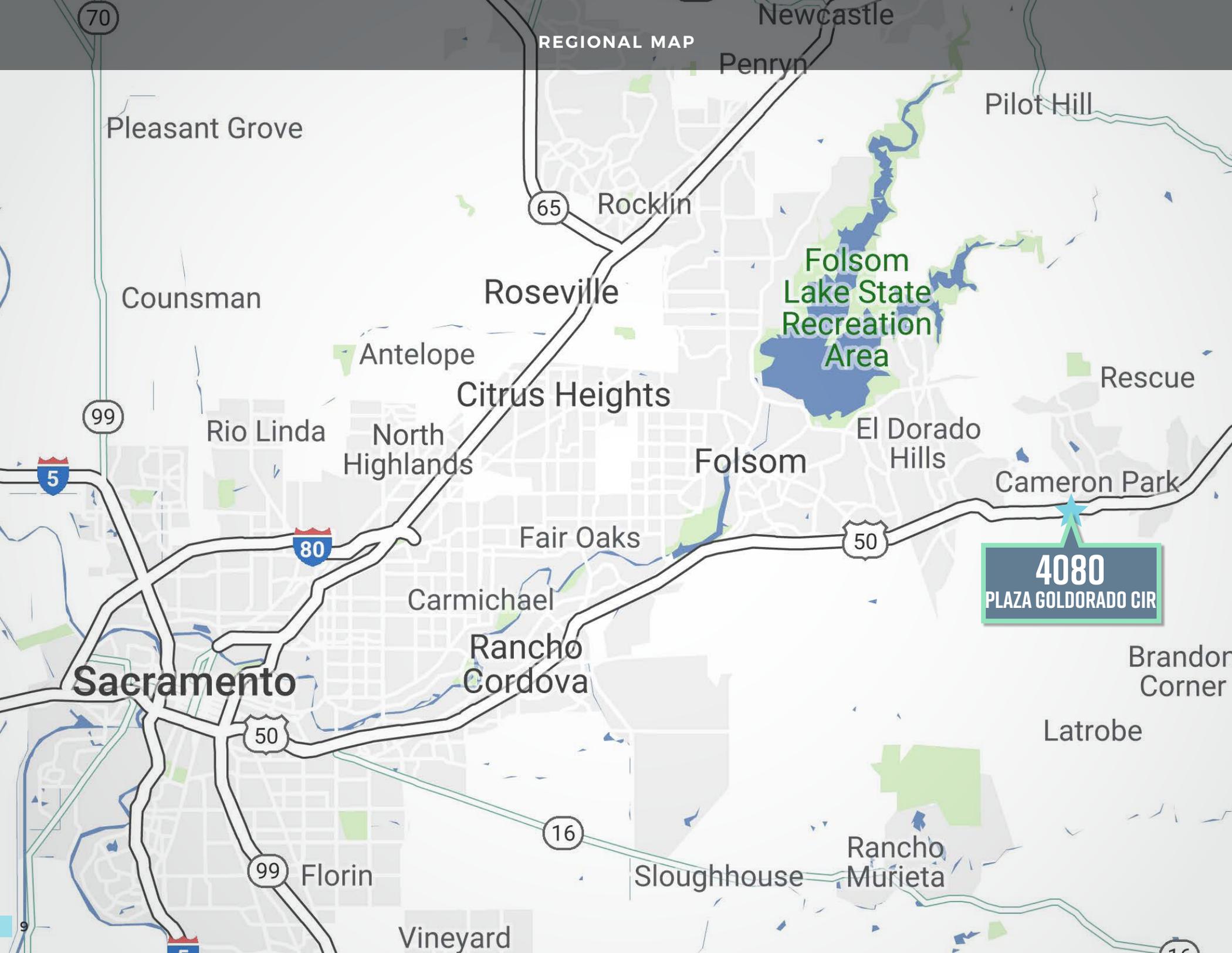
TACO BELL

McDonald's

Bank of America

DOLLAR TREE

30 MILES TO  
SACRAMENTO

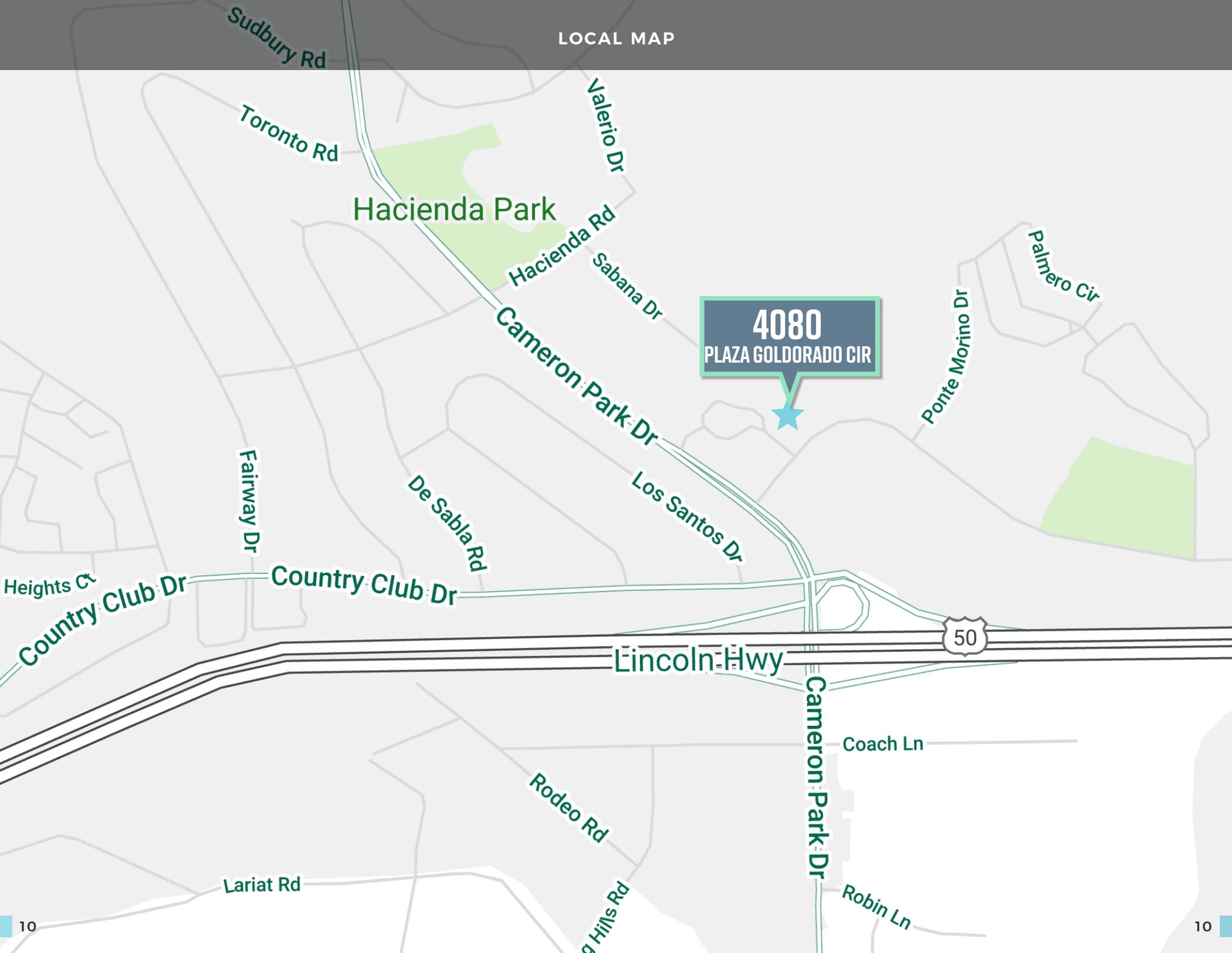


REGIONAL MAP

4080

PLAZA GOLDORADO CIR

LOCAL MAP



4080  
PLAZA GOLDORADO CIR

Hacienda Park

Lincoln Hwy

50

# PROPERTY OVERVIEW

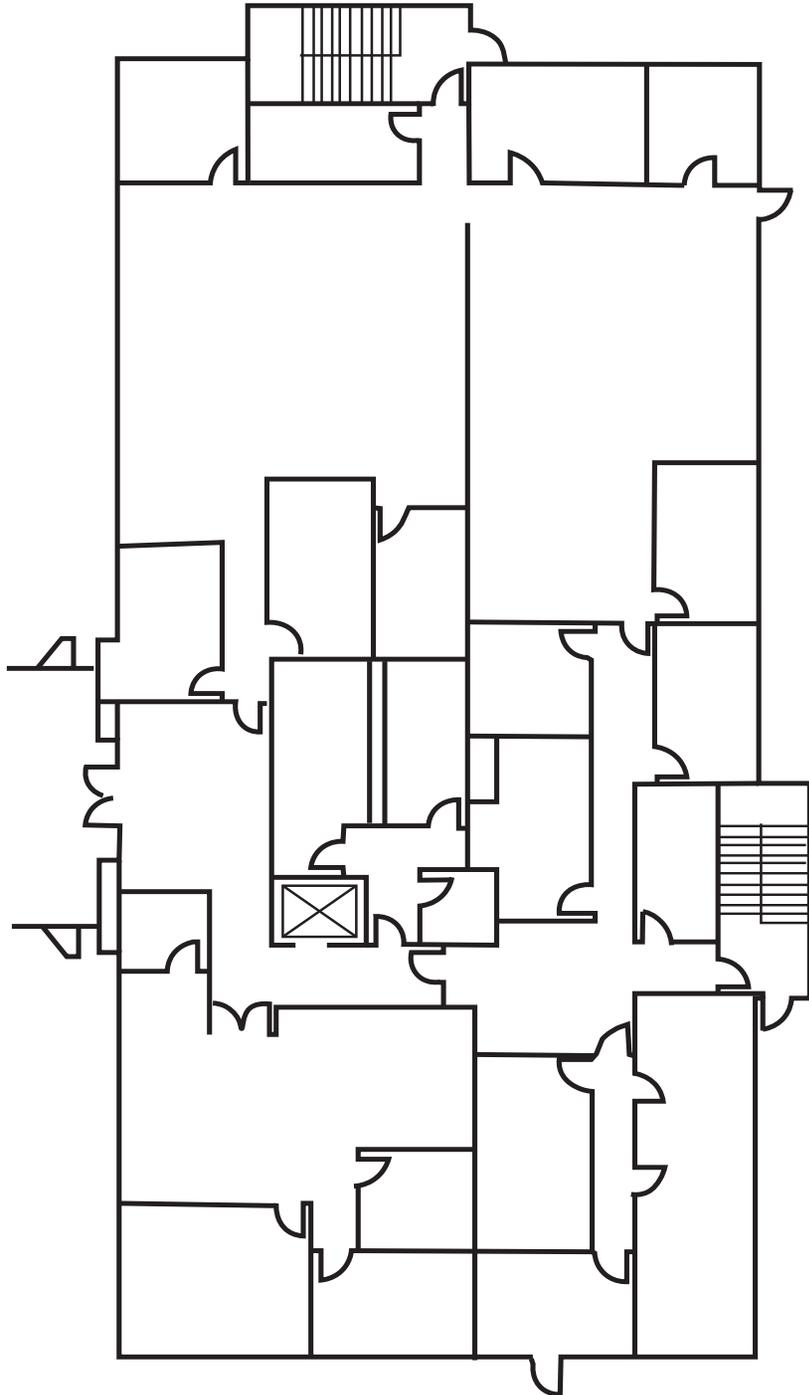
## PROPERTY SUMMARY

<b>ADDRESS</b>	4080 Plaza Goldorado Circle, Cameron Park, CA
<b>COUNTY</b>	El Dorado
<b>PARCEL NUMBERS</b>	083-453-012-000, 083-453-013-000
<b>TOTAL LAND AREA</b>	1.01 Acres
<b>PARKING TOTAL / RATIO</b>	4: 1,000 SF
<b>ZONING</b>	CPO (Commercial, Professional Office)
<b>YEAR BUILT</b>	2001
<b>RENTABLE SQUARE FOOTAGE</b>	±16,282
<b>FOUNDATION</b>	Slab
<b>HVAC</b>	Full Station
<b>SPRINKLER</b>	Yes
<b>ELEVATOR</b>	1
<b>CONFIDENTIALITY AGREEMENT AND DUE DILIGENCE ACCESS</b>	A website containing documents and additional information about the property has been set up. Please contact us if you would like to receive a link to the Confidentiality Agreement and access to the due diligence site.

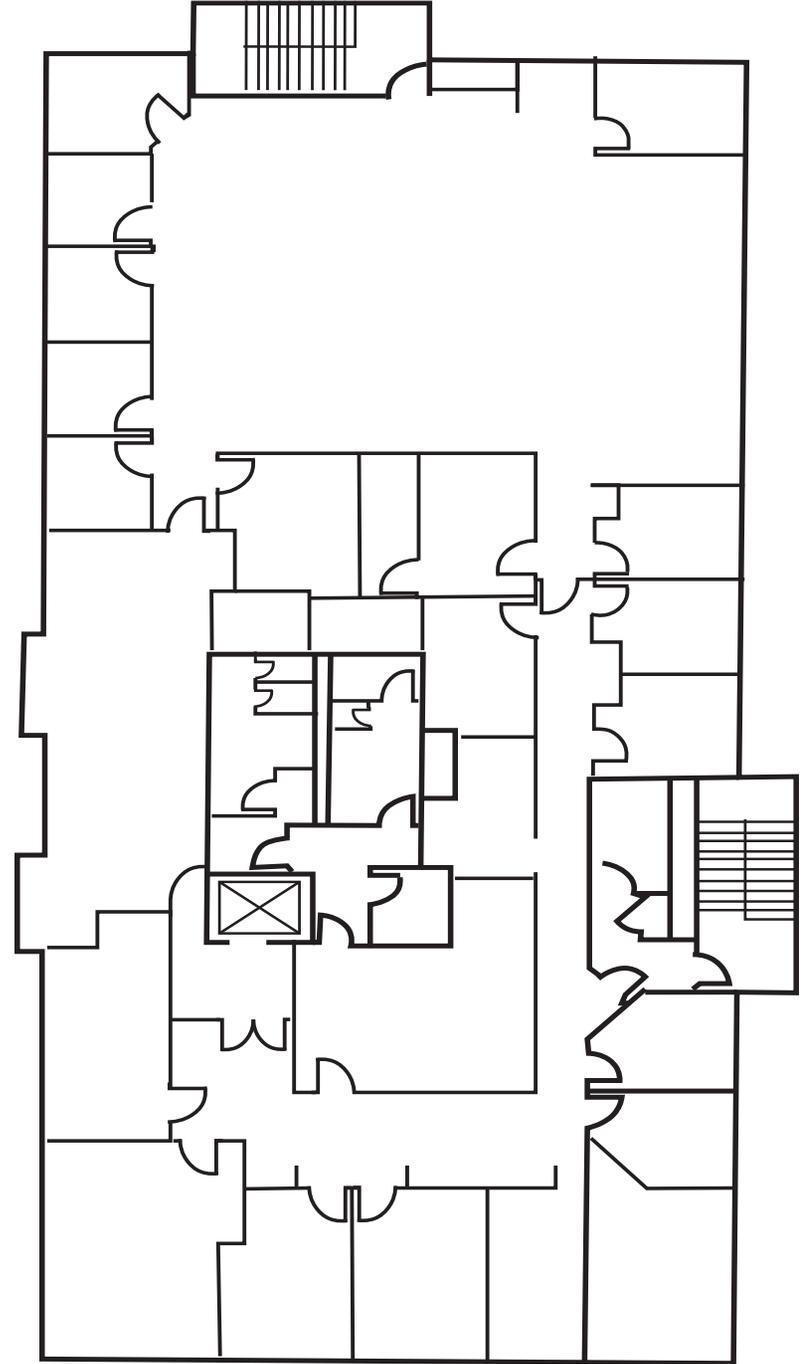




FLOOR PLANS



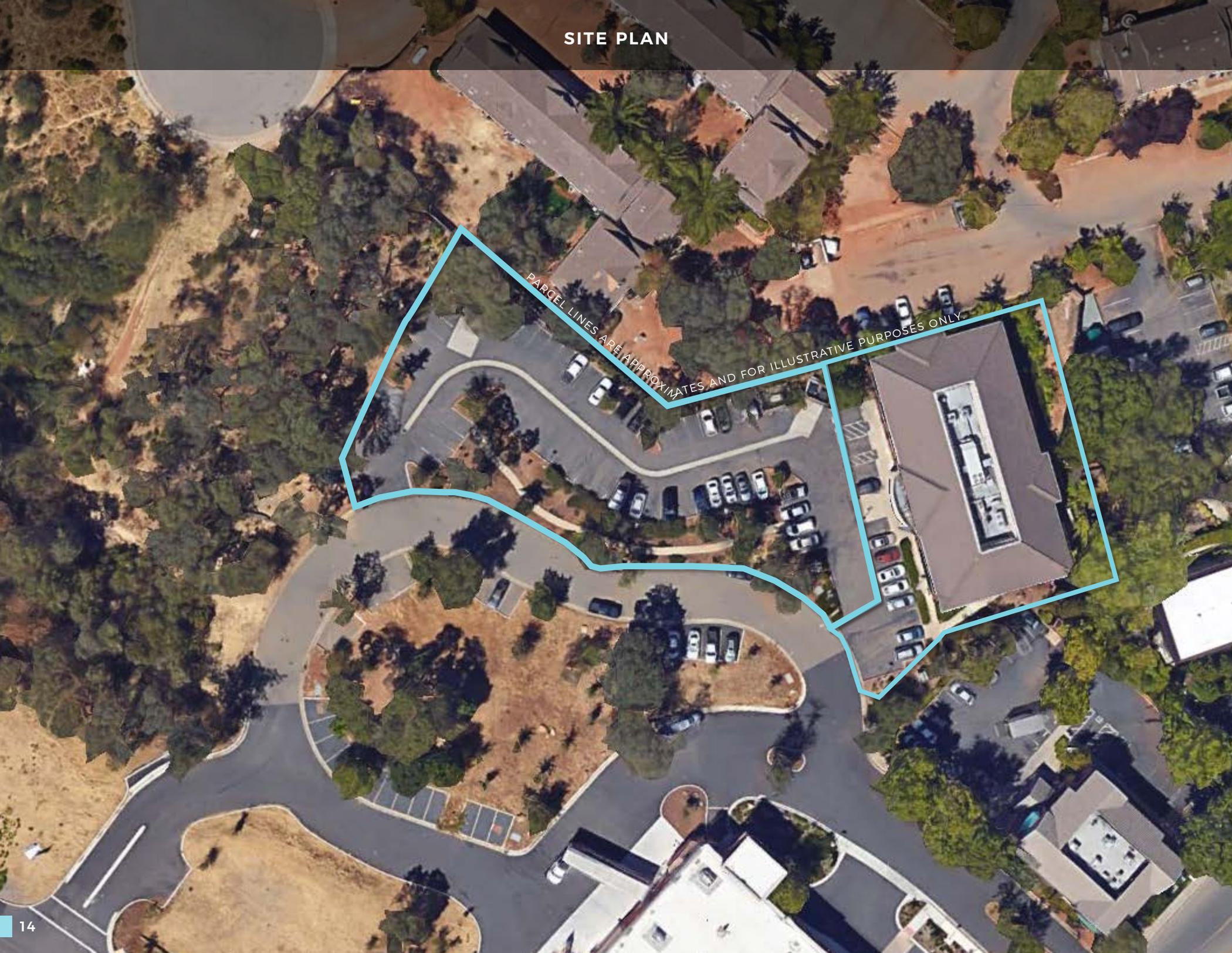
FIRST FLOOR



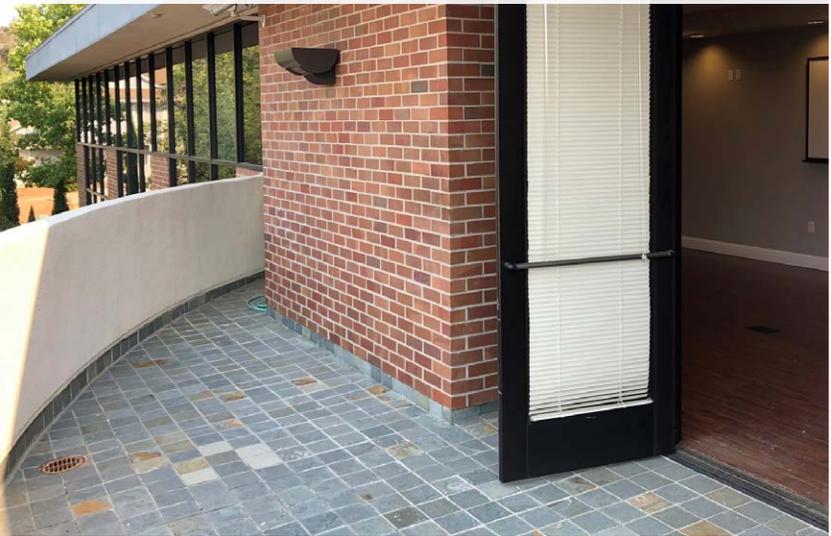
SECOND FLOOR

# SITE PLAN

PARCEL LINES ARE APPROXIMATE AND FOR ILLUSTRATIVE PURPOSES ONLY



# PHOTOS



# AREA OVERVIEW

## SACRAMENTO

Sitting at the junction of Interstates 5 and 80, Sacramento, California is the capital of the most populous state in America, and its roughly 2.2 million residents make Sacramento the 25th largest market in the country. The Sacramento MSA includes seven counties and it is the cultural and economic center of the region. Its economy is characterized by a strong, stable base of government employment, a well-educated labor pool, and a cost of living that is decidedly more affordable than the cities and counties in the Greater San Francisco Bay and Silicon Valley areas.

Over the last two decades Sacramento's government and business leaders have focused their attention on creating private sector jobs to achieve a better balance between private and public employment. A number of Bay Area tech companies have established a presence in Sacramento, citing its lower cost of living and freedom from potentially disruptive seismic activity. Public/private partnerships have been successful in helping the region develop and grow its technology community, and publicize the region's competitive advantages. Health care companies such as Sutter, Kaiser, Dignity Health, Blue Shield of California, Health Net and Centene have thrived in Sacramento. Other key areas of growth are in the fields of agricultural/food sciences, biotechnology, and renewable energy.

### SOME OF THE SACRAMENTO MSA'S COMPETITIVE ADVANTAGES INCLUDE:

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**Sacramento is the capital of the 5th largest economy in the world, California.**

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**Unemployment rate in Greater Sacramento area is 3.1%.**

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**Median home price in Sacramento is \$429,000.**

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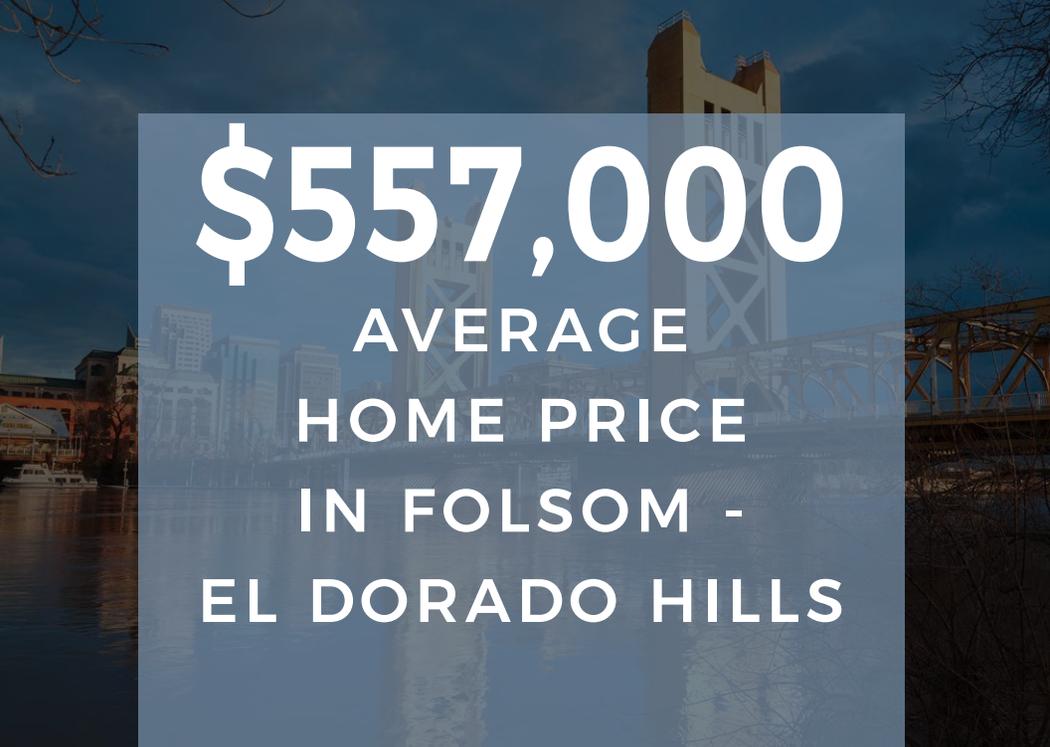
**Sacramento is 96% less costly to live in (on average) compared to the Bay Area.**

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**Government, educational & health services, and professional and business services make up 57% of the job industry in Sacramento.**

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Source: USA Today, Redfin, United States Department of Labor



**\$557,000**

AVERAGE  
HOME PRICE  
IN FOLSOM -  
EL DORADO HILLS



**25%**

OF ALL BUSINESSES  
IN GREATER  
SACRAMENTO ARE  
FOUNDED BY  
WOMEN



**21%**

OF GREATER  
SACRAMENTO  
POPULATION IS  
BETWEEN 20 TO 34  
YEARS OLD



**6,680**

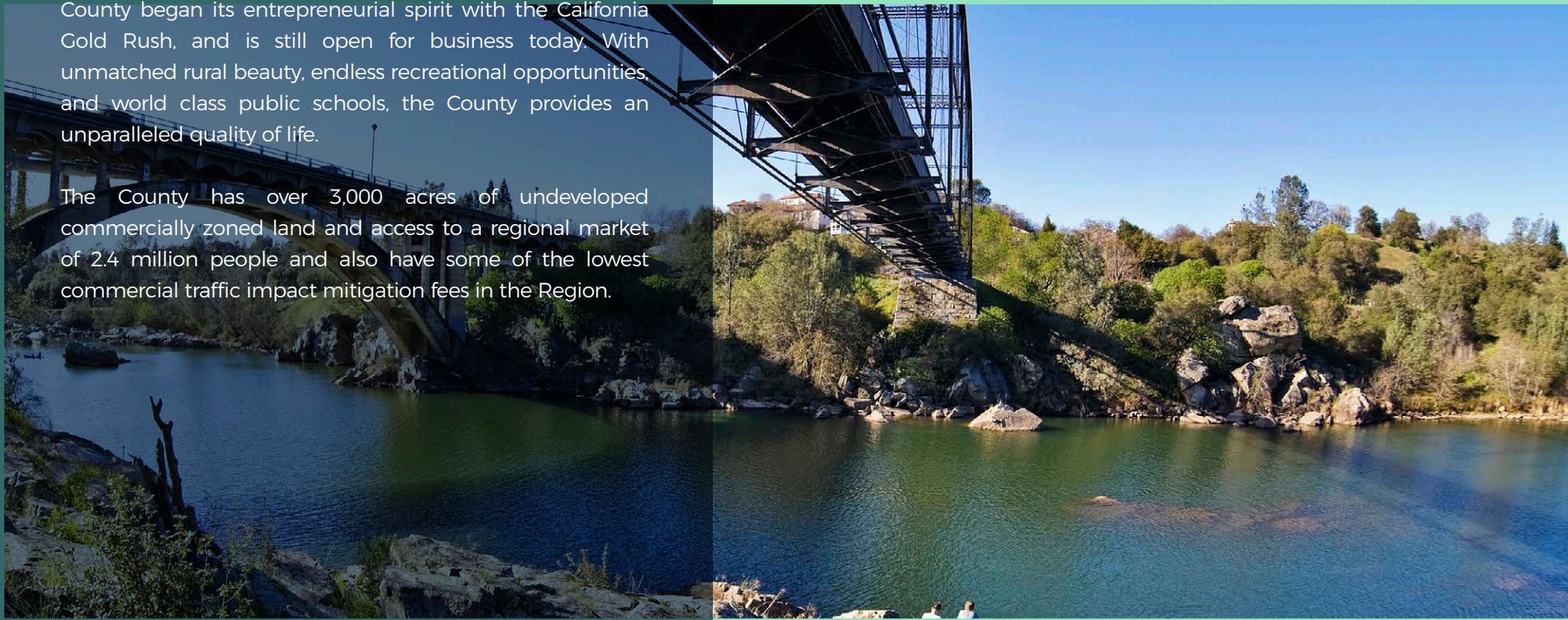
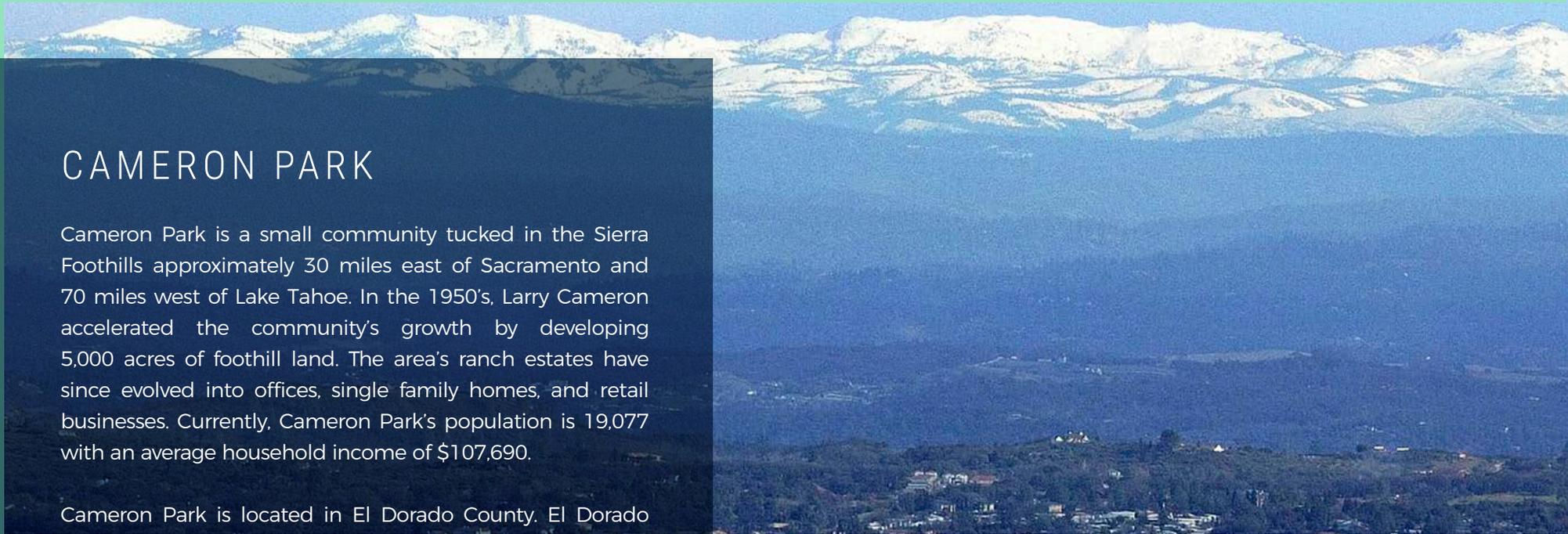
NET GAIN OF  
MILLENIALS MOVING  
TO SACRAMENTO IN  
2018

## CAMERON PARK

Cameron Park is a small community tucked in the Sierra Foothills approximately 30 miles east of Sacramento and 70 miles west of Lake Tahoe. In the 1950's, Larry Cameron accelerated the community's growth by developing 5,000 acres of foothill land. The area's ranch estates have since evolved into offices, single family homes, and retail businesses. Currently, Cameron Park's population is 19,077 with an average household income of \$107,690.

Cameron Park is located in El Dorado County. El Dorado County began its entrepreneurial spirit with the California Gold Rush, and is still open for business today. With unmatched rural beauty, endless recreational opportunities and world class public schools, the County provides an unparalleled quality of life.

The County has over 3,000 acres of undeveloped commercially zoned land and access to a regional market of 2.4 million people and also have some of the lowest commercial traffic impact mitigation fees in the Region.



# MARKET TRENDS

## SACRAMENTO MARKET

The Sacramento office market continues to improve both in the urban core and suburban submarkets. In Q3 2019, Sacramento recorded approximately 196,566 SF of net absorption market wide. This represents the 14th consecutive quarter of positive growth in net absorption of office space. The improving trend has continued with 454,300 SF of positive absorption in the third quarter of 2019. Average lease rates for office space in the Sacramento market currently sits at \$1.99, FSG.

The vacancy rates in downtown and suburban submarkets, 7.0% and 10.7% respectively, continue to decrease. The average vacancy rate for the entire market is 10%, down 50 basis points from Q2 2019.



**454,300**  
YTD NET  
ABSORPTION



**10%**  
OVERALL  
OFFICE VACANCY



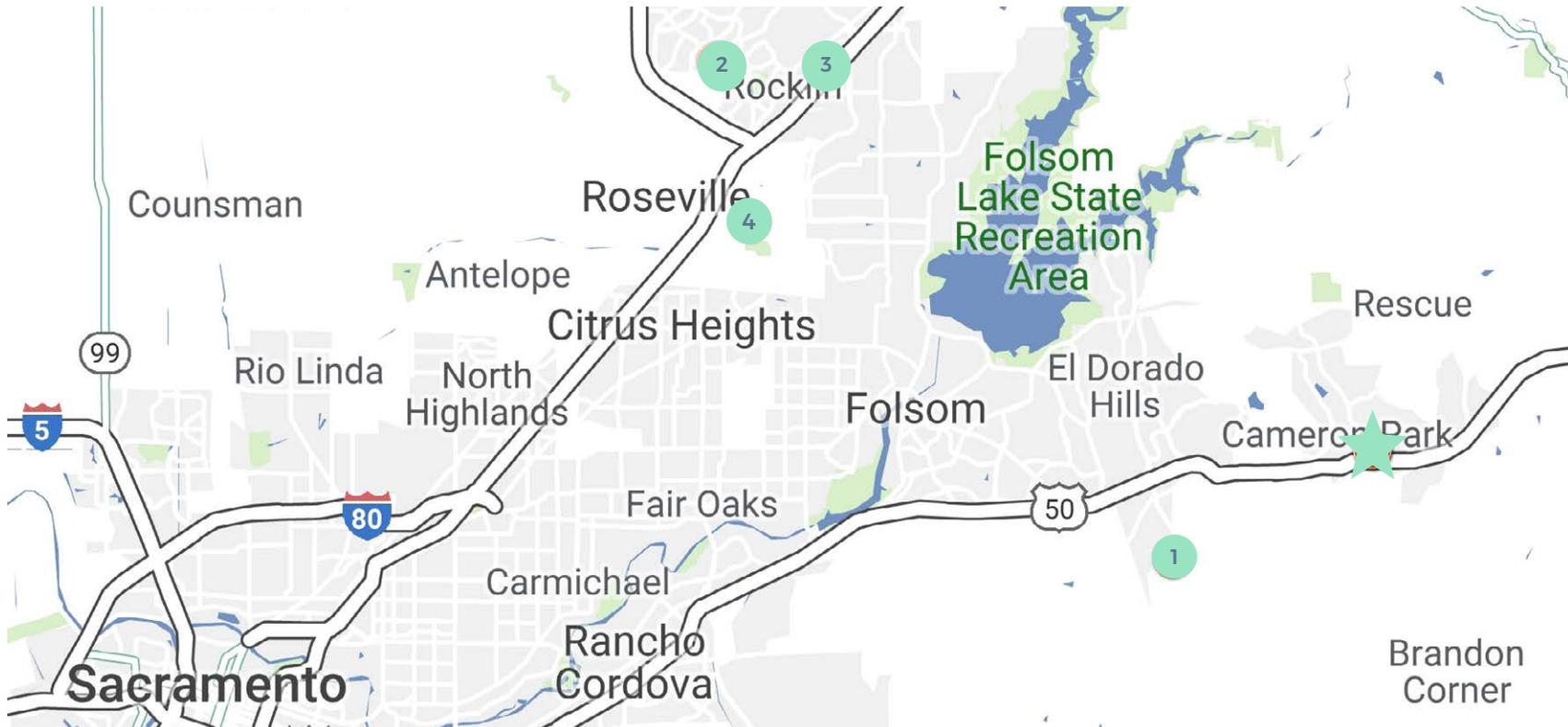
**\$1.99 FSG**  
AVERAGE  
ASKING RATE

Source: CBRE Research, Q3 2019



# SALES COMPARABLES

	1	2	3	4	★
	4958 ROBERT J MATHEWS PKWY EL DORADO HILLS, CA	5800 STANFORD RANCH RD ROCKLIN, CA	2540 WARREN DR ROCKLIN, CA	2151 PROFESSIONAL DR ROSEVILLE, CA	4080 PLAZA GOLDORADO CIRCLE CAMERON PARK, CA
DATE SOLD	Jan-19	Jun-18	Dec-17	May-17	Subject
SALE TYPE	Owner/User	Owner/User	Owner/User	Owner/User	Owner/User
BUILT	1997	2003	2002	1986	2001
OCCUPANCY	100%	100%	100%	100%	38.1%
PRICE	\$1,053,000	\$730,000	\$2,750,000	\$2,420,000	\$3,200,000
SIZE	5,200	3,498	14,700	13,262	16,282
PRICE/SF	\$202.50	\$208.69	\$187.07	\$182.48	\$196.53



# 4080 PLAZA GOLDORADO CIR

CAMERON PARK, CA

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**CBRE**

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