

For Sale or Lease

4050 Cambridge Road

Cameron Park • California

69,166 ADT



1.66 AC

CAMBRIDGE ROAD

John Brecher

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4050 Cambridge Road

Property Highlights

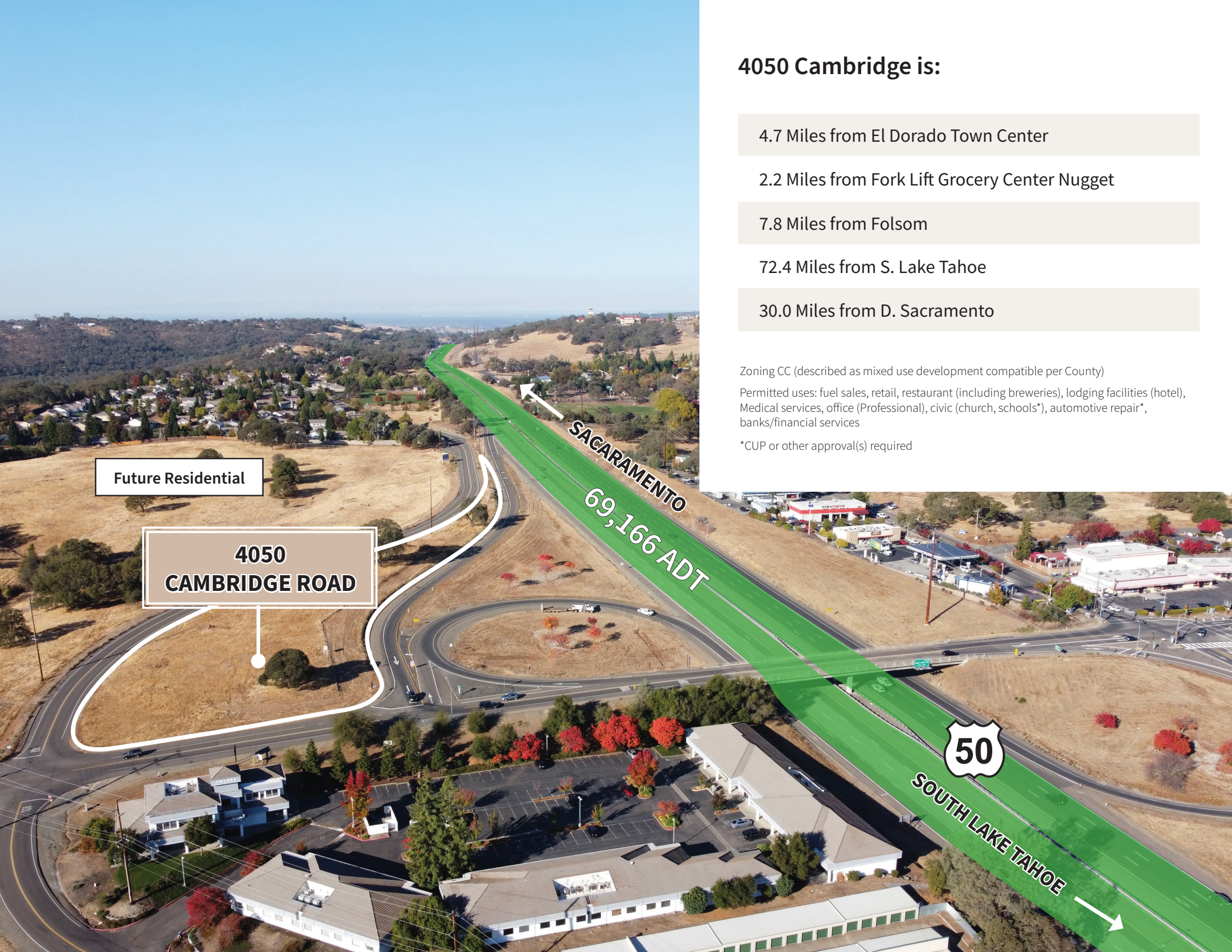
- ±1.66 Acres @ Highway interchange
- Visibility from Highway 50
- Easy access from full interchange
- Several retail and services in close proximity
- Zoning: CC (Community Commercial)

Demographics

	3 Miles	5 Miles	20 Miles
Population	31,052	66,512	922,413
Average HH Income	\$153,749	\$179,290	\$136,145
Daytime Population	24,262	58,880	878,074

Source: Esri 2024





4050 Cambridge is:

4.7 Miles from El Dorado Town Center

2.2 Miles from Fork Lift Grocery Center Nugget

7.8 Miles from Folsom

72.4 Miles from S. Lake Tahoe

30.0 Miles from D. Sacramento

Zoning CC (described as mixed use development compatible per County)

Permitted uses: fuel sales, retail, restaurant (including breweries), lodging facilities (hotel), Medical services, office (Professional), civic (church, schools*), automotive repair*, banks/financial services

*CUP or other approval(s) required

Future Residential

**4050
CAMBRIDGE ROAD**

**SACRAMENTO
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50

SOUTH LAKE TAHOE

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