

# Land for Sale/BTS

5630 Douglas Blvd @ Quarry Ponds in Granite Bay, CA

**Price Reduction:  
\$2,500,000!**

**±2.30 ACRES**

Placer County's Only Developable Waterfront Commercial Land  
Rare Opportunity-Approved & Entitled for ±24,000 SF

**Tyler Boyd**

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**km** Kidder  
Mathews

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## Sale Price: \$2,500,000

Rare Granite Bay Commercial Land for Sale

Approved Entitled Site can accommodate up to ±24,000 SF

Only Commercial Waterfront Land Available for Development on I-80 from Roseville to Lake Tahoe

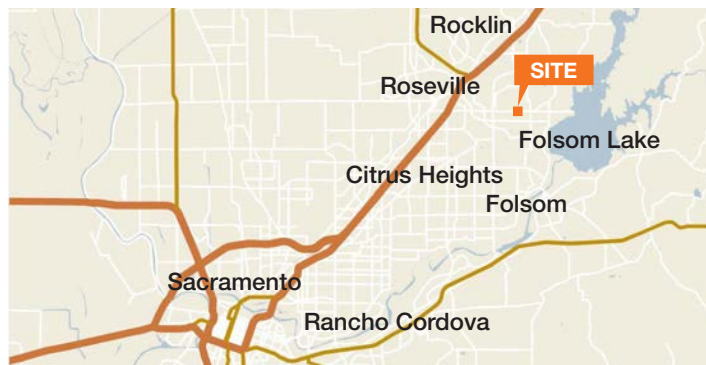
Douglas Blvd Visibility & Signage Opportunity

Zoned OP-DC (Office Professional-Design Scenic Corridor)

Variety of Uses Allowed such as Office, Medical, Educational, and Assembly

Site Improvement Plans approved and all Entitlement Studies & Report Done

Adjacent to award-winning Quarry Ponds Retail & Restaurant Center where Peet's Coffee, Hawks Restaurant and many other attractive tenants are located



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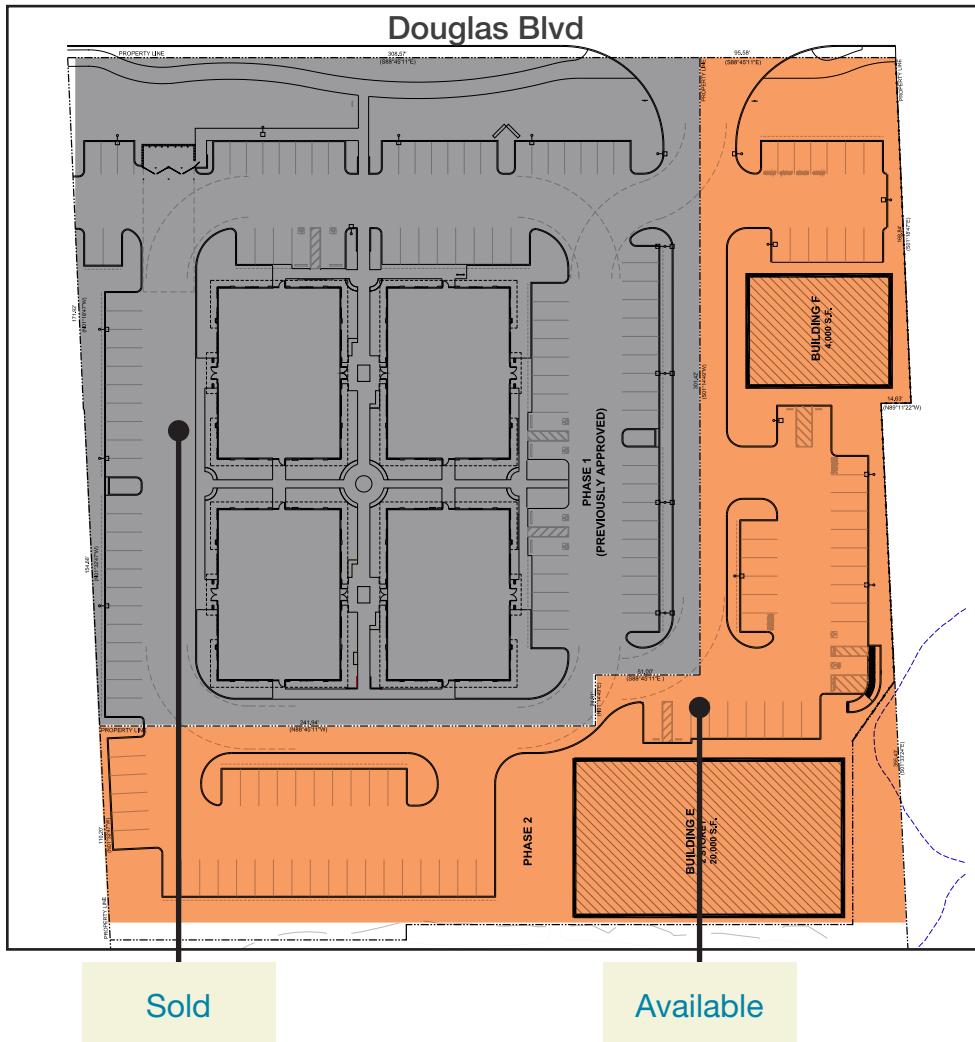
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## Site Plan & Renderings



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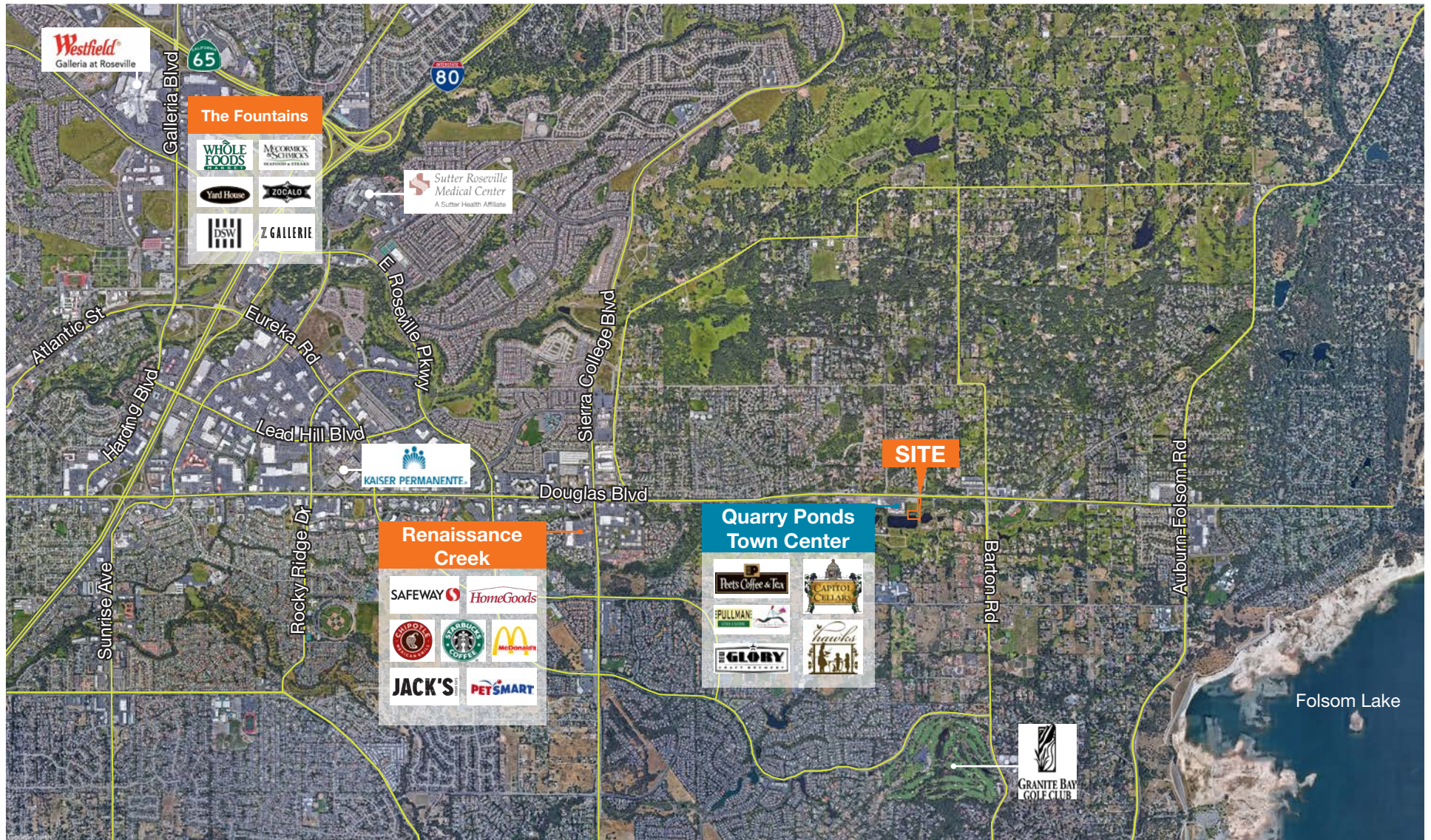
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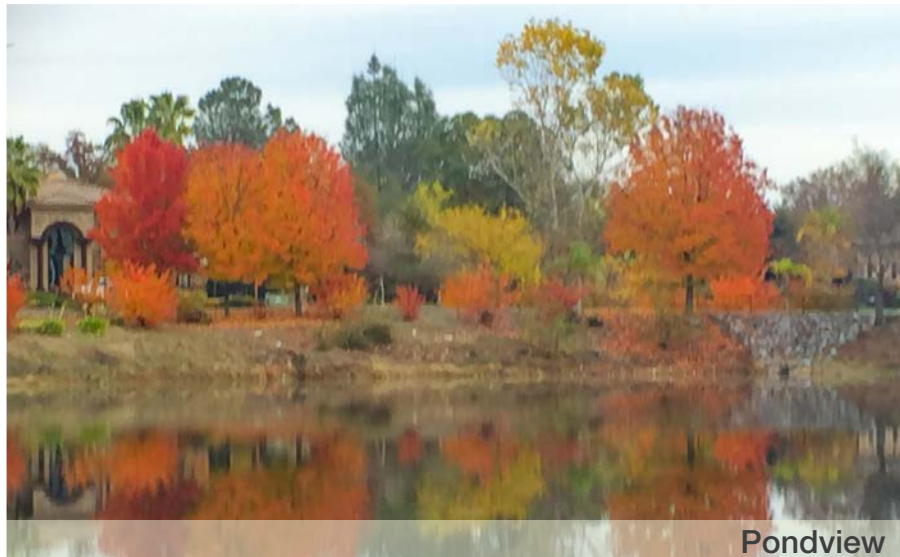
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Land for Development



Pondview



Pondview



Quarry Ponds Town Center

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