

FOR LEASE

# 3070 CAMINO HEIGHTS DR

*Two Suites Available  
for Lease in Camino*

CAMINO, CA

KIDDER.COM

Western Sierra Medical Center

**km** Kidder  
Mathews

3070 CAMINO HEIGHTS DR

# PRIME *APPLE HILL* OFFICE LOCATION

*Located in the renowned Apple Hill community, this property offers secure gated parking and convenient access to Highway 50, ideal for businesses seeking a well-connected location.*

## *Property Highlights*

Suite A:  $\pm 2,583$  SF

Suite B:  $\pm 3,866$  SF

Medical-compliant rooms built to state and federal standards

Solar panel system for energy efficiency

Whole-building backup generator capable of extended operation

Two new 5-ton HVAC units installed in 2024

Secure gated parking with iron gate and electric entrance

Camera surveillance system

Dedicated HVAC in exam and surgical rooms

Separate Propane Meters supporting building heat and backup generator

Monument signage available

## *\$1.75 PSF NNN*

OFFERING PRICE



Property Overview

|              |            |            |        |                |         |         |
|--------------|------------|------------|--------|----------------|---------|---------|
| $\pm 25,700$ | $\pm 0.59$ | 1974       | CP     | C              | 1       | 24      |
| LAND SF      | LAND AC    | YEAR BUILT | ZONING | BUILDING CLASS | STORIES | PARKING |

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# IN THE HEART OF *APPLE HILL*

Apple Hill is one of El Dorado County's most recognized destinations, attracting visitors year-round to its family farms, orchards, wineries, and bakeries. Nestled in the scenic Sierra Nevada foothills near the historic town of Placerville, the area blends agricultural heritage with a welcoming community atmosphere. Conveniently located just off Highway 50 between Sacramento and Lake Tahoe, Apple Hill offers a unique setting where local businesses, growers, and visitors come together to enjoy seasonal experiences and the region's natural beauty.

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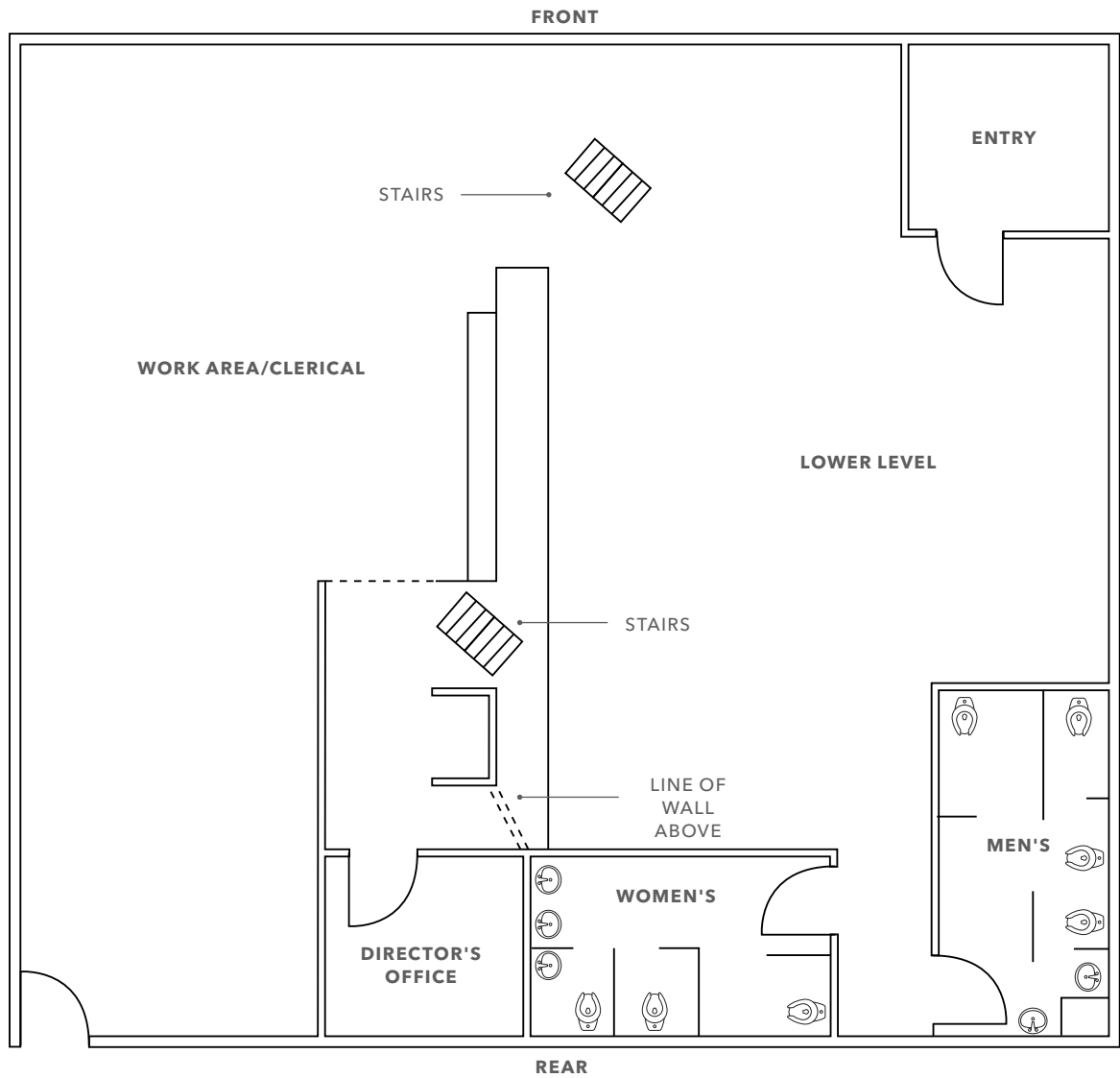


AVAILABLE FOR LEASE

KIDDER MATHEWS

FLOOR PLAN: SUITE A

*±2,583 SF*  
AVAILABLE



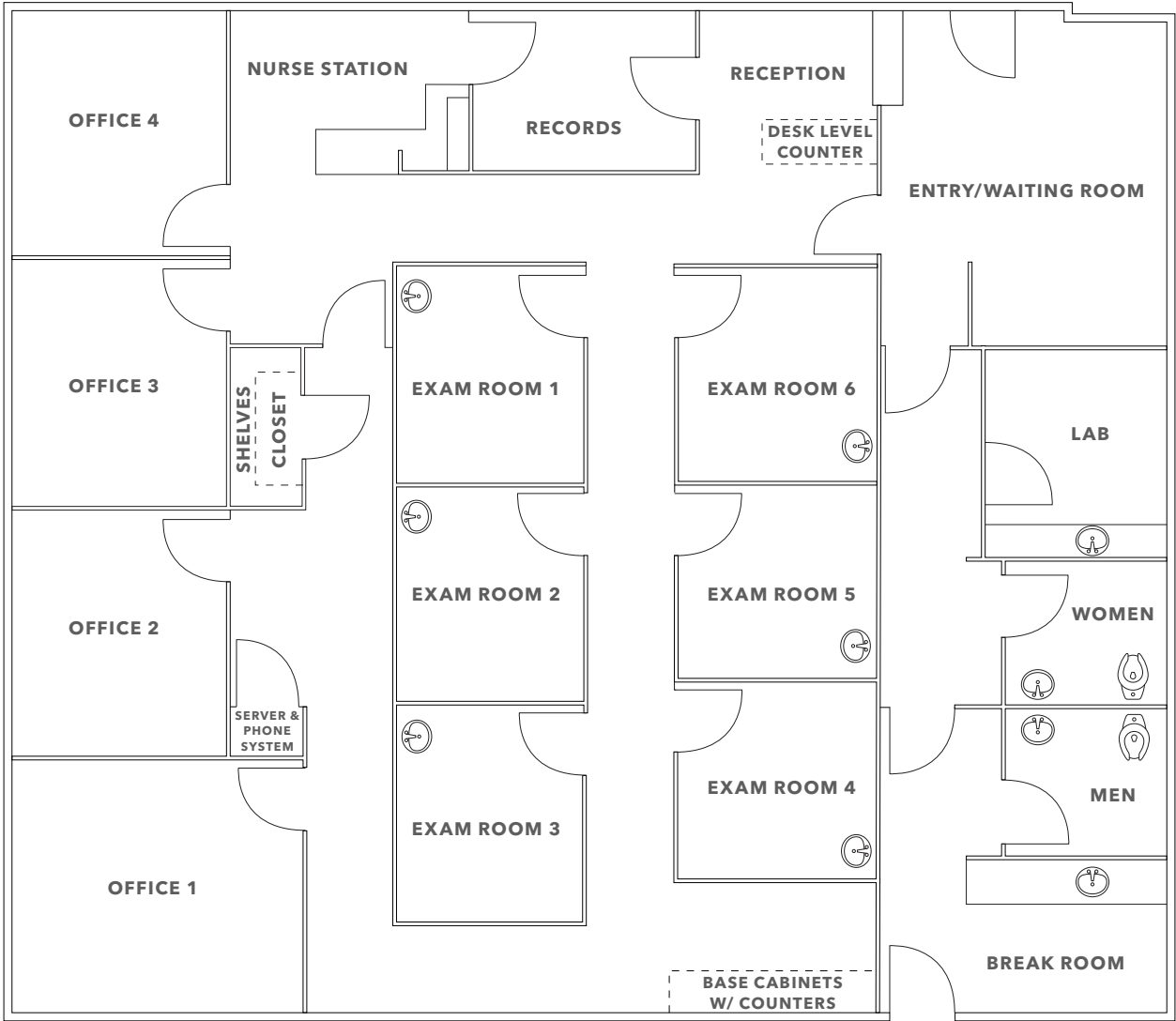
FLOOR PLAN NOT TO SCALE

FLOOR PLAN: SUITE B

±3,866 SF

AVAILABLE

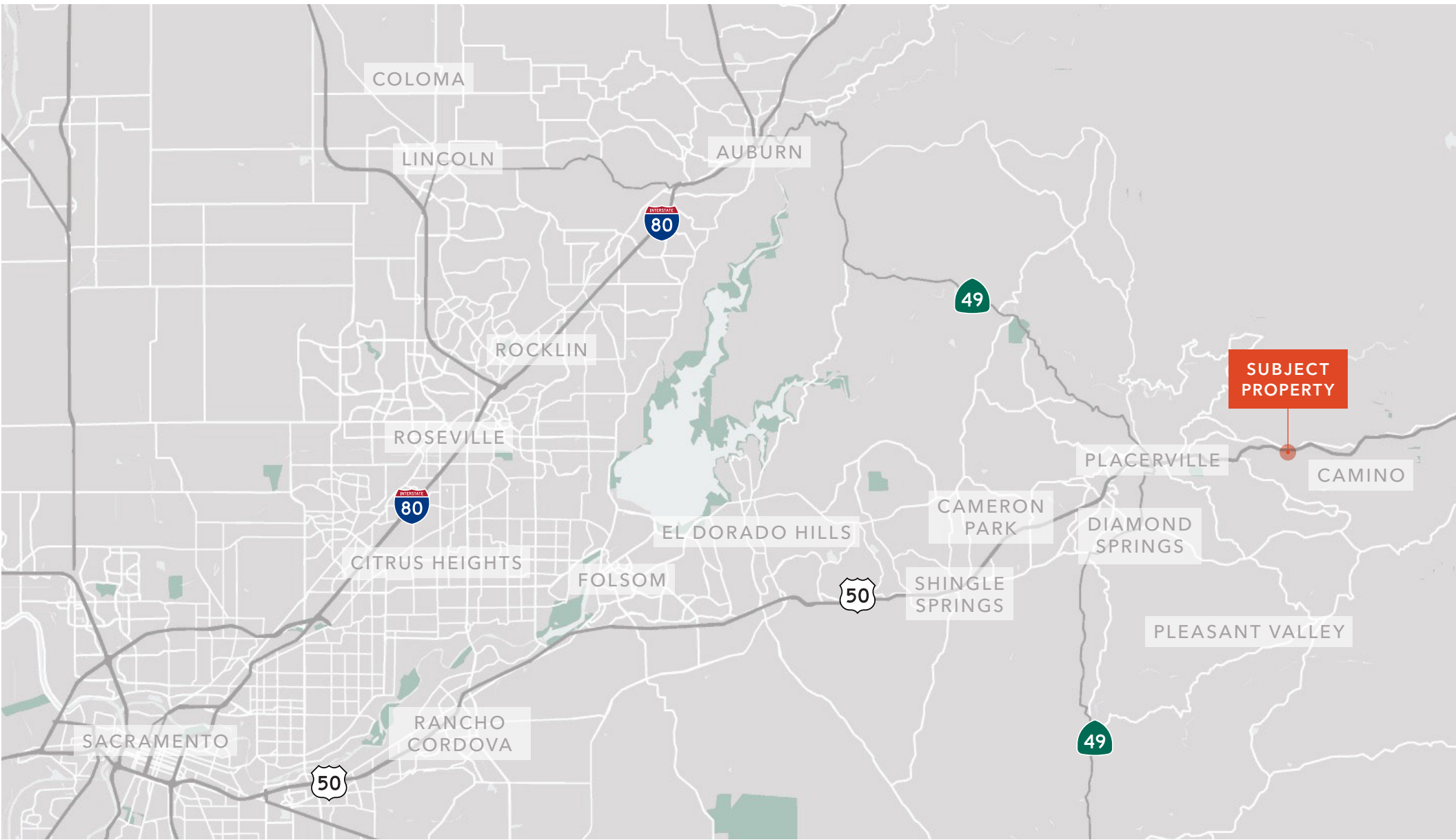
- 2nd gen medical office
- Ideal turn key medical office with fixtures, furniture, and equipment included



FLOOR PLAN NOT TO SCALE







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*Exclusively leased by*

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