

135

PLACERVILLE DRIVE

Placerville

FOR LEASE

±5,400 SF



EXCLUSIVE LISTING AGENT

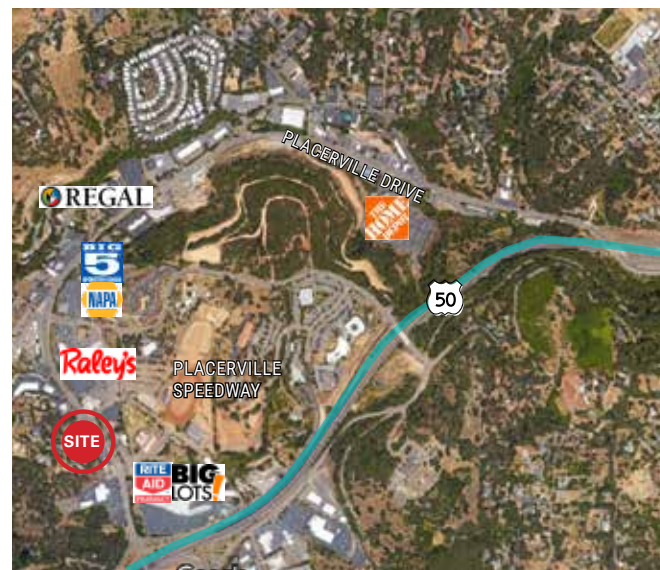
TOM CONWELL

Managing Director
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CA RE Lic #01394155

- Offered at \$1.45/PSF Modified Gross (Tenant pays for Power, Water, Sewer & Janitorial)
- Zoned (C) Commercial - City of Placerville
- ±3,000 ground floor retail space with 3 grade level roll up doors
- ±2,400 SF of storage area (2nd floor)
- Close to El Dorado County government offices, DMV, El Dorado County Fair Grounds, Downtown Placerville & U.S. Highway 50
- Perfect location in the heart of Placerville
- Excellent Placerville Drive exposure
- Next to Safelite Auto Glass & Jerry's Automotive Paint Supply

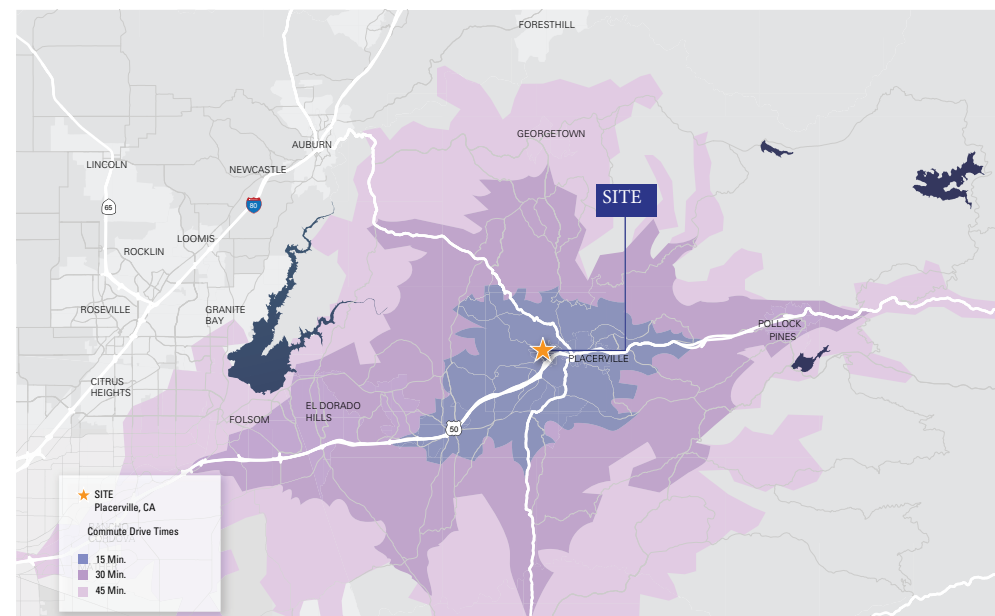
NEWMARK

FOR LEASE

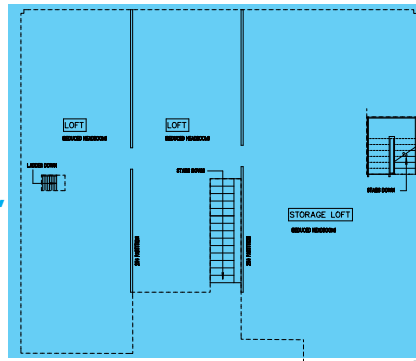


DEMOGRAPHICS

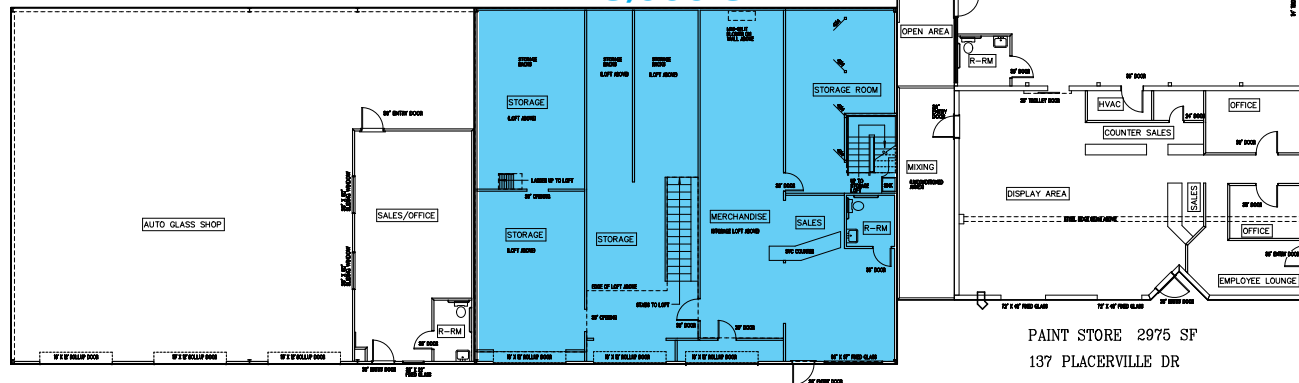
	1-MILE	3-MILE	5-MILE
Average Age	43	44	44.9
Average HH Size	2.5	2.4	2.4
Average HH Income	\$100,695	\$93,132	\$96,879
Median Home Value	\$418,981	\$420,980	\$434,811
Median Year Built	1978	1977	1978
Owner Occupied	67.27%	66.01%	69.23%



SITE 2nd FLOOR Storage Area Ceiling Height ±5' ±2,400 SF



SITE GROUND FLOOR ±3,000 SF



AUTO GLASS SHOP 3315 SF
131 PLACERVILLE DR

PAINT STORE 2975 SF
137 PLACERVILLE DR

FLOOR PLAN OF EXISTING FACILITIES--131-137 PLACERVILLE DR SCALE: 1/8" = 1'-0"

