

FOR SALE & LEASE

±2,440 SF

Great owner user opportunity (Office or Retail)
in highly visible Placerville Drive location.

621

PLACERVILLE DRIVE

Placerville



EXCLUSIVE LISTING AGENT

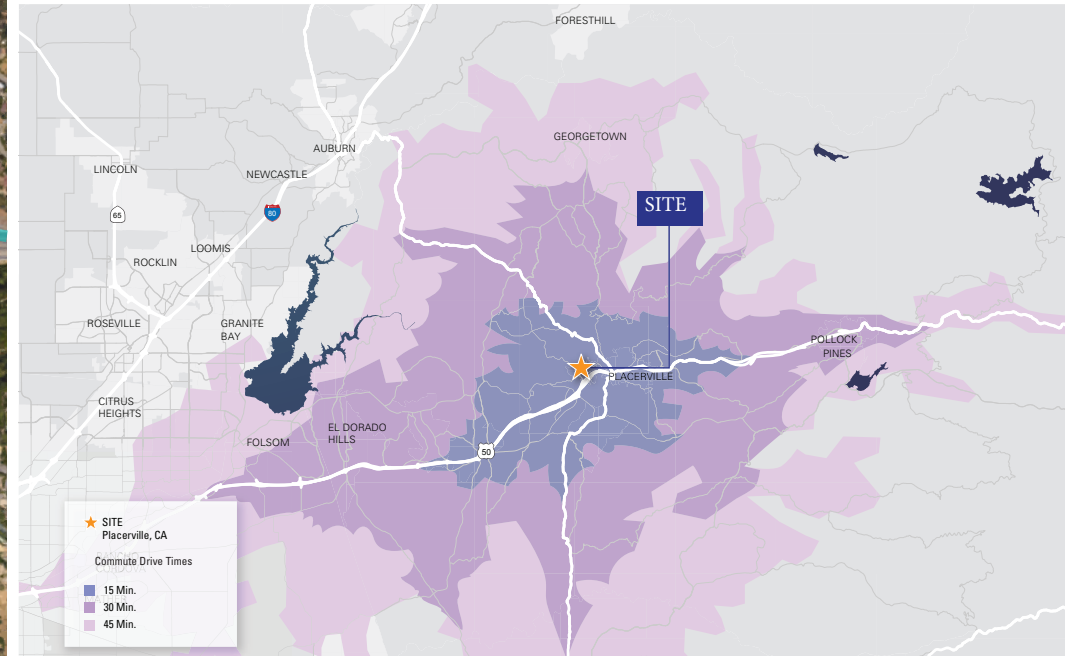
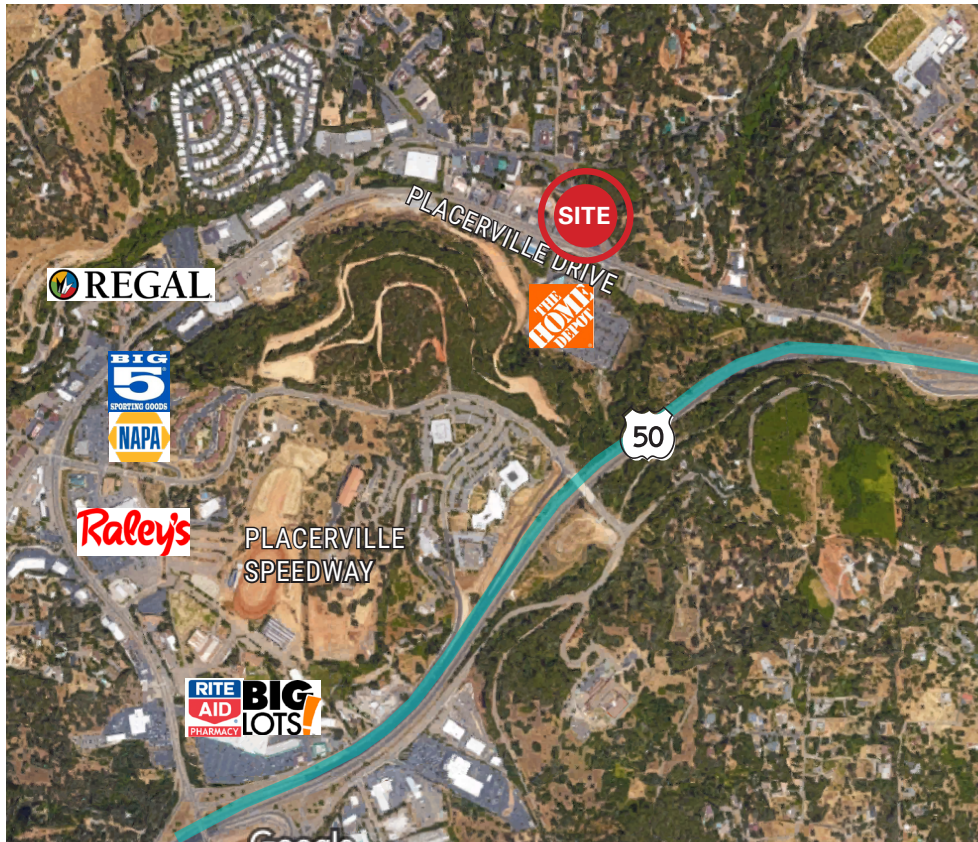
TOM CONWELL

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CA RE Lic #01394155

- Offered for sale at reduced price of \$895,000
\$795,000
- Offered for lease at \$1.45/PSF Modified Gross (Tenant pays for Power, Water, Sewer & Janitorial & Building Maintenance)
- ±2,440 SF stand alone building
- Zoned (C) Commercial - City of Placerville
- Retail/office space with fenced yard behind property
- Close proximity to DMV, El Dorado County Fair Grounds, Downtown Placerville & U.S. Highway 50
- Perfect location in the heart of Placerville

NEWMARK

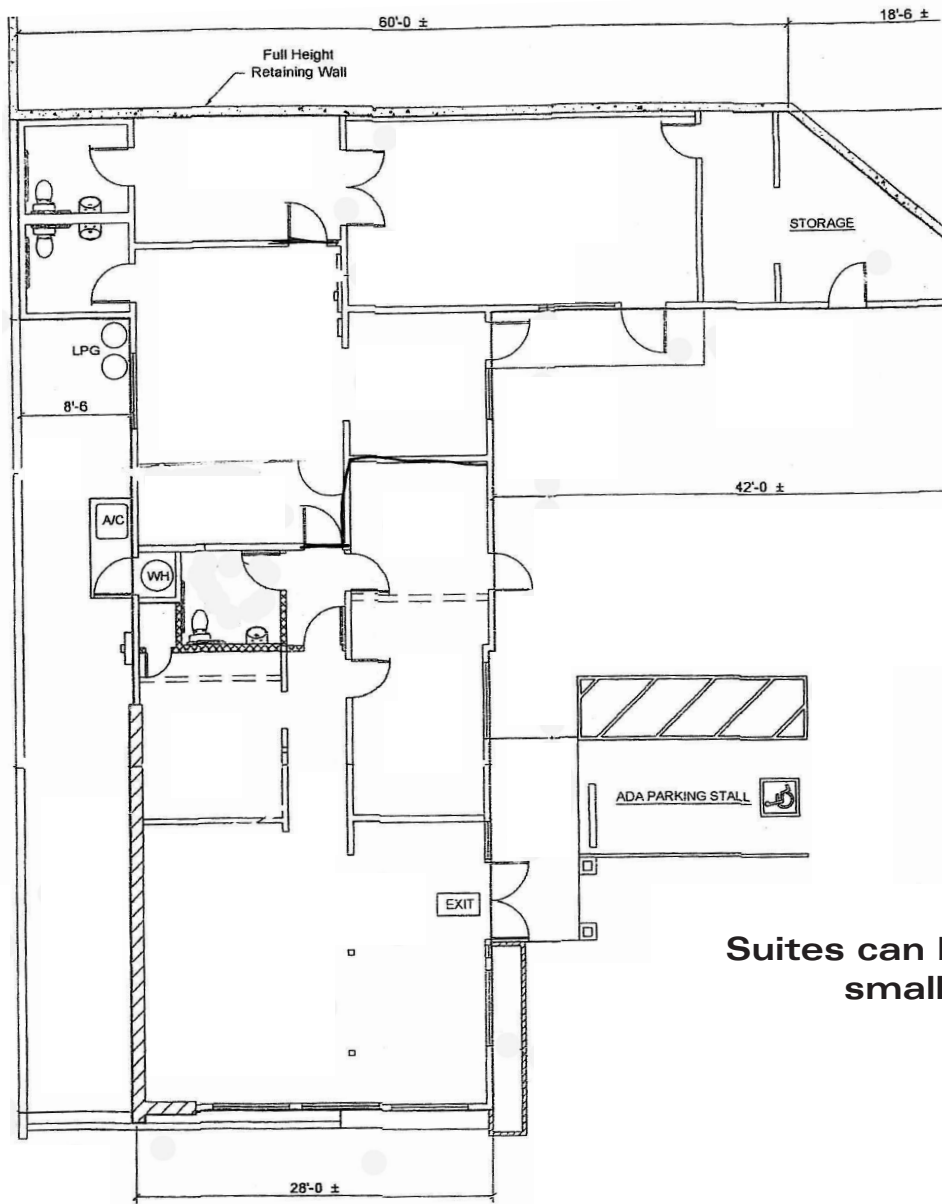
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DEMOGRAPHICS

	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%

Fenced Yard



Placerville Drive

Suites can be demised to smaller sizes

