



# 2798 COLOMA ST

PLACERVILLE, CA 95667

THOMAS NELSON

530.391.4862

thomas.nelson@abornpowers.com

CalDRE #02114777

OFFICE BUILDING FOR LEASE

2798 COLOMA ST



Lease Rate

\$1.60 SF/MONTH

#### OFFERING SUMMARY

|                |            |
|----------------|------------|
| Building Size: | 1,188 SF   |
| Available SF:  | 1,188 SF   |
| Lot Size:      | 0.45 Acres |
| Zoning:        | R2         |

#### PROPERTY HIGHLIGHTS

- APPROXIMATELY 1,188 SF AVAILABLE FOR OFFICE USES.
- PERFECT FOR PROFESSIONAL OFFICES SUCH AS ACCOUNTANTS, ARCHITECTS, DENTISTS, LAWYERS, PHYSICIANS, AND ENGINEERS.
- PRIVATE PARKING LOT BEHIND BUILDING.
- CONVENIENT LOCATION CLOSE TO MAIN ST.
- THREE PRIVATE OFFICES (TWO DOWNSTAIRS, ONE UPSTAIRS), WAITING AREA, KITCHEN, AND BATHROOM.
- PLEASE REACH OUT TO SCHEDULE TOURS.

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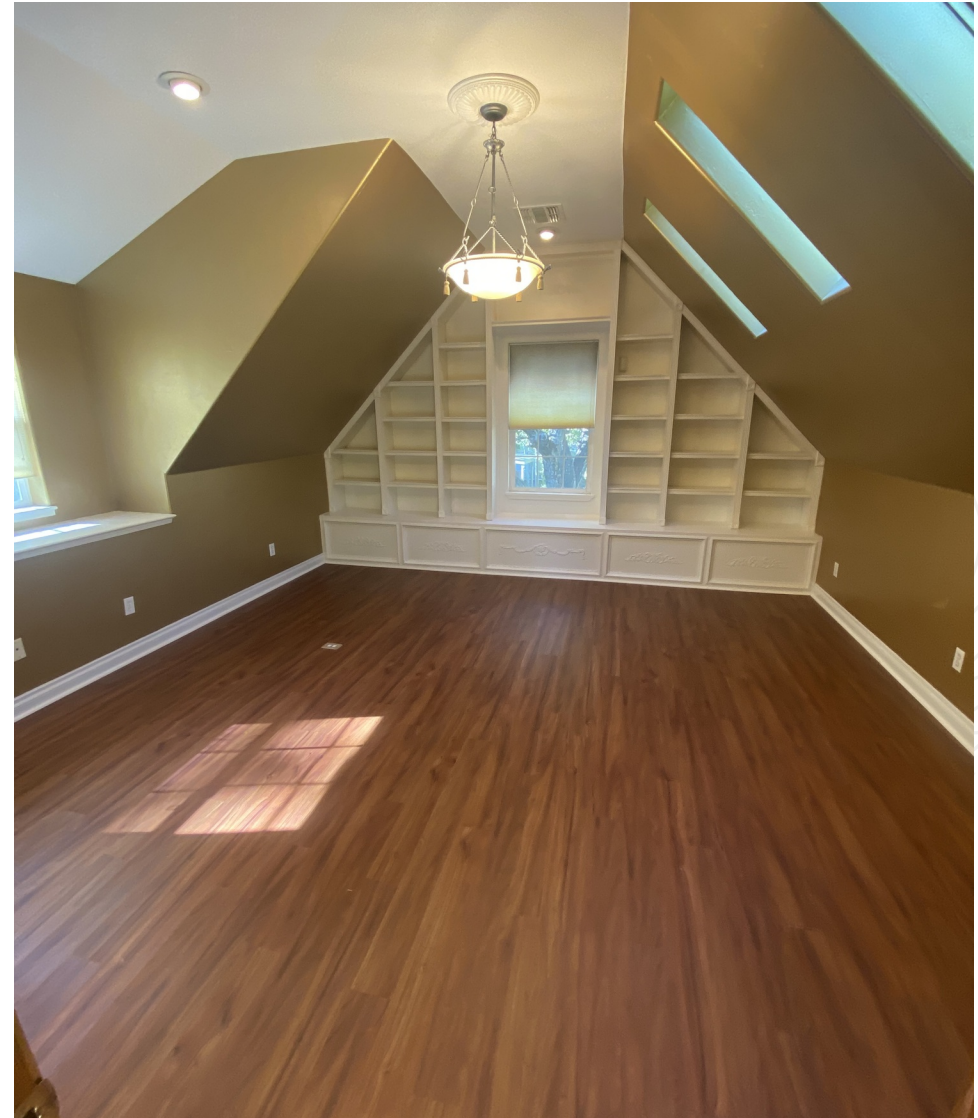


## LEASE INFORMATION

|              |          |             |                 |
|--------------|----------|-------------|-----------------|
| Lease Type:  | MG       | Lease Term: | Negotiable      |
| Total Space: | 1,188 SF | Lease Rate: | \$1.60 SF/month |

## AVAILABLE SPACES

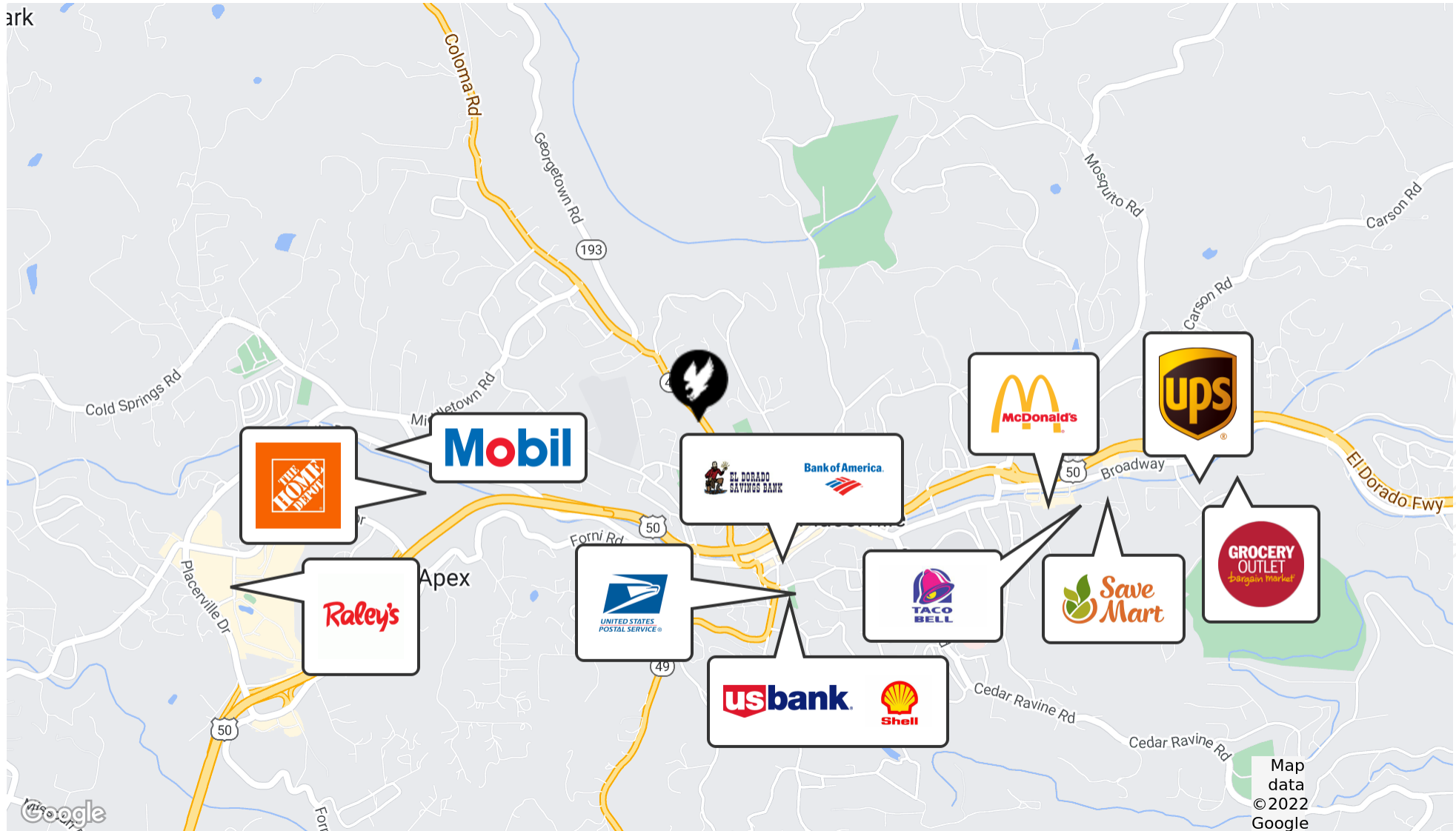
| SUITE          | TENANT    | SIZE (SF) | LEASE TYPE     | LEASE RATE      |
|----------------|-----------|-----------|----------------|-----------------|
| 2798 Coloma St | Available | 1,188 SF  | Modified Gross | \$1.60 SF/month |



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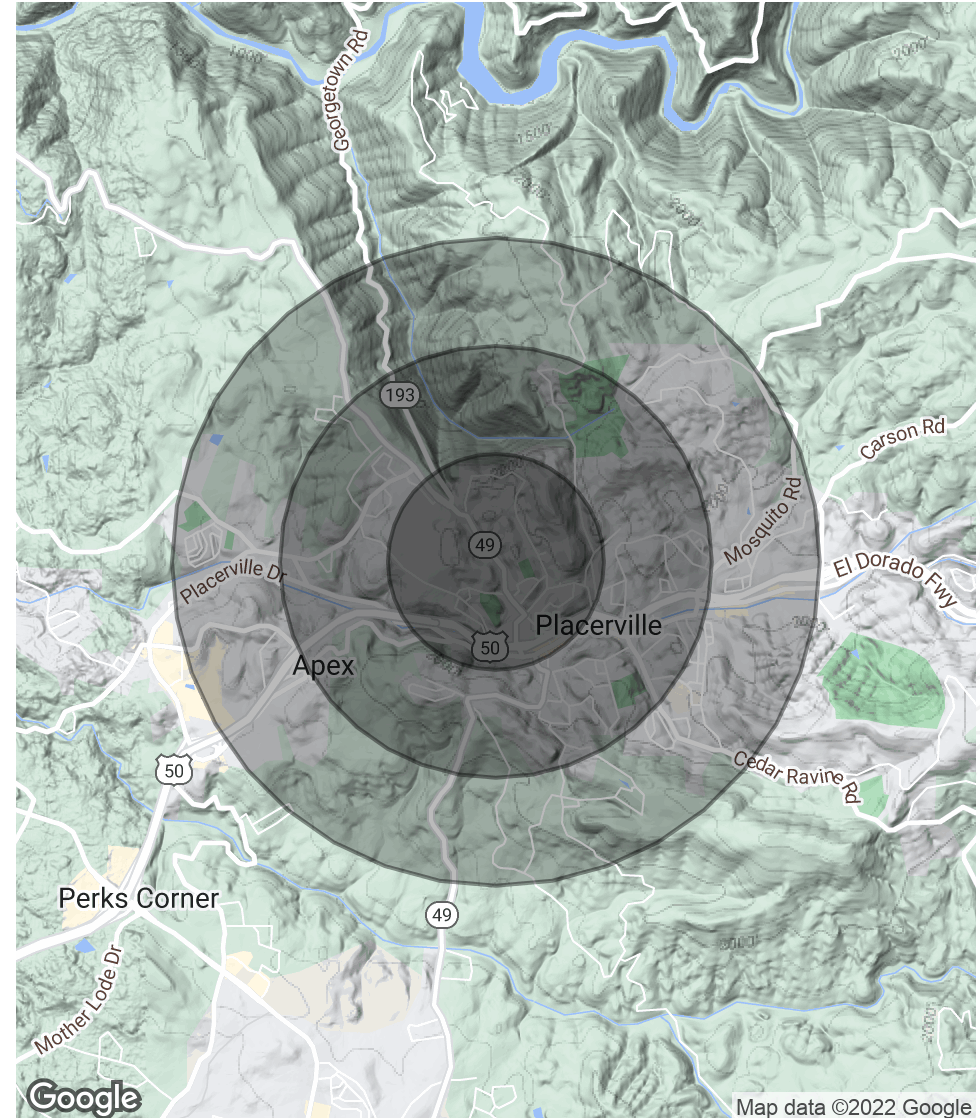
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| POPULATION           | 0.5 MILES | 1 MILE | 1.5 MILES |
|----------------------|-----------|--------|-----------|
| Total Population     | 1,279     | 5,217  | 9,301     |
| Average Age          | 42.6      | 40.5   | 41.8      |
| Average Age (Male)   | 38.8      | 37.9   | 39.1      |
| Average Age (Female) | 47.4      | 42.9   | 43.5      |

| HOUSEHOLDS & INCOME | 0.5 MILES | 1 MILE    | 1.5 MILES |
|---------------------|-----------|-----------|-----------|
| Total Households    | 534       | 1,991     | 3,650     |
| # of Persons per HH | 2.4       | 2.6       | 2.5       |
| Average HH Income   | \$71,421  | \$76,502  | \$76,776  |
| Average House Value | \$359,150 | \$369,381 | \$375,782 |

\* Demographic data derived from 2020 ACS - US Census



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