

FOR SALE OR LEASE ±2,800 SF Building Professional Office or Medical Use

Sale Price: \$750,000

532 MAIN STREET
PLACERVILLE, CA.

Lease: \$1.65 PSF/Month (±0.38 NNN)

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**Newmark
Knight Frank**



Highlights

- Sale Price: \$750,000
- Lease: \$1.65 PSF/Month, $\pm$ \$0.38NNN
- $\pm$ 2,800 Total SF
- Recently remodeled
- 6 Dedicated rooms/offices
- Street side dedicated parking
- Located in the Central Business District
- Restaurants, Services and Amenities Nearby
- Immediately off Highway 50
- Recently updated/remodeled



532 Main Street is a $\pm$ 2,800 SF building that saw a complete remodel in 2005 to meet today's demand for professional office/retail users (also asbestos and Lead Free). 532 Main also saw another round of updating by adding a new energy efficient AC & Dual Furnace HVAC system in 2015 along with extensive plumbing improvements. One of only a few properties to offer surface parking for your employees or customers. The interior was tastefully done with modernized improvements such as all glass wall for the well laid out conference room. Two restrooms, and a very well done reception area along with a reception desk that can easily accommodate up to 3 employees. Up to 7 private offices to offer the space needed for today's high paced office/medical/retail users.

532 Main Street
Placerville, Ca.

Location

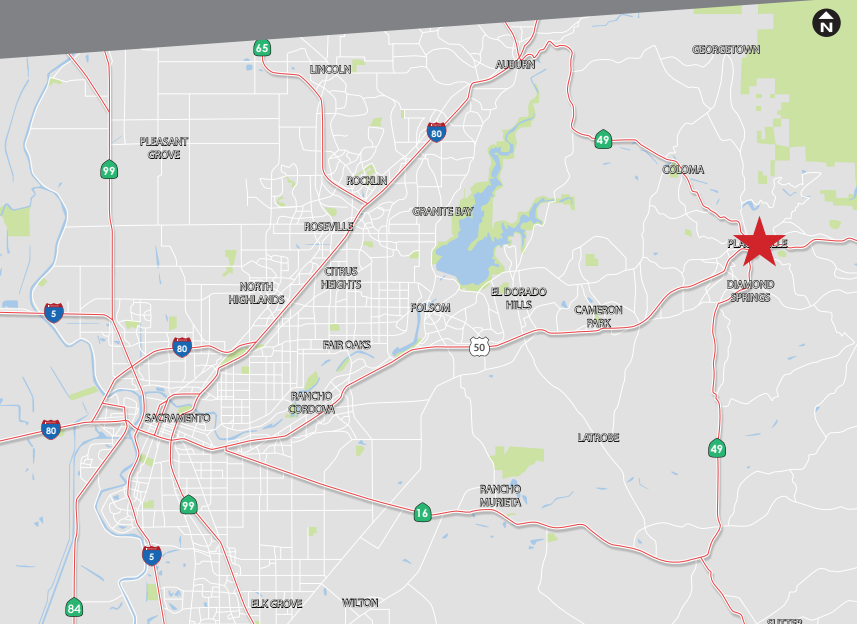


532 Main Street
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Amenities



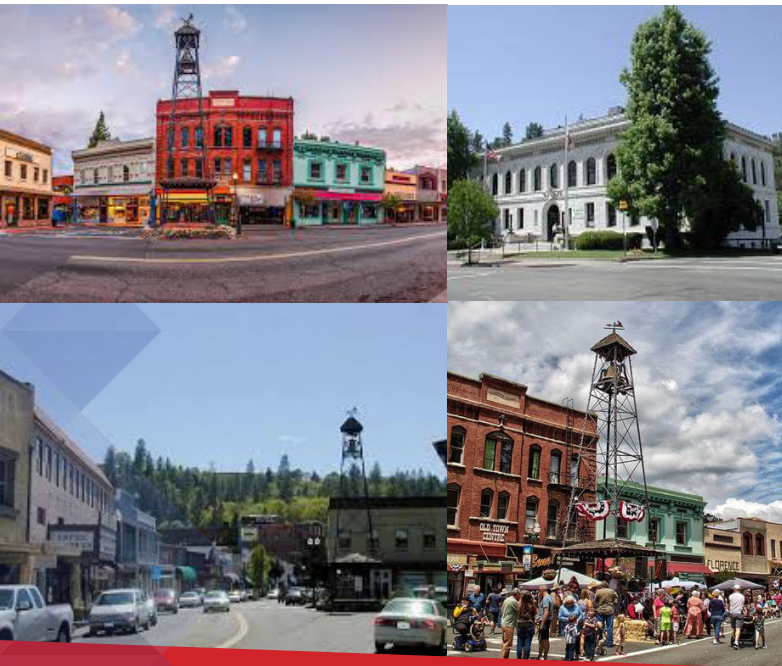
532 Main Street
Placerville, Ca.



Placerville

Placerville Main Street as seen strong activity since its Gold Rush days dating back to the 1850's. Several well known entrepreneurs came from Main Street Placerville such as Mark Hopkins- Rail Road Financier, John Studebaker- auto maker, and Snowshoe Thompson the mail carrier though the Sierras. The vibrant Main Street Corridor (boasting traffic counts of 42,400 AADT according to Caltrans 2016 report) is home to many fine retailers and professional Medical and Office users such as Placerville Hardware, El Dorado County Courthouse, Antique Stores, Jack Russell Brewery, Buttercup Pantry, and Art Studios. Fine restaurants call Main Street Placerville their home, Bricks Restaurant, Amore Mio Italian Bistro, Heyday, Let's Poke, Tortilla Flats, and the well-known Sweetie Pies. 532 Main Street is situated in the heart of all this action and very close proximity (minutes away) to Bedford Avenue which takes you to HWY 50. A very short 20 minute drive from El Dorado Hills/Folsom will take you to 532 Main Street.

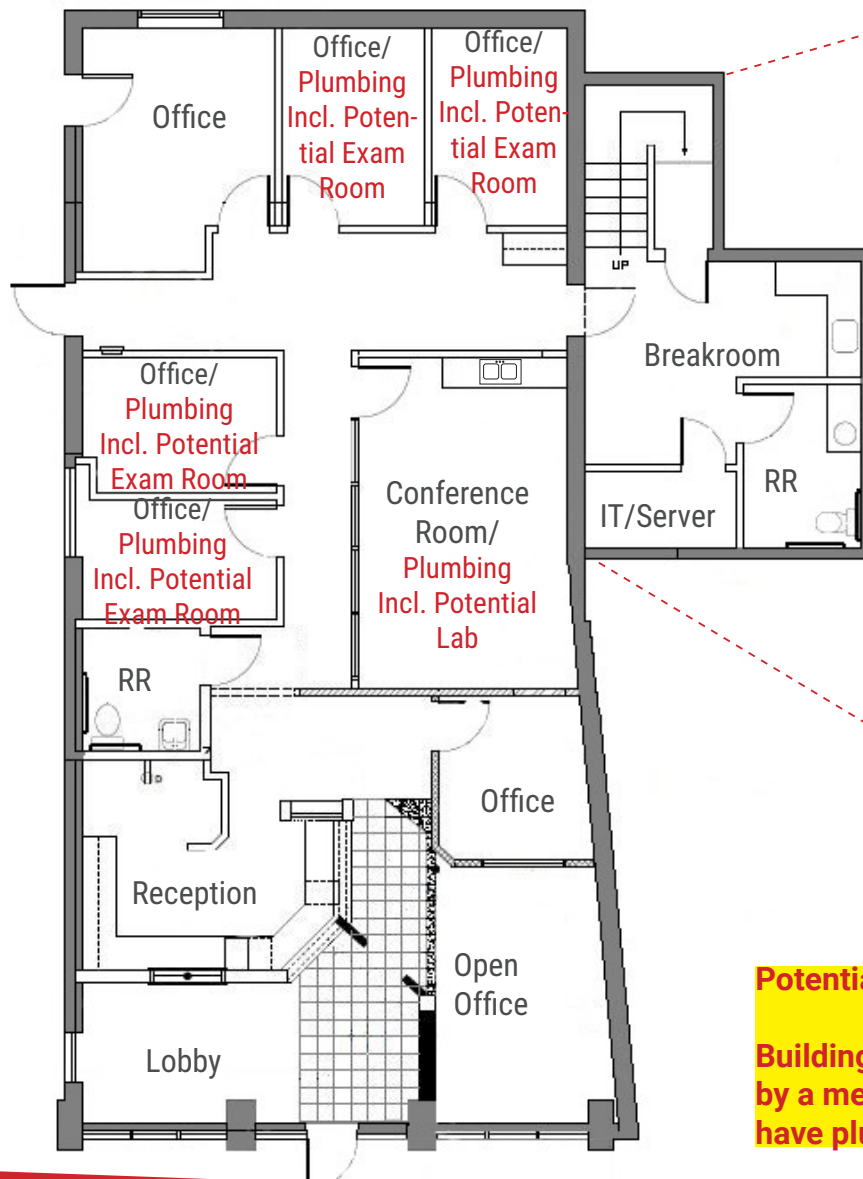
Situated above the fog line and below the snow line, Placerville boasts an ideal climate with four distinct seasons. Accessibility to Placerville is via State Highway 49 and U.S. Highway 50, along one of the most traveled corridors in California. Placerville's treasured heritage is reflected in the historical, nineteenth-century architecture of its downtown core. In addition, Placerville is the County seat and the center of financial, commercial, civic, and Government activity.



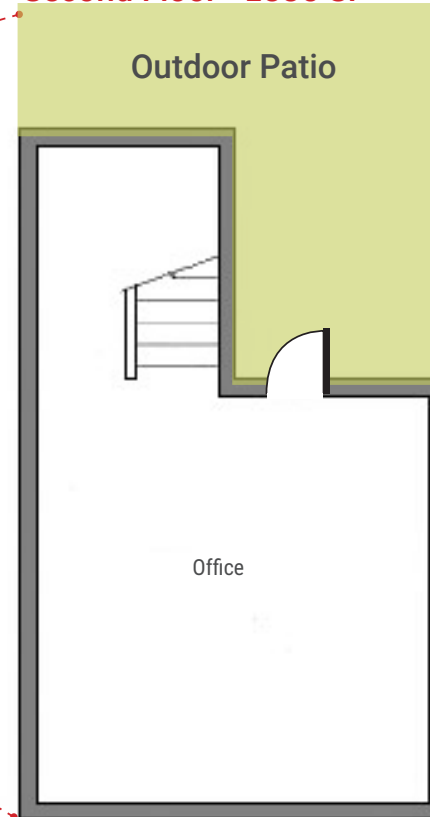
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Floor Plan

Ground floor



Second Floor - ±335 SF

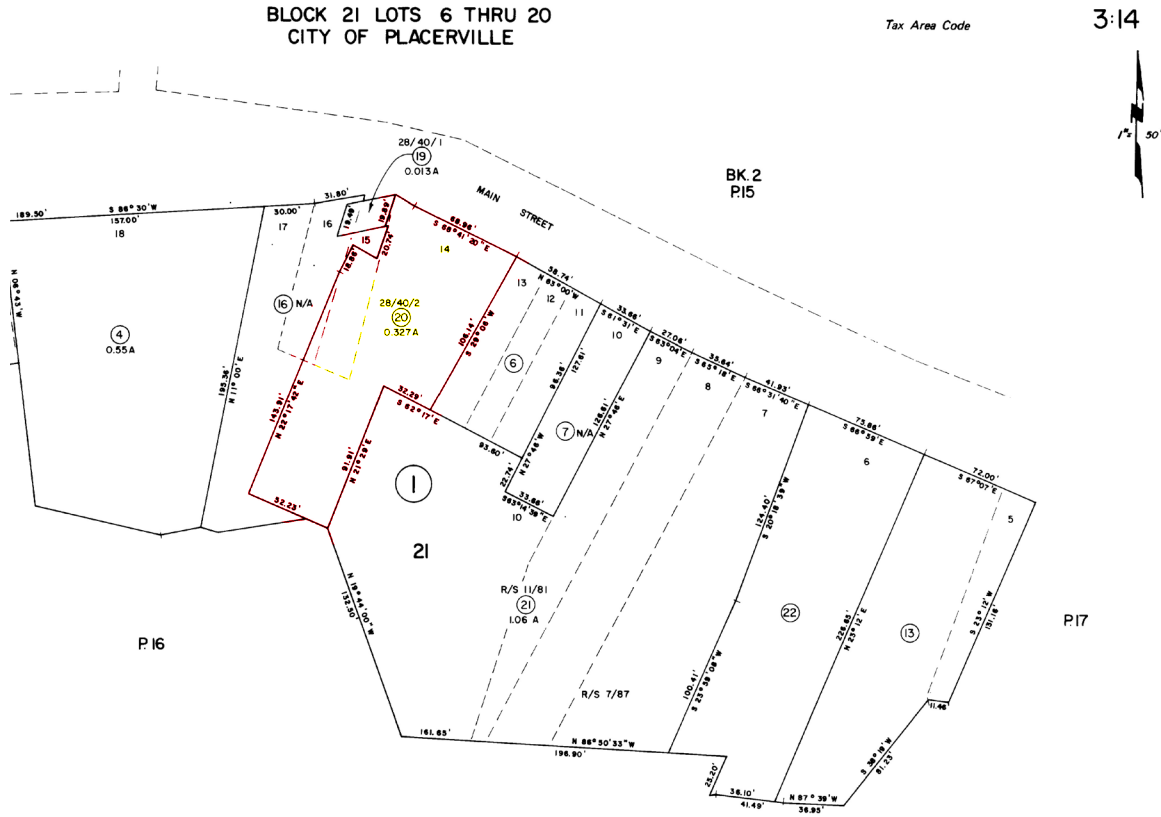


Potential Medical Use:

Building was previously housed by a medical user. 5 of the rooms have plumbing. See site plan.

532 Main Street
Placerville, Ca.

Property Detail



Address	532 Main Street Placerville, Ca. 95667
County	El Dorado
Parcel #	003-141-020
Lot Area	±0.33 Acres (±14,374 SF)
Parking	7 Surface Spaces (2.50/1,000)
Year Built	1962
Year Renovated	2005
Stories	2
RBA	±2,800 SF
Building Features	Waiting & Reception Areas
	6 Dedicated Rooms/Offices
	1 Open Office
	Wired for Access Control, Video, Security, & LAN
	Breakroom
	Large Conference Room
	Dedicated, Ventilated Server Closet
	2 Bathrooms
	Lead & Asbestos Free
	New energy Efficient AC & Dual Furnace HVAC System (2015)
	Extensive Plumbing Improvements
Prior Tenant Use	Optometrist "Medical"; District Attorney "Office"

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