



For Lease

\$2.35
PSF MG

Contact us:

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624 South Main Street Downtown Templeton

Second Floor Modern Office Space in Downtown Templeton

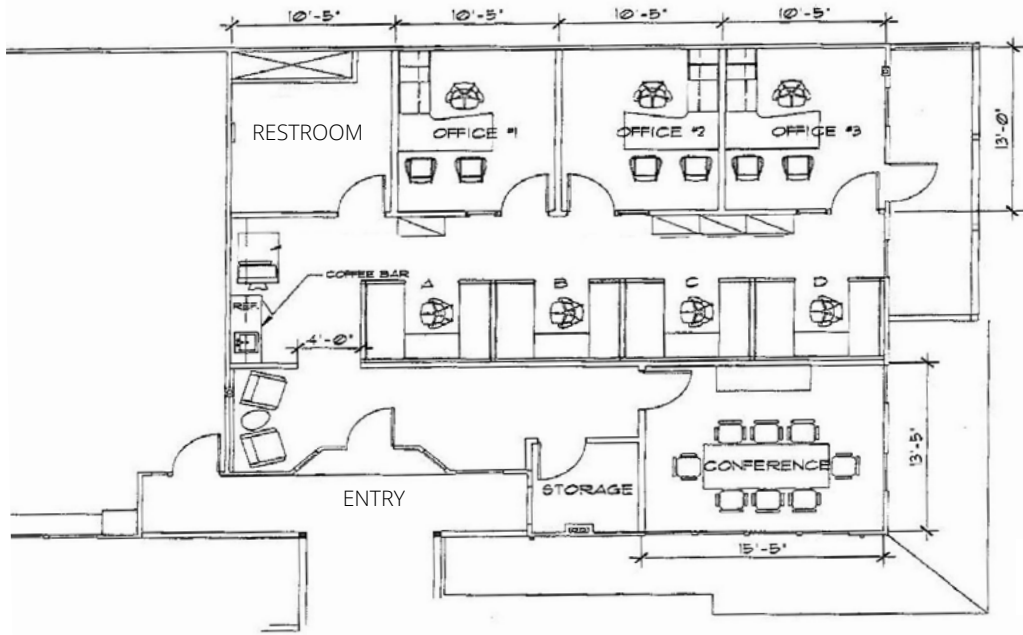
Property Summary

Come join 15 Degrees C Wine Shop & Bar and Umpqua Bank in one of Downtown Templeton’s newest retail/office projects. Two-story buildings feature a western design characteristic to Downtown. Great exposure on Main Street.

1,575 SF second floor office space is located above Umpqua Bank. A former financial services office, the suite consists of reception, three offices, conference room, bullpen area for 3-4 workstations and kitchenette. Includes on-site parking. Office suites like this are rare in Downtown Templeton. Available August 1st.

Size	± 1,575 SF - Second Floor Suite
Exposure	± 4,768 AADT on Main Street
Rate	\$2.35 PSF MG
Layout	Three Offices, Open Work Area and Conference Room
Type	Office
Location	On Main Street, between 6th and 7th Streets
Parking	On-Site

Floorplan



Floor Plan is Approximate

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Site Plan

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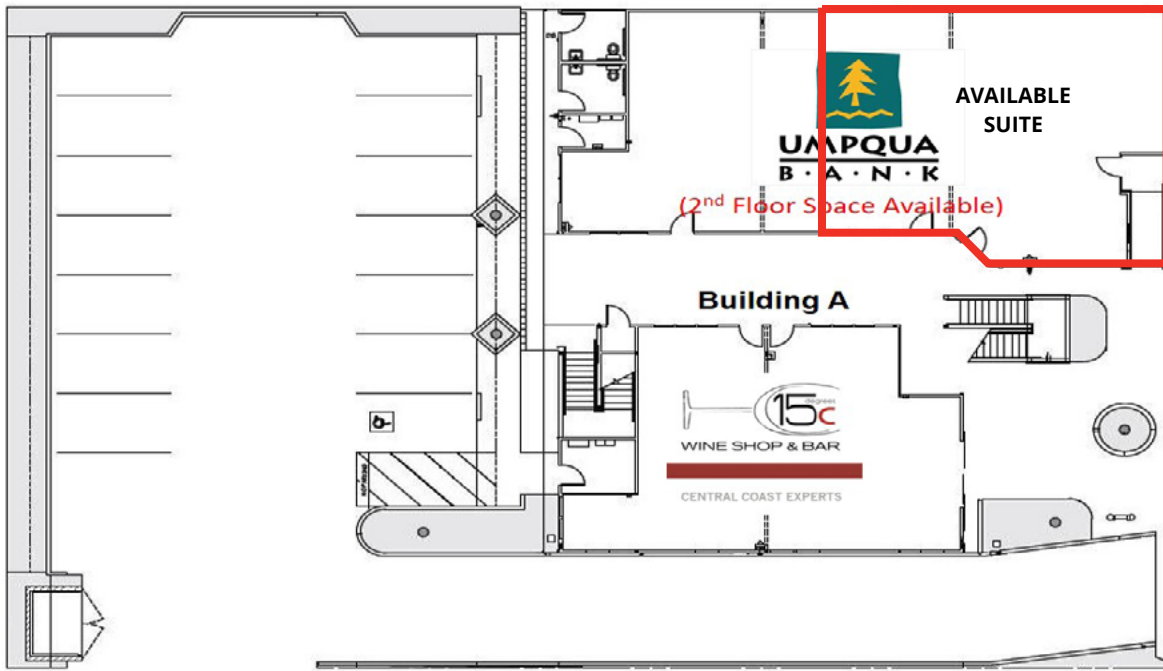
Entry



Conference Room



Building B

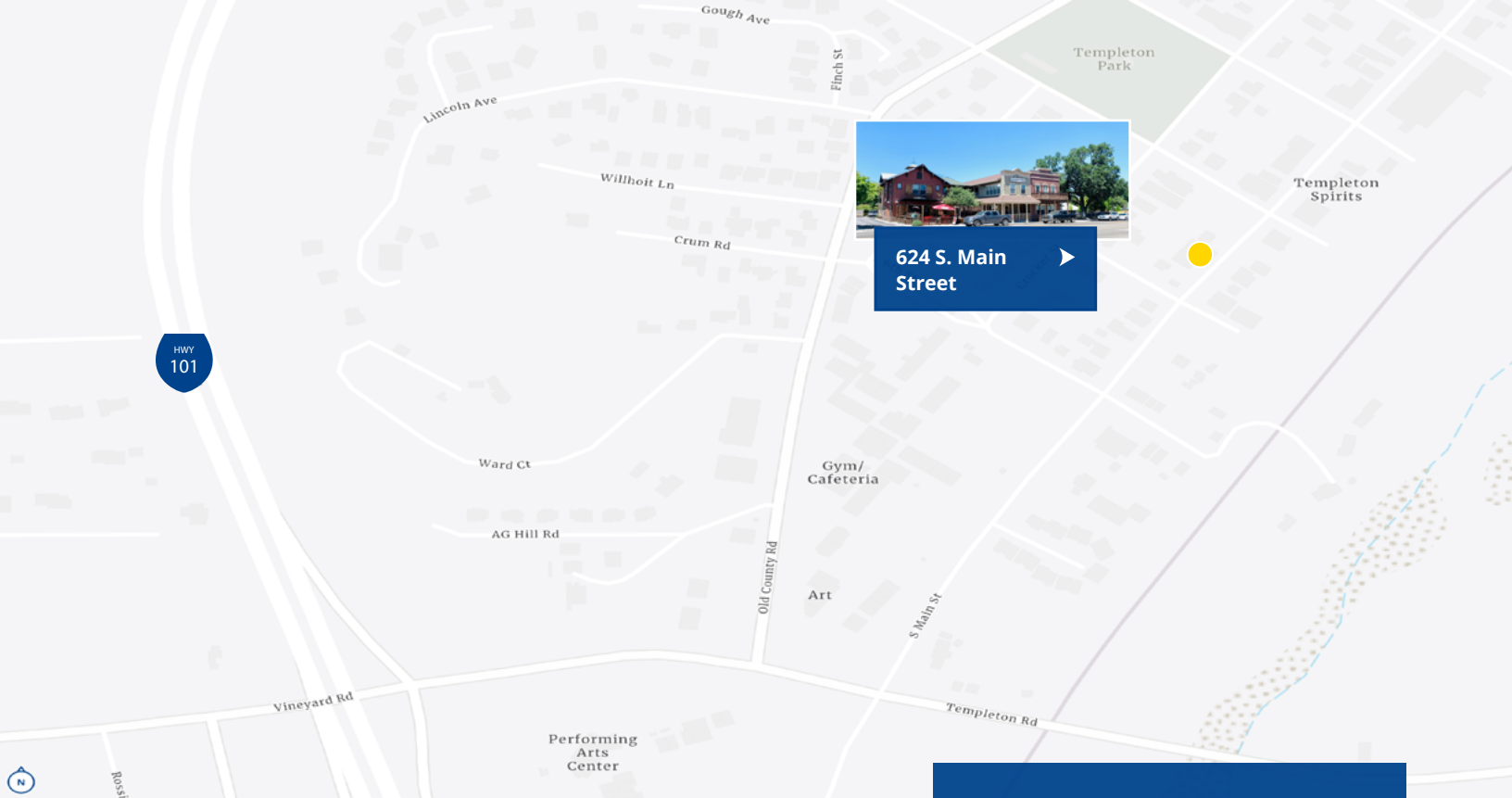


Kitchenette



Office





624 S. Main Street



Demographics by Drive Times (1/5/10 Minutes from Subject)

Distance >	1 Minute Drive Time		5 Minute Drive Time		10 Minute Drive Time	
	Current (2021)	Forecast (2026)	Current (2021)	Forecast (2026)	Current (2021)	Forecast (2026)
Population	4,591	4,715	33,248	34,093	80,374	82,809
Households	1,595	1,639	12,288	12,583	29,768	30,643
Families	1,173	1,205	8,835	9,039	20,976	21,577
Avg. HH Size	2.86	2.85	2.68	2.69	2.64	2.65
Owner Occupied	1,147	1,185	8,982	9,273	20,566	21,390
Renter Occupied	448	454	3,306	3,310	9,201	9,254
Median Age	40.7	40.4	41.8	42.2	40.9	41.6
Median HH Income	\$86,724	\$100,832	\$85,769	\$98,113	\$80,055	\$90,529
Avg HH Income	\$104,477	\$121,123	\$108,054	\$123,682	\$101,358	\$115,759

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¹ Footnote: Data sourced from U.S. Census Bureau, Census Summary File 1. Current and 5 year projections as recorded by ESRI forecast data.