



471 PIERROZ RD

PLACERVILLE, CA 95667

THOMAS NELSON

530.391.4862

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CalDRE #02114777

WWW.ABORNPOWERSCRE.COM

OFFICE BUILDING **FOR LEASE**

OFFICE BUILDING FOR LEASE
471 PIERROZ RD



Lease Rate	\$1.20 /SF MG
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OFFERING SUMMARY

Building Size:	15,000 SF
Available SF:	2,345
Lot Size:	1.5 Acres
Year Built:	1982
Zoning:	C

LOCATION OVERVIEW

2-story office building

2,345 SF available for lease on the first floor

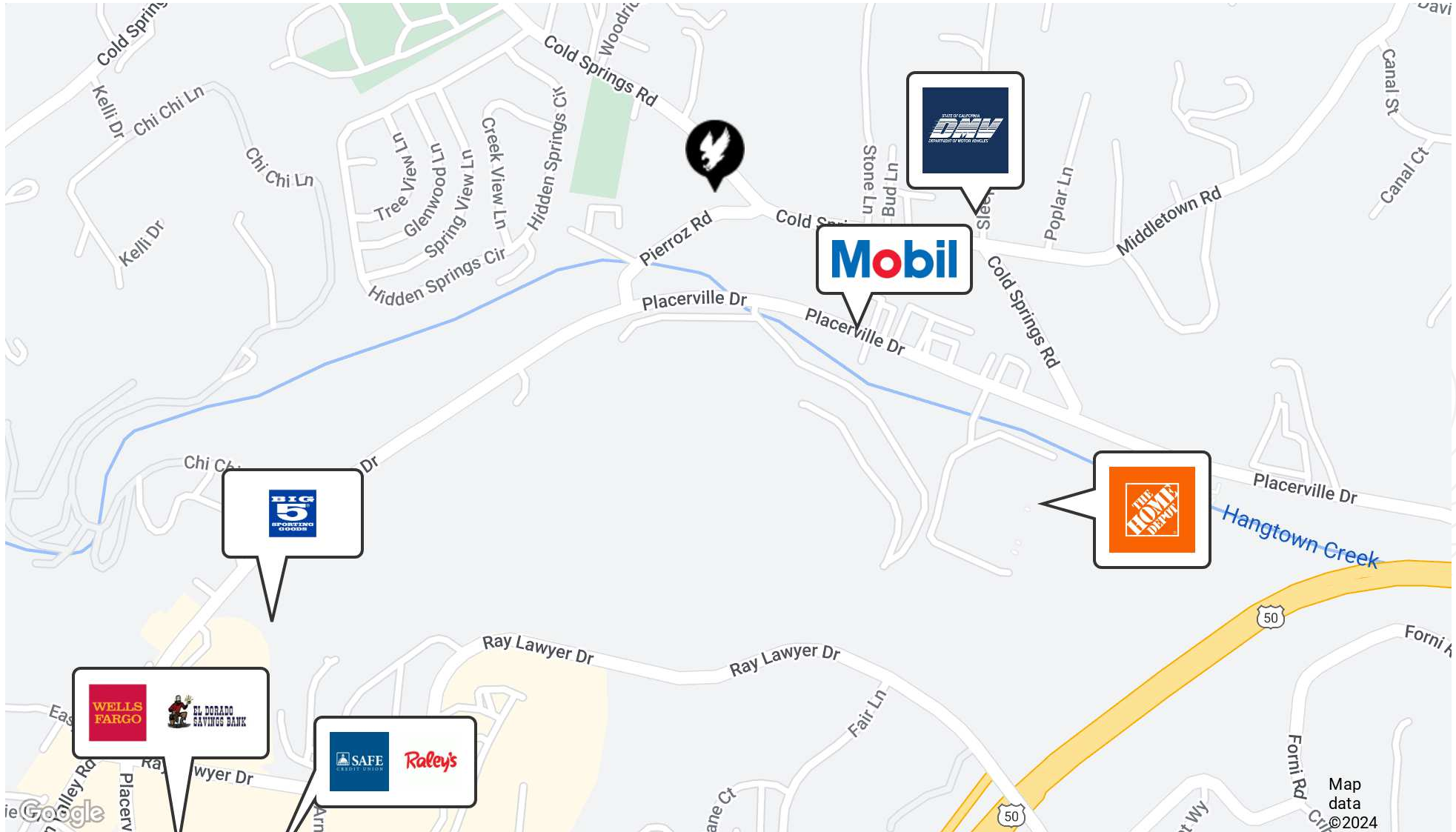
Close to Placerville Dr

Close to El Dorado County government office, DMV, Fair grounds, Downtown Placerville, and Highway 50

CAM approx. \$0.23 psf

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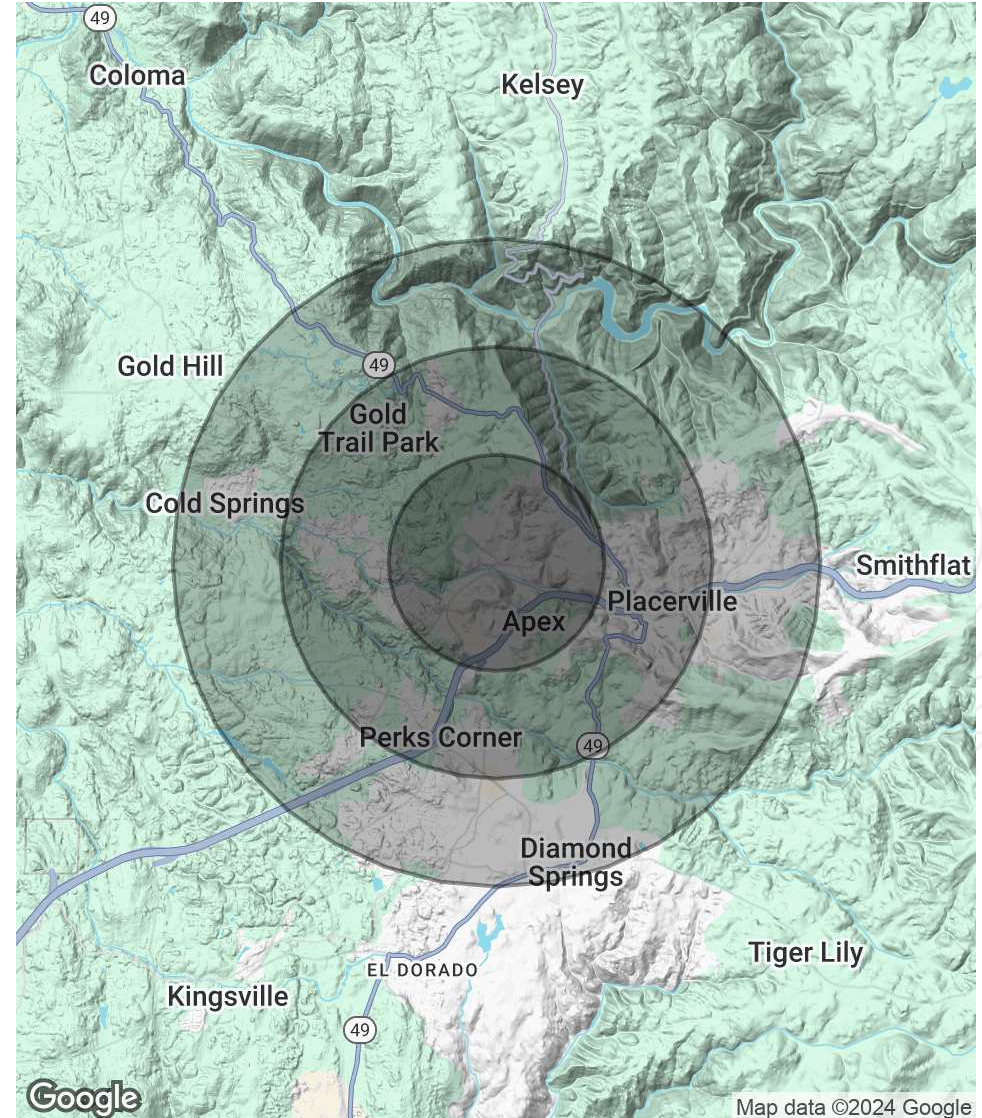
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POPULATION	1 MILE	2 MILES	3 MILES
Total Population	4,433	10,211	16,814
Average Age	44.5	45.6	46.8
Average Age (Male)	39.8	41.6	44.6
Average Age (Female)	45.9	47.8	47.9

HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total Households	1,841	4,321	7,276
# of Persons per HH	2.4	2.4	2.3
Average HH Income	\$83,258	\$80,240	\$80,466
Average House Value	\$385,945	\$387,901	\$393,847

2020 American Community Survey (ACS)



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