



AVAILABLE FOR LEASE

493 PLEASANT VALLEY RD

Suite 110-C, Diamond Springs, CA 95619

Office/Dental +/- 2,089 SF

+/- \$1.65 PSF MG



493 PLEASANT VALLEY RD, STE 110-C | DIAMOND SPRINGS, CA 95619
OFFICE / DENTAL

HIGHLIGHTS

- Downtown Central Location
- High Visibility/Traffic
- Parking is Plentiful
- Historic building
- Well Maintained Grounds
- Conveniently located near local cafe and salon
- Previous Dental Office



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COMMERCIAL®
Select Real Estate



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OFFICE / DENTAL

BUILDING

- Lobby
- 5 Bays
- Private Restrooms
- Breakroom
- Move In Ready
- Multiple Exterior Signage Locations Available



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OFFICE / DENTAL



Property Overview

This versatile office space, previously utilized as a dental office, is available for lease in the highly sought-after Diamond Springs area. The property offers a prime location with excellent visibility and convenient access, making it an ideal space for a variety of healthcare practices or professional services.

- Highly Visibility Signage
- Reception Area
- 5 Dental Bays
- 3 Restrooms
- Break Room
- Laundry
- HVAC
- Lots of Windows with Window Coverings
- Ample Accessible Parking
- Nearby Eateries

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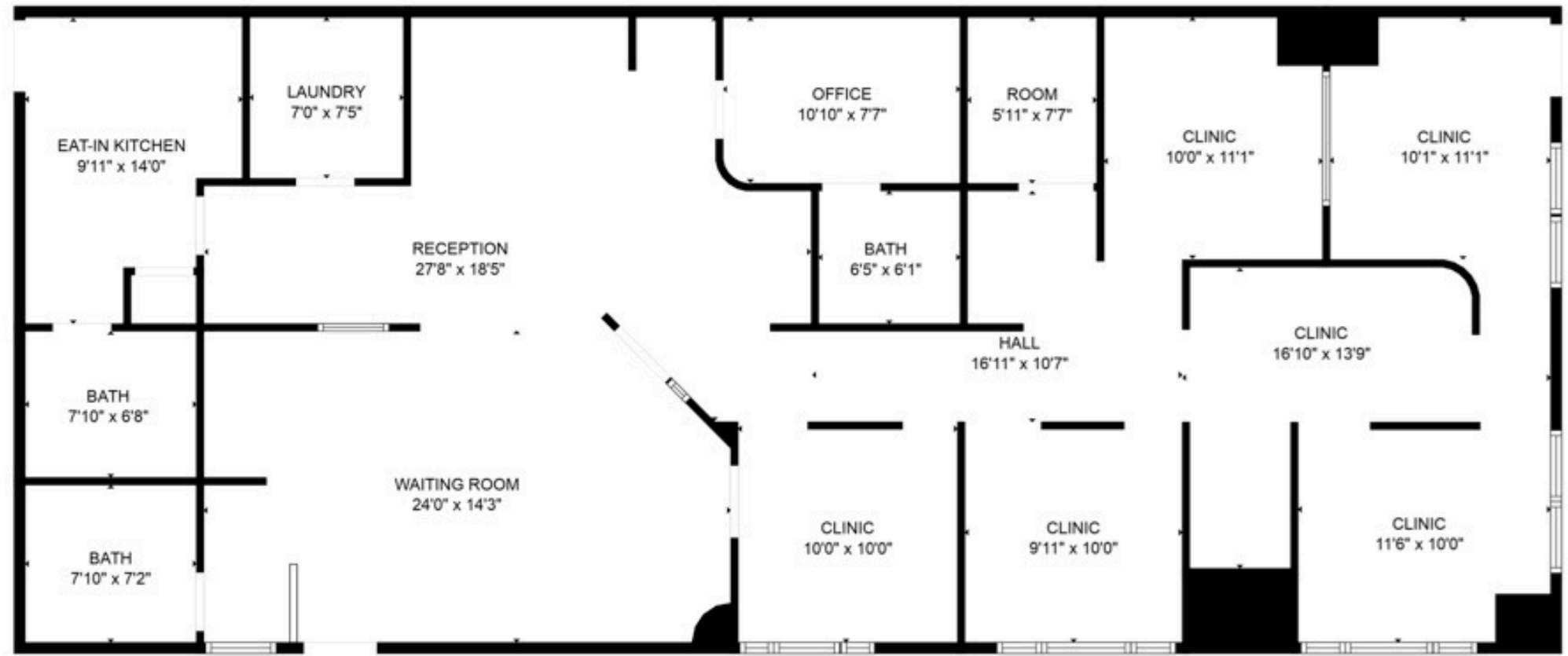


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Floor Plan



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Diamond Springs, located in El Dorado County, is a historic community with a population of around 3,000. Known for its Gold Rush roots and scenic beauty, it offers a small-town, family-friendly atmosphere with easy access to Placerville and Sacramento. The area features affordable housing, outdoor recreation, and a strong community spirit, making it an ideal place for your business in the Northern California's Gold Country.

Households by Income

The largest group : \$100,000 - \$149,999 (20.8%) ■


The smallest group : \$15,000 - \$24,999 (4.43%) ■

Indicator	Value(%)	
< \$15,000	6.58	■
\$15,000 - \$24,999	4.43	■
\$25,000 - \$34,999	5.8	■
\$35,000 - \$49,999	8.24	■
\$50,000 - \$74,999	17.23	■
\$75,000 - \$99,999	11.28	■
\$100,000 - \$149,999	20.8	■
\$150,000 - \$199,999	10.26	■
\$200,000+	15.39	■

POPULATION BY GENERATION


8.79%
Greatest Gen: Born
1945/Earlier


25.81%
Baby Boomer: Born
1946 to 1964


17.37%
Generation X: Born
1965 to 1980


20.14%
Millennial: Born 1981
to 1998


20.23%
Generation Z: Born
1999 to 2016


7.66%
Alpha: Born 2017 to
Present



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