

FOR SALE OR LEASE



SINGLE STORY, MEDICAL OR DENTAL OFFICE BUILDING LOCATED IN PLACERVILLE, CA



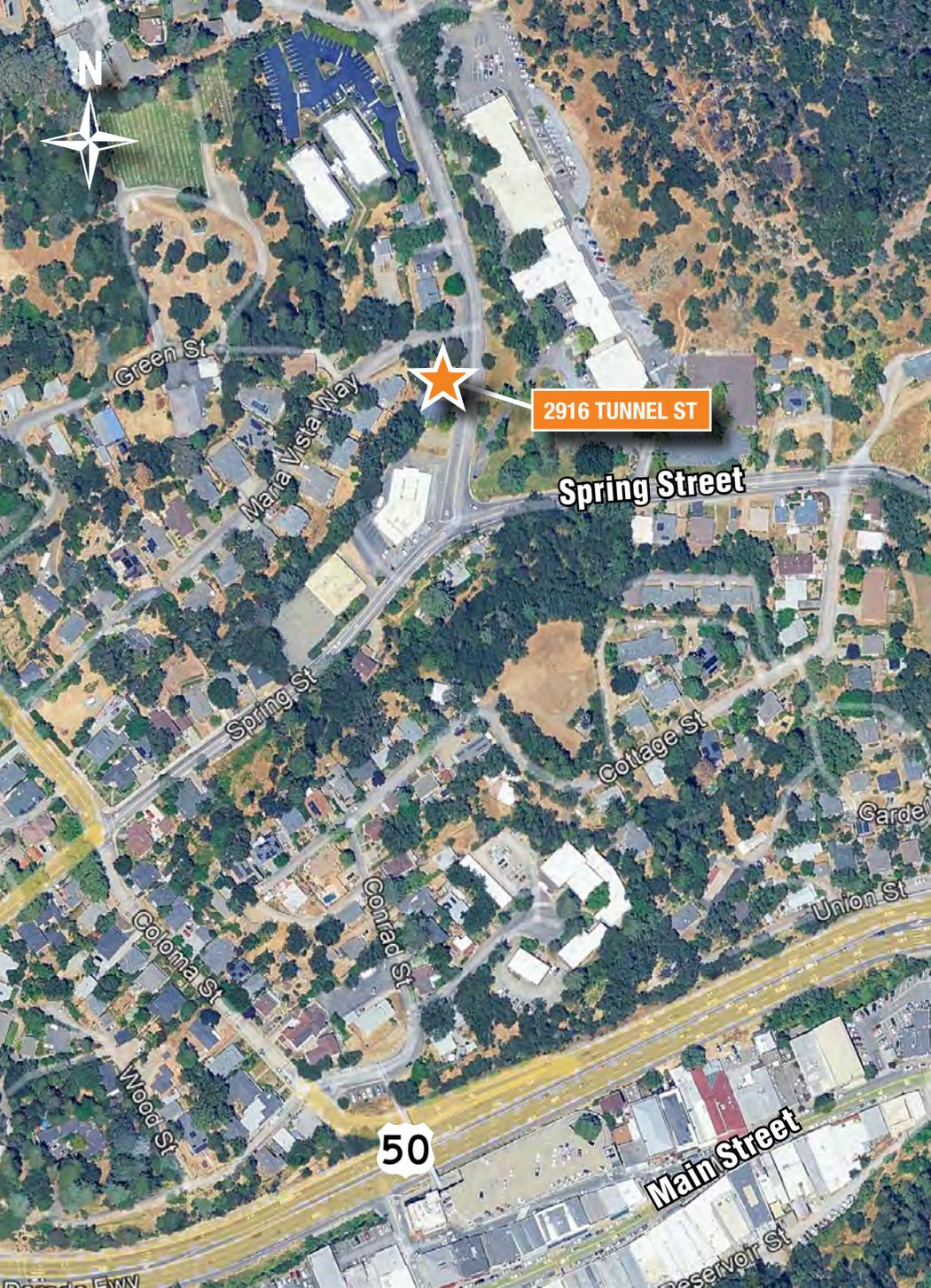
**OSBORNE
GROUP**

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**2916 Tunnel Street
Placerville, CA 95667**



PROPERTY HIGHLIGHTS

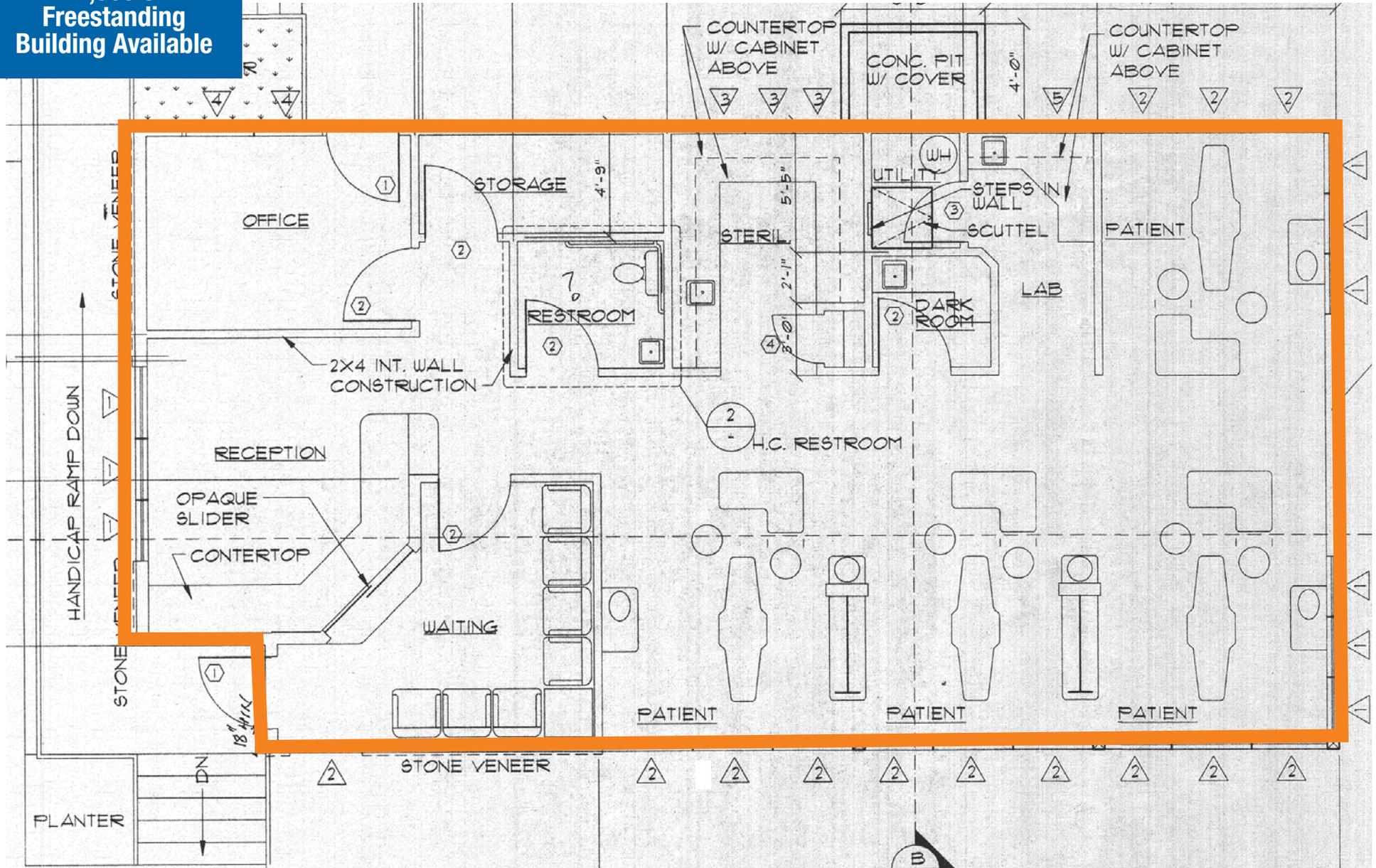
- ± 1,300 SF Freestanding building for sale or lease – currently build out dental office
- Lot Size: ±0.25 Acres
- Build out: large open area with four (4) patient exam spaces with sinks, one (1) private offices, reception/waiting area, restroom, and storage room
- The building has attractive stone veneers, large window line surrounding the building, and a dedicated off-street parking lot
- Located near intersection of Spring Street and Tunnel Street
- Located within a desirable community with complementary medical and office uses and a well-established residential community
- Short distance to historic downtown Placerville
- For Sale or Lease - inquire with listing agent for sales price.

LEASE RATE: \$1.75/SF NNN



FLOOR PLAN

±1,300 SF
Freestanding
Building Available



DEMOGRAPHICS

MARKET OVERVIEW

2916 Tunnel Street
Placerville, Ca 95667

3 MILE RADIUS

KEY FACTS

18,537

Population

47

Median Age



Average Household Size

\$84,358

Median Household Income

HOUSING STATS



\$451,055

Median Home Value



8,001

Households



37.25%

% Renter Occupied
Housing Units

COMMUTERS



0.76%

Used Public Transportation



83.73%

Drove Alone to Work

EDUCATION



23.28%

High
School Graduate



18.14%

Some
College



19.49%

Bachelor's
Degree Plus

BUSINESS



14,217

Total Employees

EMPLOYMENT



57.07%

White Collar



42.93%

Blue Collar

PROPERTY AERIAL



PLACERVILLE SENIOR CENTER

2916 TUNNEL ST

SAVE MART SUPERMARKETS

WELLS FARGO

TACO BELL



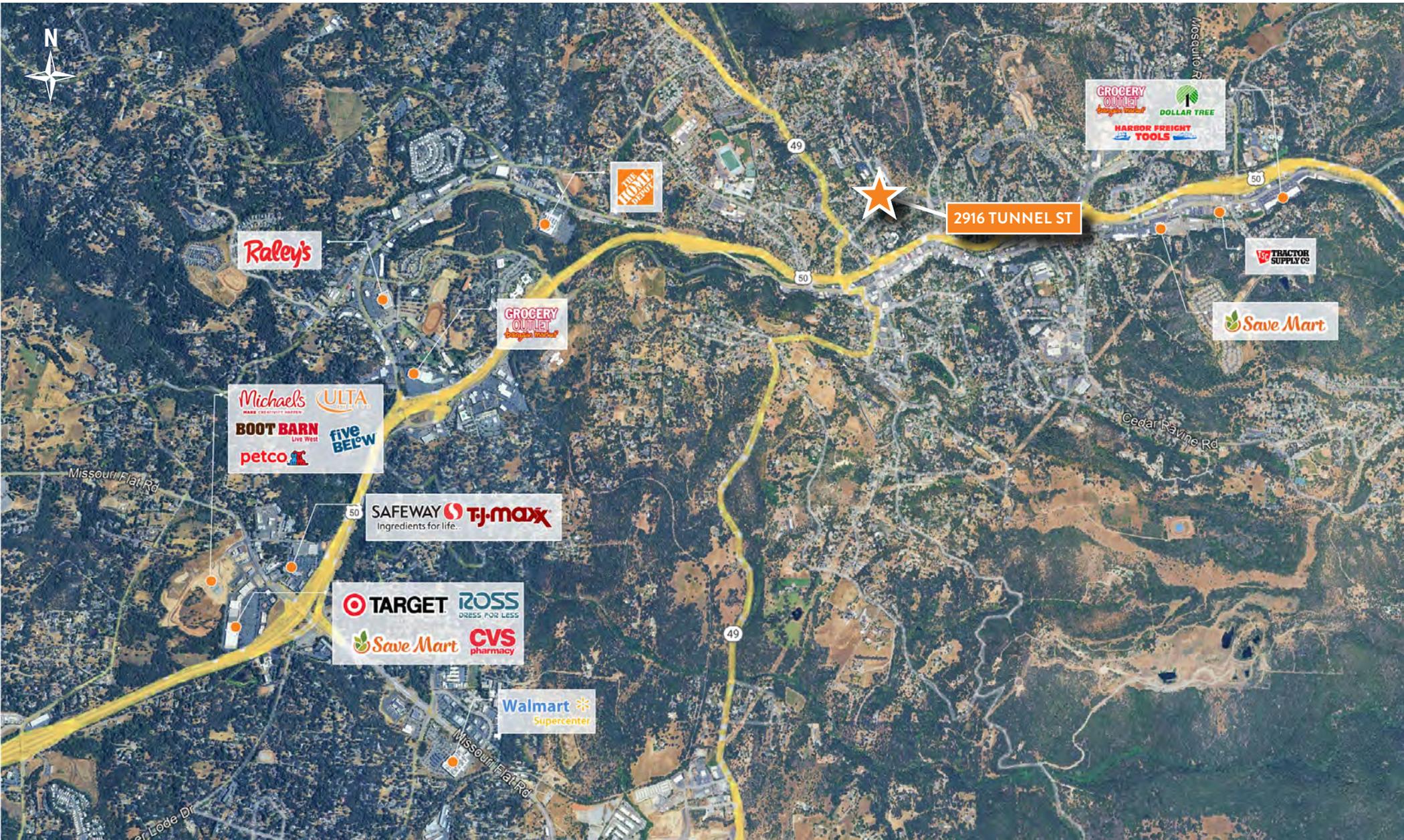
DOWNTOWN PLACERVILLE

Bank of America



Sourdough's Co

PLACERVILLE RETAIL AERIAL





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