

# 601 MAIN STREET

PLACERVILLE, CALIFORNIA

IDEAL OWNER USER OR INVESTMENT OPPORTUNITY



**NEWMARK**

**FOR SALE**

Offered at: \$995,000

980 Ninth Street, Suite 2500, Sacramento, CA

**TOM CONWELL**

t 916-569-2380

tom.conwell@nrmk.com

CA RE License #01394155

# TERMS OF OFFERING

On behalf of the Owner of the property referenced herein (“Property”) present this Confidential Offering Memorandum (“Memorandum”) to assist the recipient(s) (“You” or “Your”) in evaluating the Property and it is intended for Your use only. This Memorandum contains brief, selected information pertaining to the Property and should not be considered all-inclusive or permanent. The information in this Memorandum has been obtained from sources believed to be reliable, but has not been verified and is not guaranteed. You should independently verify each item of information and have the same reviewed by Your tax advisor and/or legal counsel. Assumptions, projections, estimates and/or opinions are provided as examples only and all information is subject to changes, errors, omissions and/or withdrawal without notice. Broker and Owner assume no responsibility for and make no warranty as to the accuracy or completeness of any information in this Memorandum. Broker and Owner expressly disclaim any implied or expressed warranties of merchantability, fitness for a particular purpose or non-infringement of intellectual property relating to this Memorandum. In no event shall Broker or Owner be liable for any damages resulting from the reliance on or use of any information in this Memorandum, including but not limited to direct, special, indirect, consequential or incidental damages. By accepting receipt of this Memorandum, You agree to the following: (a) This Memorandum is of a highly confidential nature, will be held in the strictest confidence and shall be returned to Broker upon request; (b) You shall not contact any property manager, employee or tenant of the Property regarding the Property or this Memorandum, without prior approval of Broker or Owner; and (c) You understand and agree that Broker represents Owner and not You. Neither Broker nor Owner shall have any obligation to pay any commission, finder’s fee, or any other compensation to any broker or other person. By accepting receipt of this Memorandum, you agree to defend, indemnify and hold harmless Broker and Owner (including all of their agents, employees, subsidiaries, affiliated entities, successors and assigns) from and against any and all claims, disputes, litigation, demands, damages, liabilities, losses, judgments, expenses, fines, contributions, charges, injuries and/or costs and expenses, including reasonable attorneys’ fees, arising or resulting from acts by You.

Legal documents and reports summarized in this brochure are not intended to be comprehensive statements of the terms and contents of such documents and reports. Although Broker and Owner believe the information to be accurate, no warranty or representation is made as to its accuracy or completeness. Interested parties should conduct independent investigations and reach conclusions without reliance on materials contained herein.

The Property shall be sold AS-IS, WHERE-IS, WITH ALL FAULTS, and Seller makes no warranties, representations, certifications nor “to the best of my knowledge” type statements to the status of the Property, the improvements thereon, potential use, economic feasibility, environmental matters, the availability of development rights or permits or any other matters. Seller will not incur any obligations that extend beyond the Closing.

## OFFERING PROCESS

Offers should be delivered to the office of the Exclusive Listing Broker, Newmark by email or by contacting:

Tom Conwell, Jr.

916.569.2380

tom.conwell@nmrk.com

To facilitate analysis of offers, prospective buyers are encouraged to provide information relative to: funding sources, experience in owning and operating similar properties, familiarity with the market and any other information which is likely to favorably reflect on the offerer’s ability to close this proposed transaction in a timely manner.

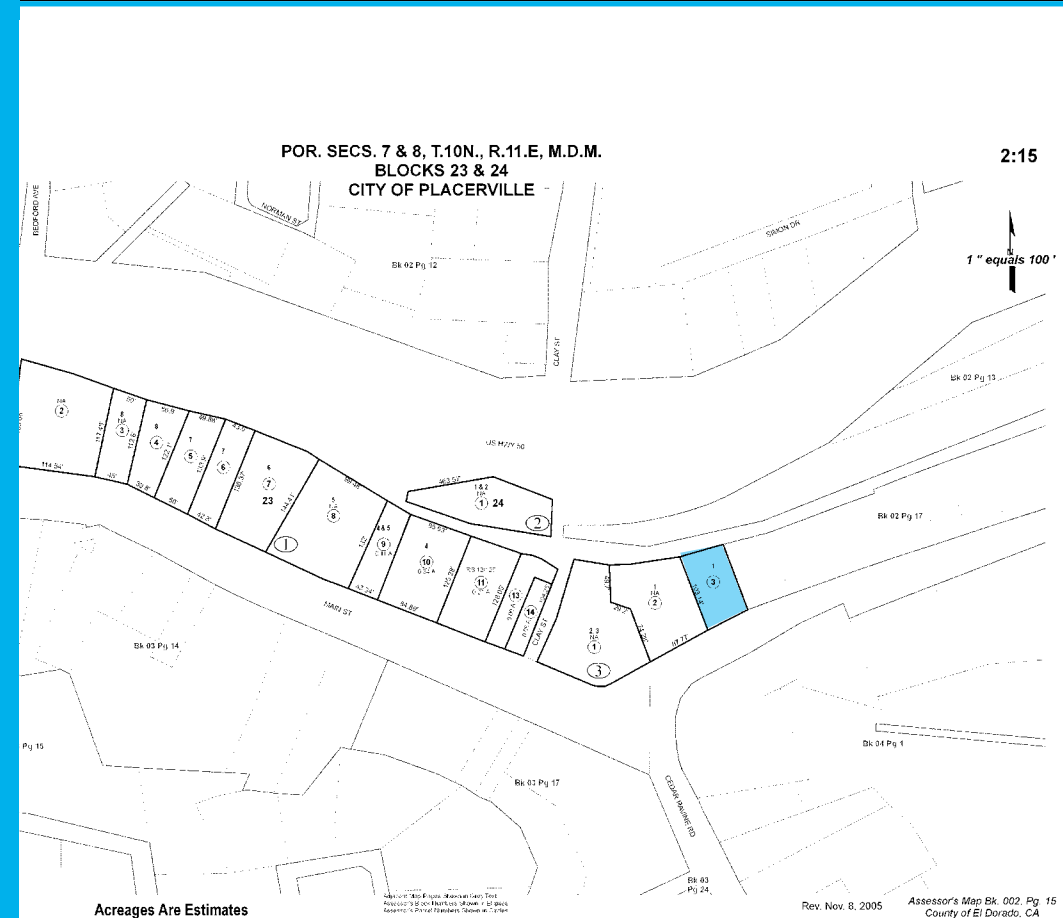
# EXECUTIVE SUMMARY

601 Main Street is situated in the heart of the historic Main Street in Placerville, California. It is a great two tenant office building nestled next to the well-known Ivy House and public parking. This rare opportunity is ideal for an owner user seeking to occupy up to ±3,552 fully updated office space or for that investor seeking a small low maintenance asset with a history of being fully leased. Built in 1973, this property is located next to food, shopping, and easy access to/from US HWY 50. This, coupled with its offering unparalleled accessibility and high-profile visibility. 601 Main Street is an opportunity in a rare chance to invest in a highly visible and influential location, in a well-known historic corridor of Placerville.

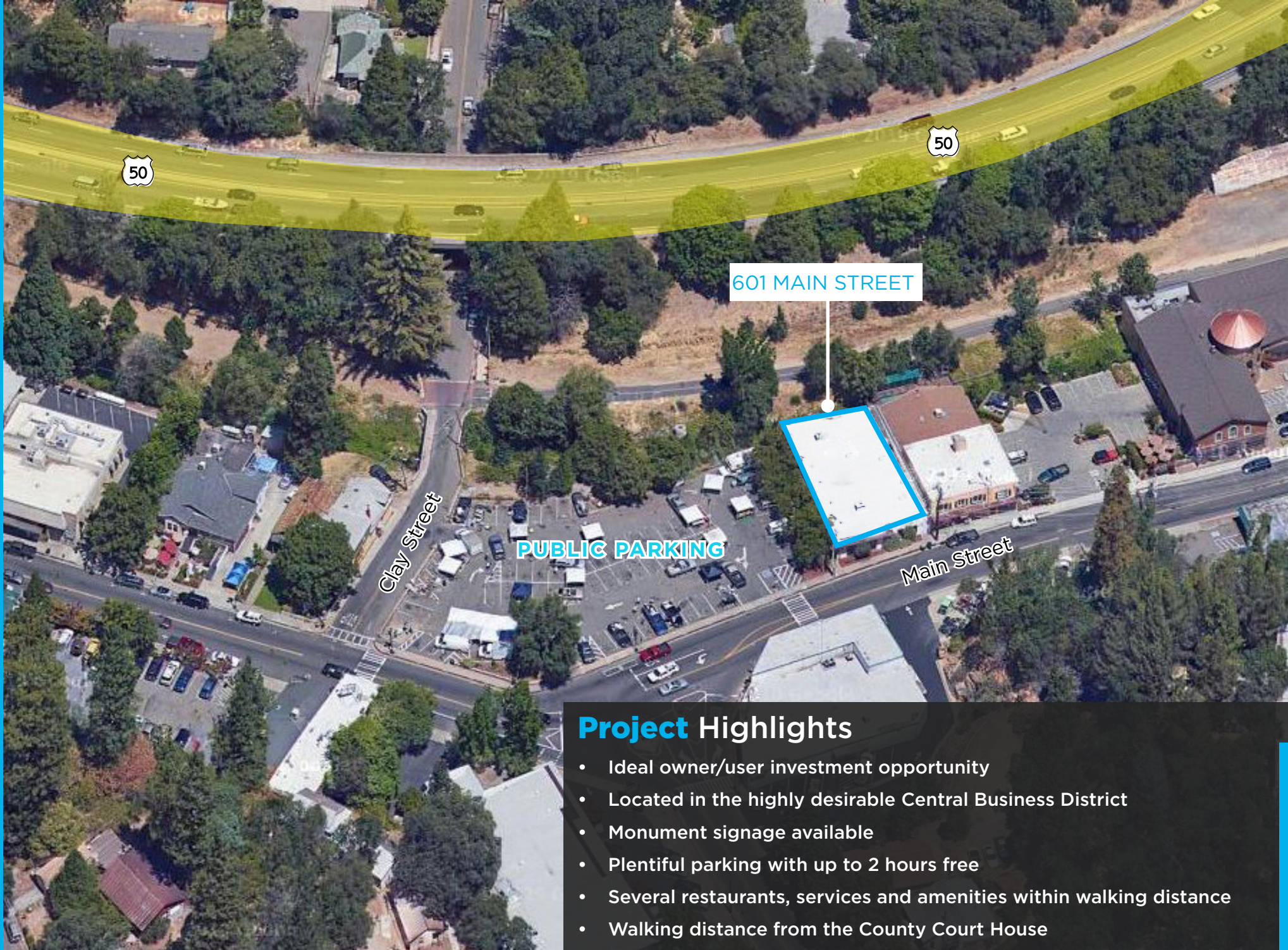


# OFFERING SUMMARY

Offering Price	\$995,000
Price/SF	\$209
Address	601 Main Street Placerville, CA.
Property Type	Free Standing Multi-Tenant Office Building
Building SF	4,752
Stories	1
Parcel #	002-153-003-000 (City of Placerville)
Acreage	±0.17
Zoning	CBD - Central Business District
Built	1973
Vacancy	±3,552 SF
Current Tenant	Nouvita Medical Management re- cently signed a 3-year lease, with rent at \$2,244 per month



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601 MAIN STREET

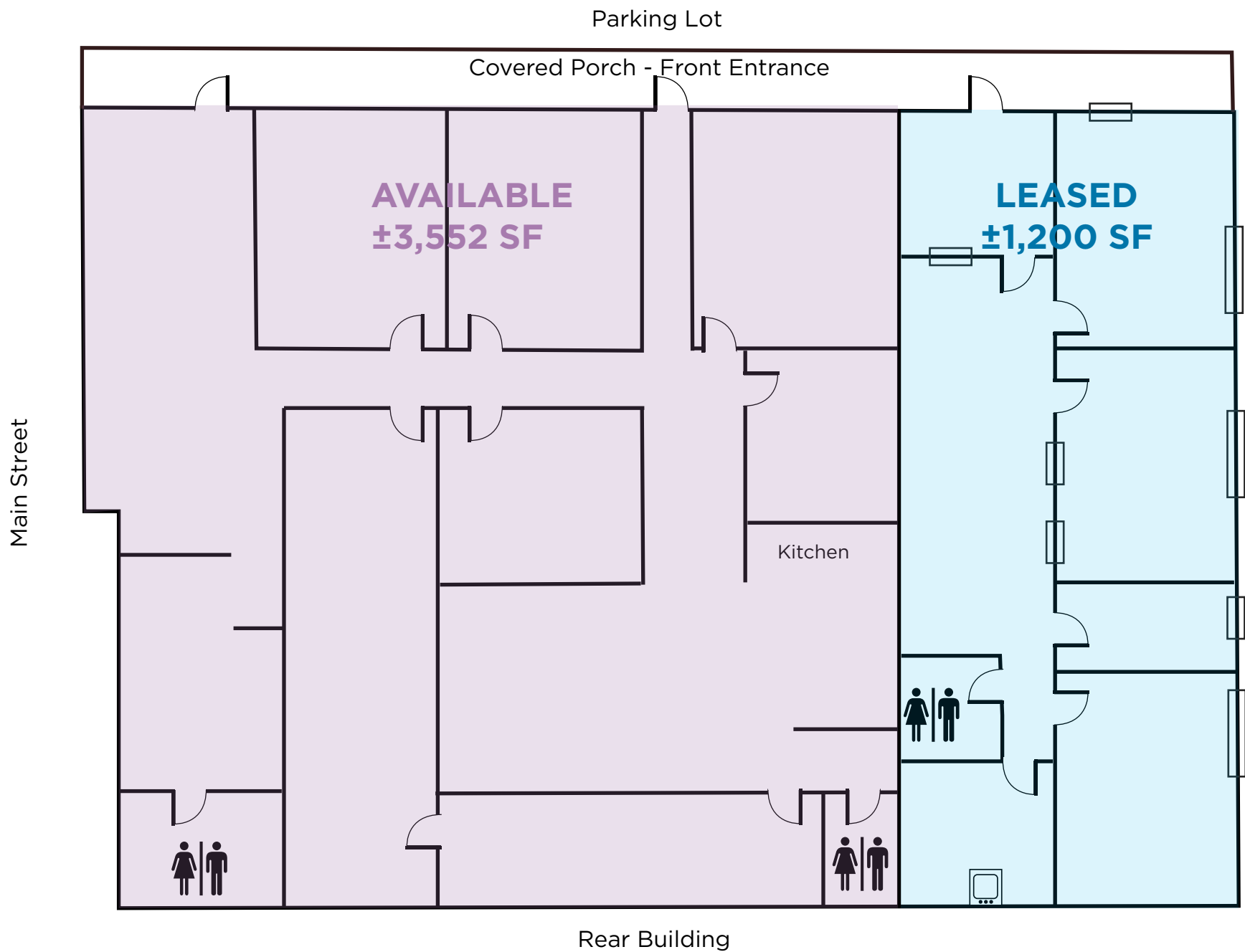
PUBLIC PARKING

Clay Street

Main Street

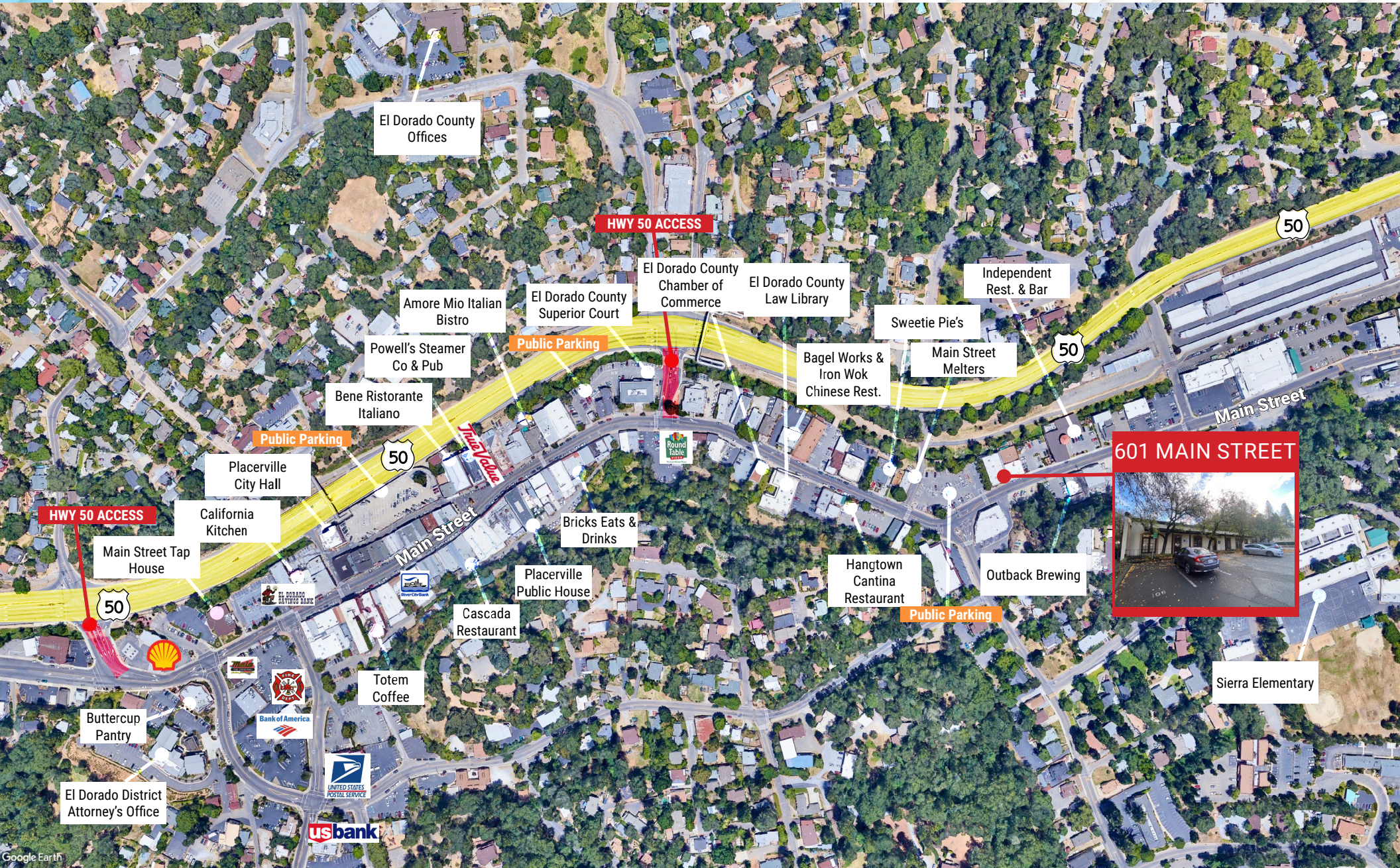
### Project Highlights

- Ideal owner/user investment opportunity
- Located in the highly desirable Central Business District
- Monument signage available
- Plentiful parking with up to 2 hours free
- Several restaurants, services and amenities within walking distance
- Walking distance from the County Court House
- **Close proximity to Highway 50 on/off ramp**



All images used are for illustrative purposes only and are intended to convey the concept and vision for the asset. They are for guidance only and do not necessarily represent a true and accurate depiction of the asset.

# Amenities



El Dorado County Offices

HWY 50 ACCESS

Amore Mio Italian Bistro

El Dorado County Superior Court

El Dorado County Chamber of Commerce

El Dorado County Law Library

Independent Rest. & Bar

Powell's Steamer Co & Pub

Public Parking

Bagel Works & Iron Wok Chinese Rest.

Sweetie Pie's

Main Street Melters

Bene Ristorante Italiano

Public Parking

Main Street

50

50

601 MAIN STREET



HWY 50 ACCESS

Placerville City Hall

50

Bricks Eats & Drinks

Main Street Tap House

California Kitchen

Placerville Public House

Hangtown Cantina Restaurant

Outback Brewing

EL DORADO DISTRICT BANK

Cascada Restaurant

Public Parking

Sierra Elementary

Buttercup Pantry

Totem Coffee

El Dorado District Attorney's Office

BANK OF AMERICA

UNITED STATES POSTAL SERVICE

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