



463 MAIN STREET

PLACERVILLE, CA 95667

THOMAS NELSON

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RETAIL PROPERTY **FOR LEASE**

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463 MAIN STREET



Lease Rate

**\$1.50 - 2.18
SF/MONTH**

OFFERING SUMMARY

Building Size: 9,328 SF

Available SF: 200 - 860 SF

PROPERTY OVERVIEW

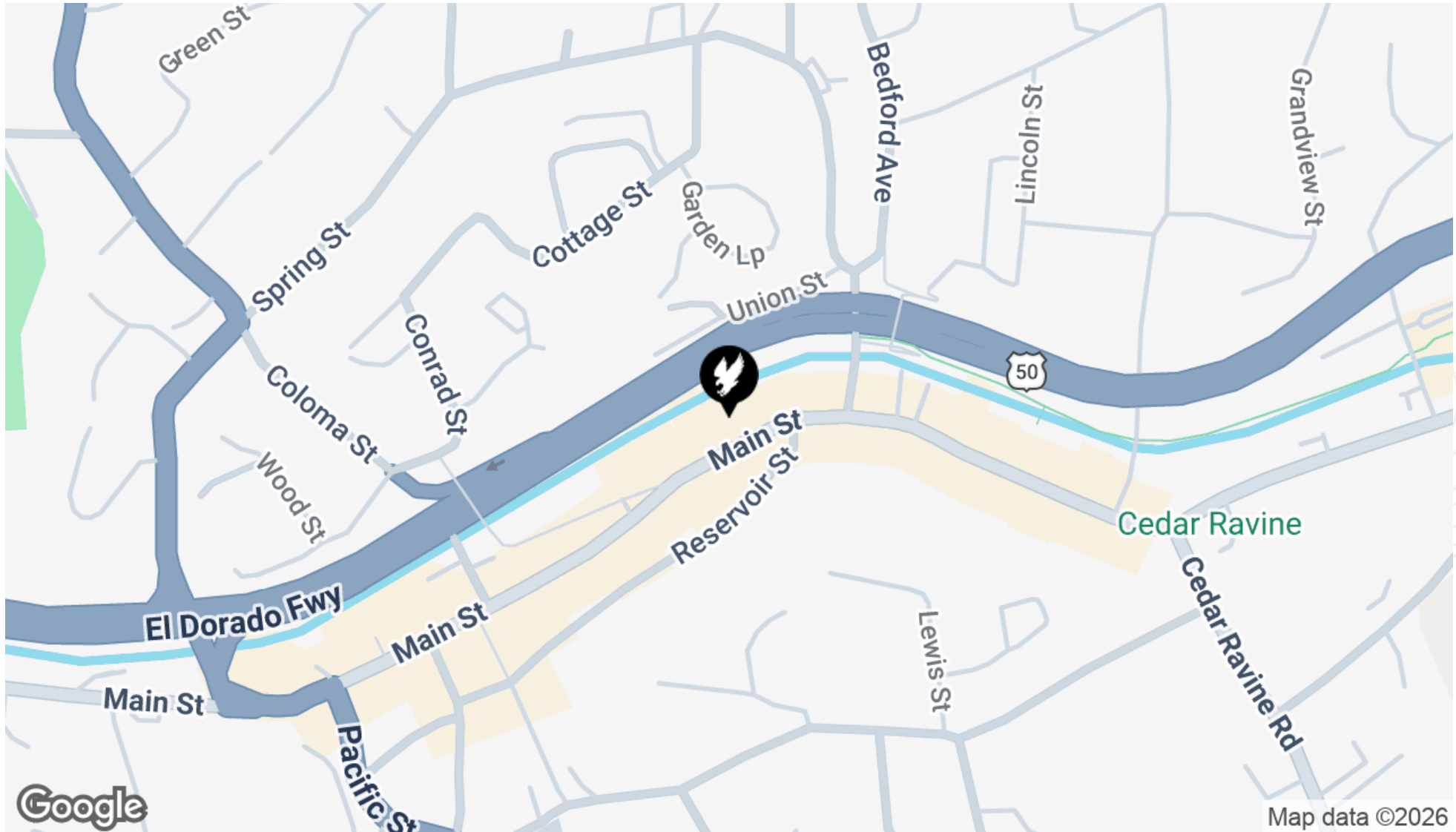
463 Main St
Second Floor Office spaces for lease!
STE A - 750 SF, \$1,125 /mo
STE E - 200 SF, \$435 /mo
STE G - 378 SF, \$565 /mo
STE H - 860 SF, \$1,500 /mo

Utilities Included
Shared Restrooms

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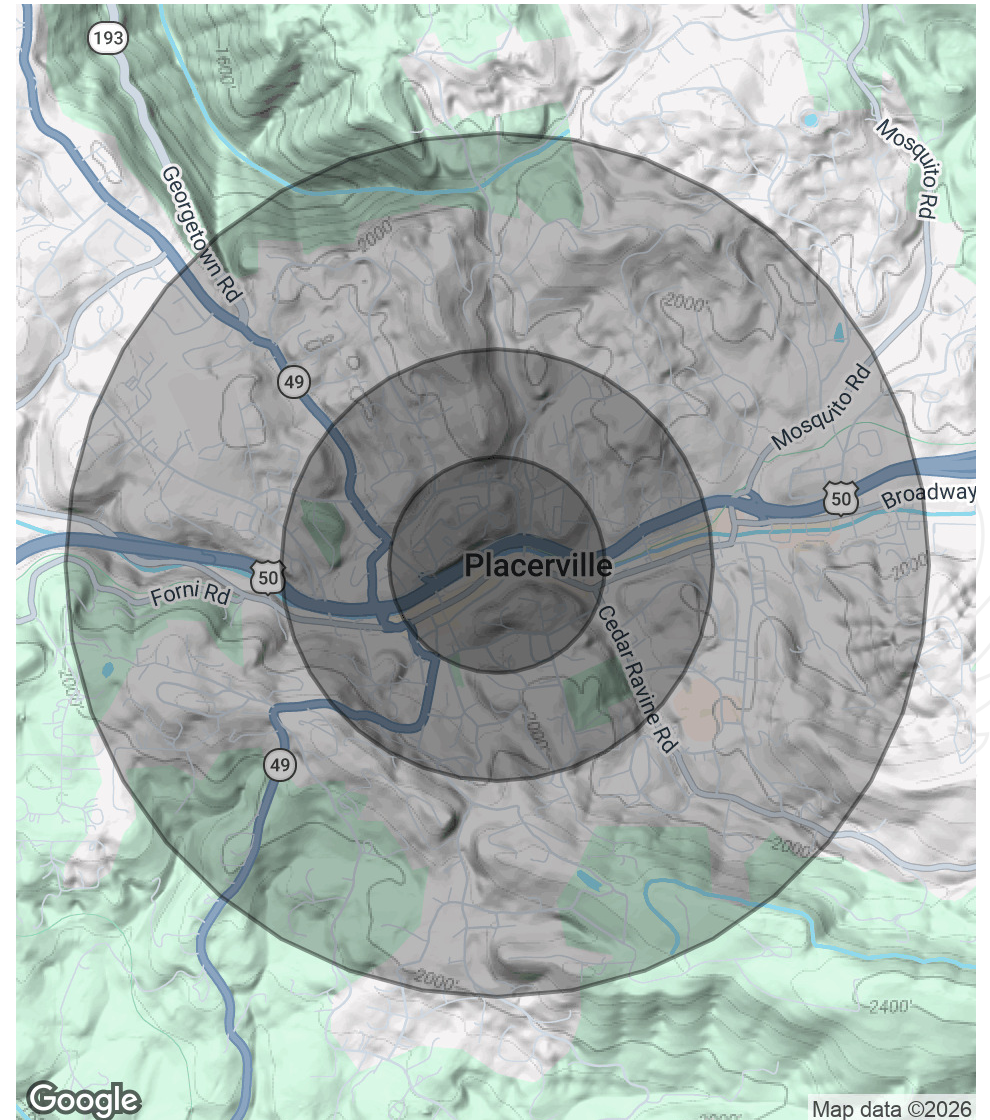
459 MAIN STREET



POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	341	1,467	4,683
Average Age	37.8	37.7	39.3
Average Age (Male)	36.3	33.7	35.5
Average Age (Female)	37.3	37.3	39.3

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	127	556	1,814
# of Persons per HH	2.7	2.6	2.6
Average HH Income	\$93,469	\$91,001	\$92,946
Average House Value	\$453,981	\$428,646	\$444,606

2023 American Community Survey (ACS)



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