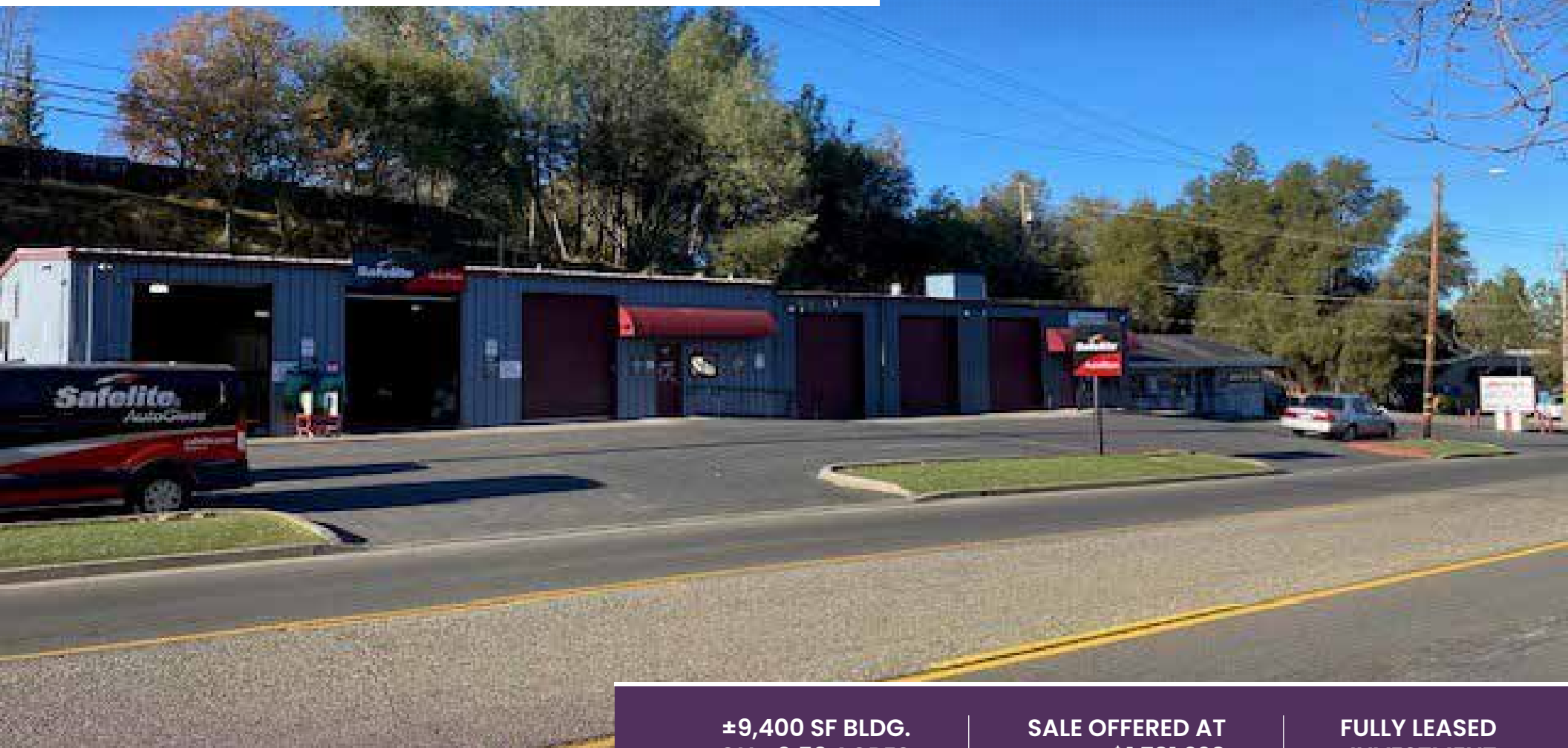


# FOR SALE

131, 135, 137

Placerville Drive, Placerville, CA



±9,400 SF BLDG.  
ON ±0.53 ACRES

SALE OFFERED AT  
\$1,781,228

FULLY LEASED  
INVESTMENT

**NEWMARK**

# PROPERTY HIGHLIGHTS



Offered at \$1,781,228 - 6.5%  
CAP rate (\$189.00 PSF)



APN#  
325-160-031-000



Situated on the retail  
corridor of Placerville Drive



Year Built 1963



On Highly visible  
Placerville Drive Corridor



Zoned C (commercial),  
City of Placerville



Strong national and  
local credit Tenant mix



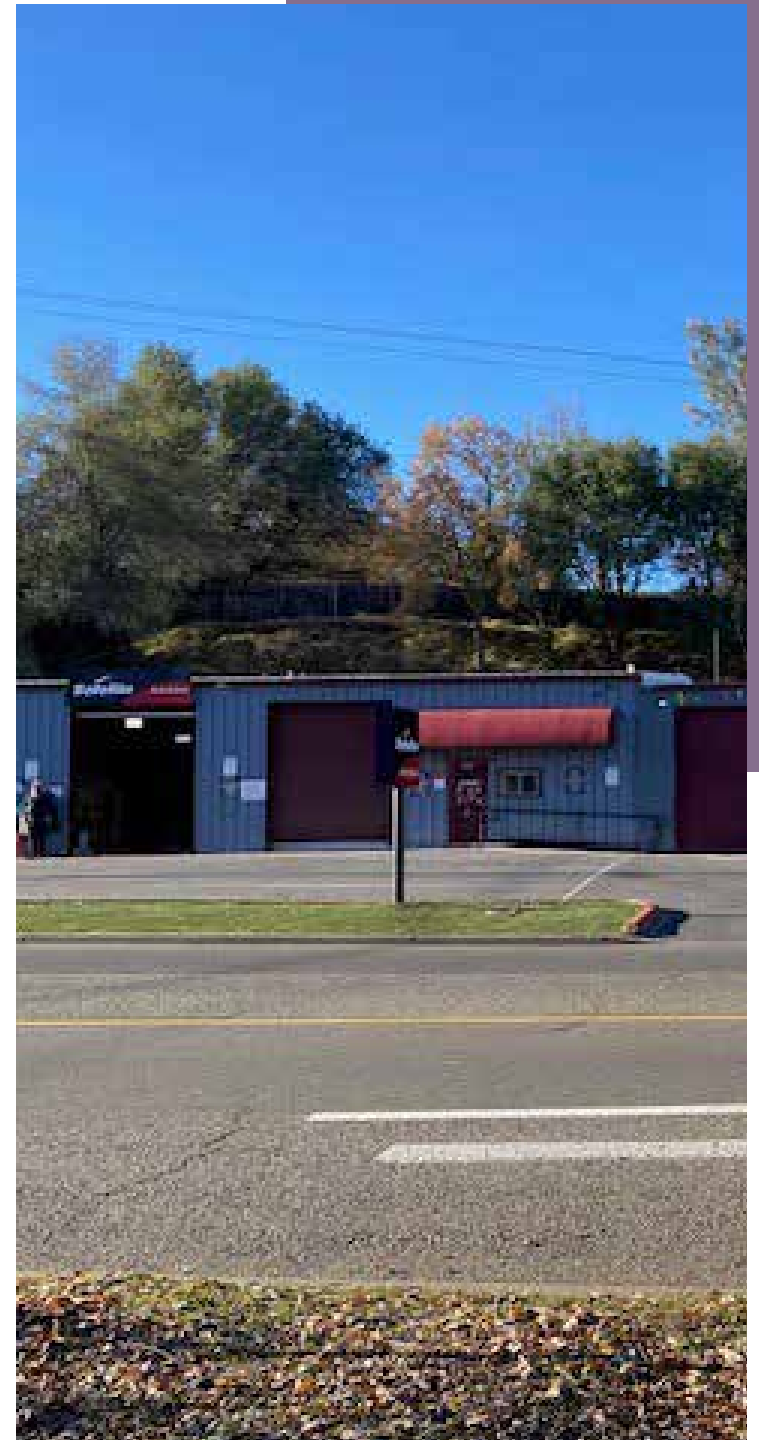
Modified Gross Leases  
with Tenants Paying  
Proportionate Share of the  
Operating Expenses



100% Occupied Free  
Standing Multi-Tenant Retail/  
Industrial Building



Ideal for an Investor Seeking  
an Asset that is easy to  
Maintain and has a History of  
100% Occupancy



# PARCEL MAP



137 PLACERVILLE DR,  
PLACERVILLE, CA 95667

Armory Dr

Placerville Dr

Gebou Ln

135 PLACERVILLE DR,  
PLACERVILLE, CA 95667

131 PLACERVILLE DR,  
PLACERVILLE, CA 95667

# PARCEL AERIAL MAP



137 PLACERVILLE DR,  
PLACERVILLE, CA 95667

135 PLACERVILLE DR,  
PLACERVILLE, CA 95667

131 PLACERVILLE DR,  
PLACERVILLE, CA 95667

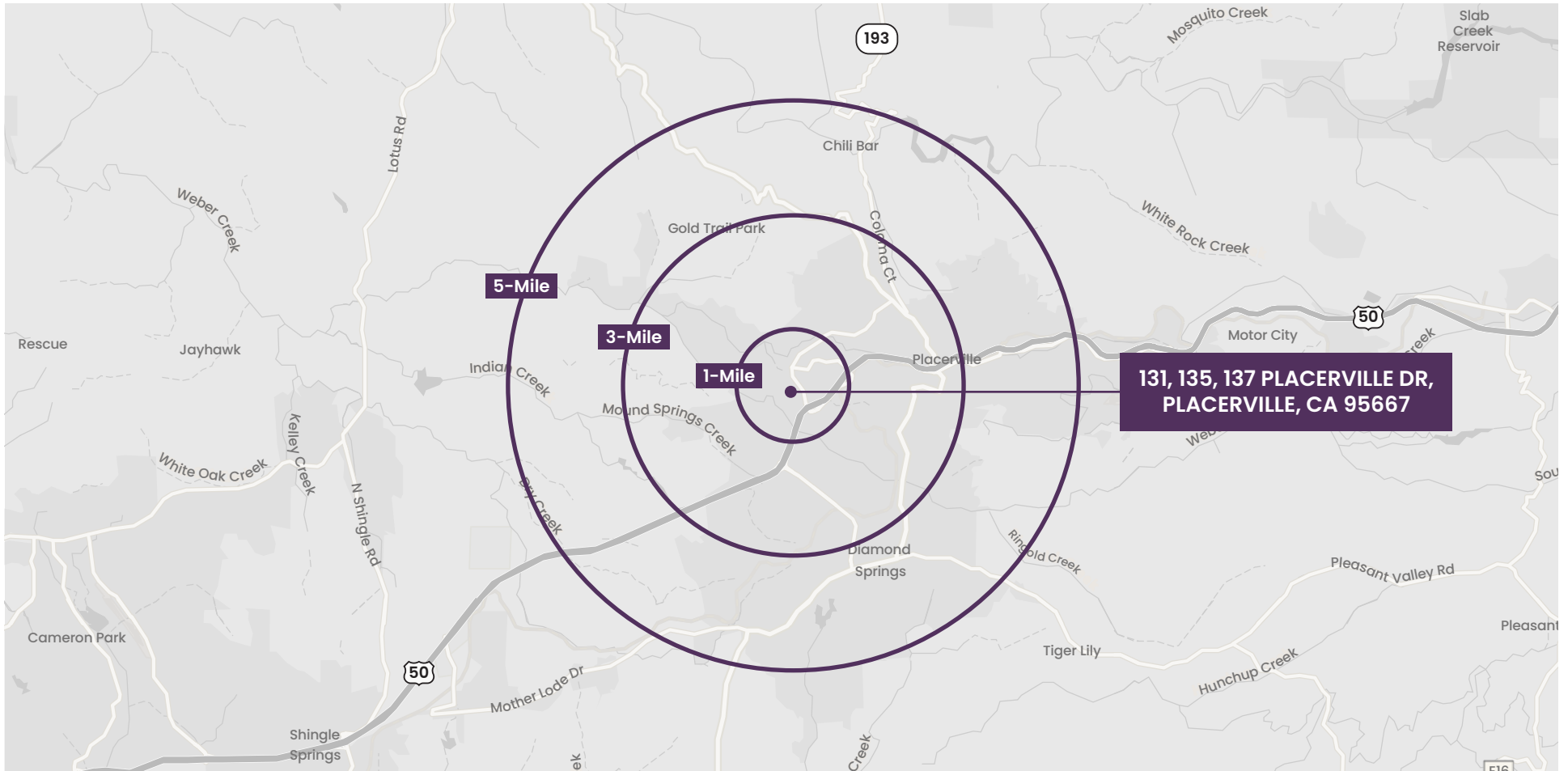
# CURRENT TENANTS MAP



# RETAIL AERIAL MAP



# DEMOGRAPHICS MAP

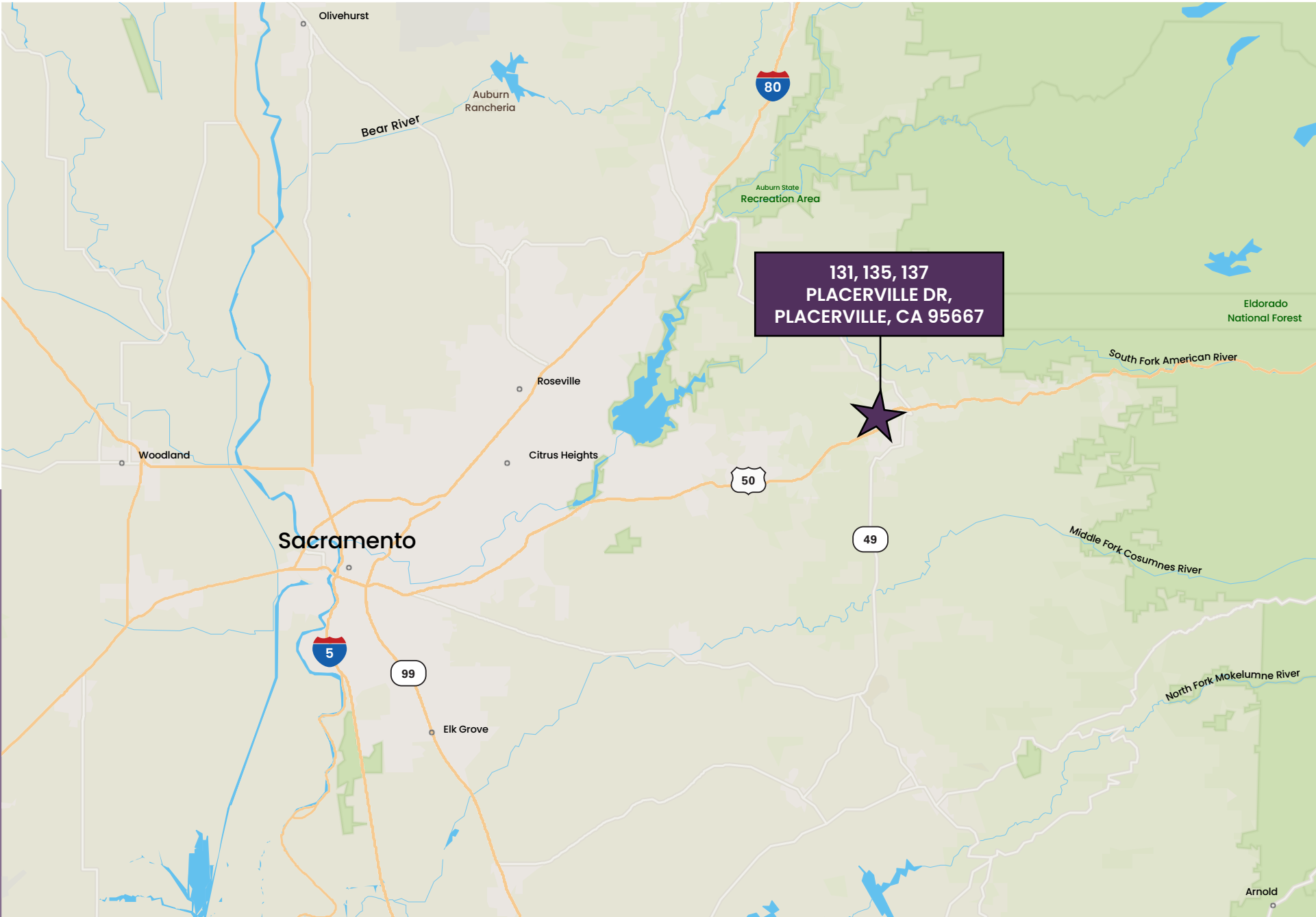


	1-MILE	3-MILE	5-MILE
Average HH Income	\$108,053	\$98,329	\$103,146
2024 Population	2,912	21,382	32,208

Average Daily Traffic Placerville Dr – 40,881 (2020)



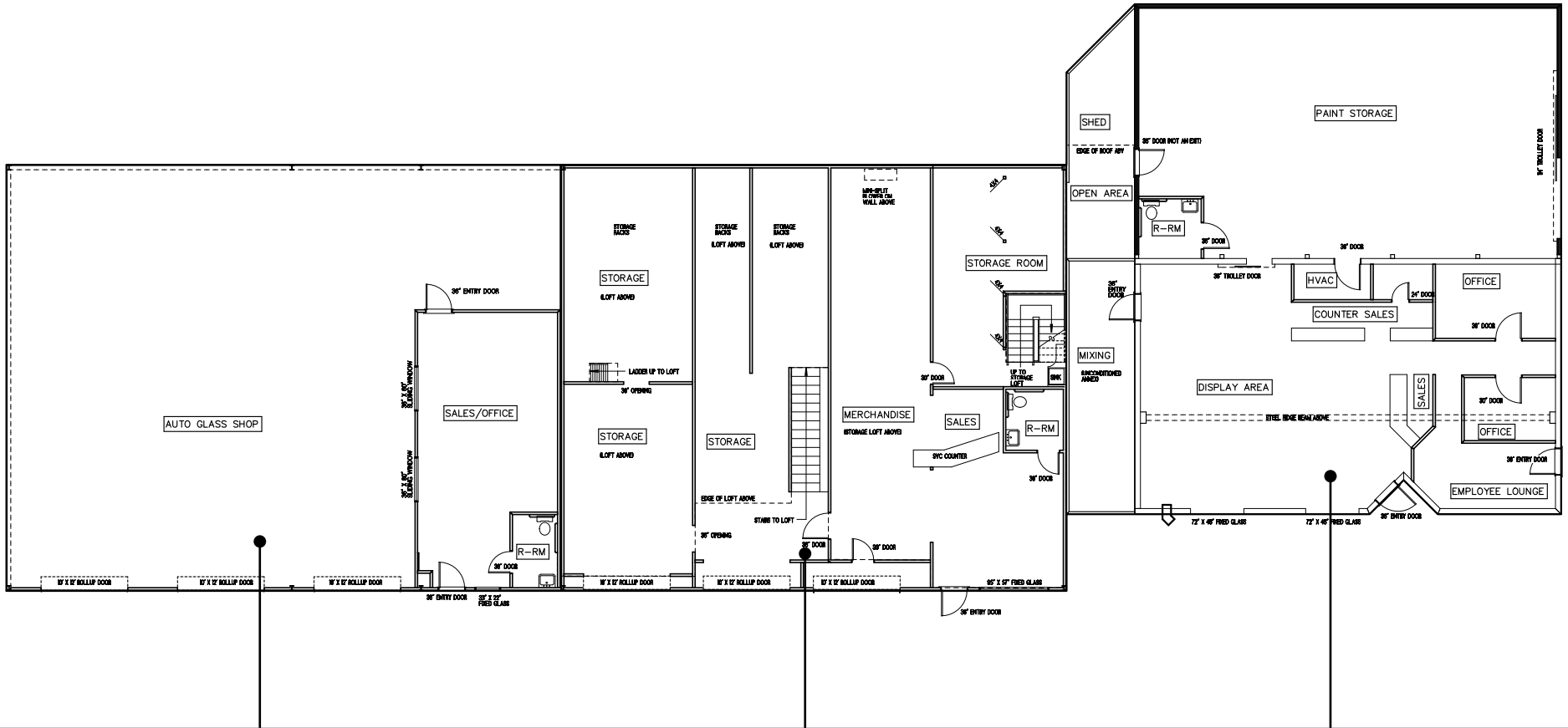
# LOCATION MAP



131, 135, 137  
PLACERVILLE DR,  
PLACERVILLE, CA 95667



# FLOOR PLAN



**3315 SF**  
131 PLACERVILLE DR

**3000 SF**  
135 PLACERVILLE DR

**2975 SF**  
137 PLACERVILLE DR

# RENT ROLL

## 131 PLACERVILLE DR – SAFELITE AUTOGLASS



SF	MONTHLY RENT	\$/SF	LEASE EXPIRES	OPTIONS
±3,200	\$3,289.74	\$1.03	6/4/2026	Yes

## 135 PLACERVILLE DR – TIRE & BRAKE CENTER



SF	MONTHLY RENT	\$/SF	LEASE EXPIRES	OPTIONS
±3,000	\$4,000.00	\$1.33	9/30/2029	None

## 137 PLACERVILLE DR – JERRY'S PAINT & SUPPLY



SF	MONTHLY RENT	\$/SF	LEASE EXPIRES	OPTIONS
±3,200	\$3,200	\$1.00	12/30/2029	None

## PROJECTED 2025

### INCOME

Schedule Rents	\$127,496*
Cam Reimbursement	\$15,343
<b>Total</b>	<b>\$142,839</b>
Expenses	\$27,058
<b>Net Operating Income</b>	<b>\$115,779</b>

\*Income reflects 2025 rent increases



# PROPERTY IMAGES



# 131, 135, 137

## Placerville Drive, Placerville, CA



### CONTACT

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# NEWMARK

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