



259 PLACERVILLE DR

PLACERVILLE, CA 95667

THOMAS NELSON

530.391.4862

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CalDRE #02114777

JED PRICHARD

530.558.0536

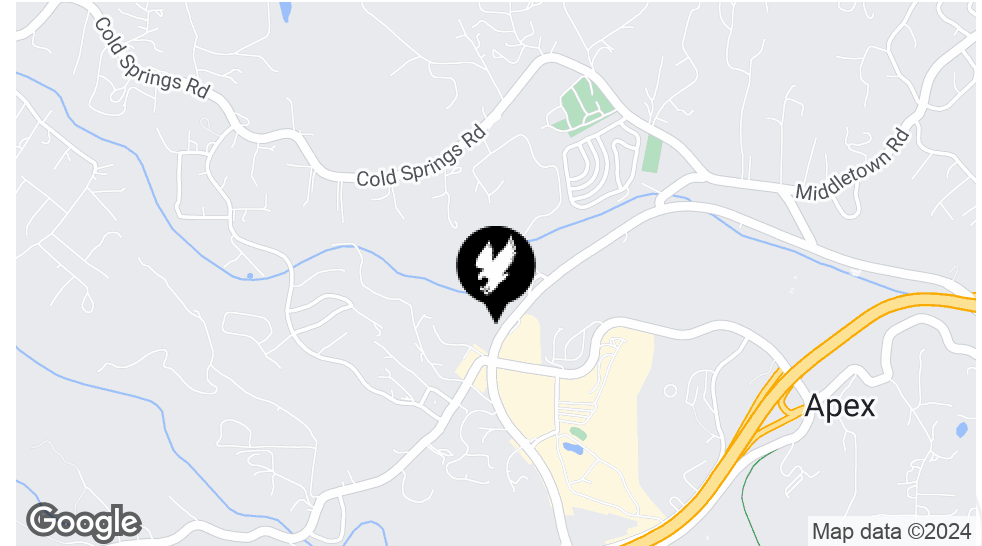
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OFFICE BUILDING FOR LEASE

259 PLACERVILLE DR



Lease Rate	\$1.00 SF/MONTH
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OFFERING SUMMARY

Building Size:	4,000 SF
Available SF:	4,000 SF
Lot Size:	8,650 SF
Number of Units:	1
Year Built:	1961
Zoning:	C

PROPERTY OVERVIEW

Approx. 4,000 SF of retail space available right off Placerville Dr!
Will be available after 9/1/2024.
Currently Imperial Printing Shop, please do not disturb tenant.
Please reach out for more info or to schedule a tour.

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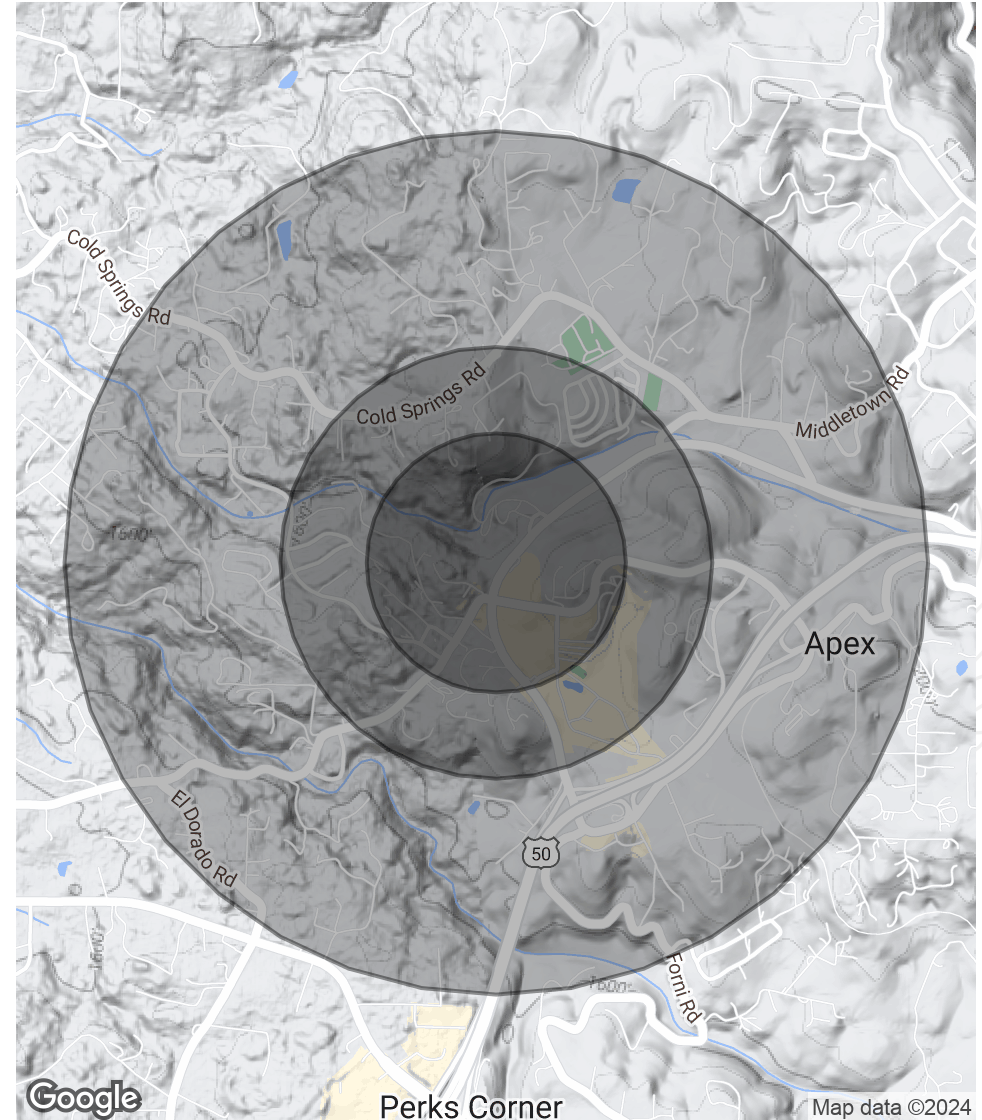
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	321	941	3,292
Average Age	44	44	44
Average Age (Male)	41	41	42
Average Age (Female)	45	45	45

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	127	369	1,333
# of Persons per HH	2.5	2.6	2.5
Average HH Income	\$123,421	\$123,448	\$111,655
Average House Value	\$560,673	\$561,144	\$628,150

Demographics data derived from AlphaMap



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