



ABORN POWERS



4340 GOLDEN CENTER DR

PLACERVILLE, CA 95667

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THOMAS NELSON
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CaIDRE #02114777



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Lease Rate	\$1.50 - 1.95 SF/MONTH + NNN
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OFFERING SUMMARY

Available SF:	1,546 - 1,820 SF
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PROPERTY HIGHLIGHTS

- Located along Missouri Flat Rd which is one of the main thoroughfares through Placerville.
- Adjacent to national brands such as Wal Mart Super Center, McDonalds, Walgreens Pharmacy, Panda Express, etc.
- Easy access to HWY 50
- +/- 5 minute drive from Historic Main St Placerville
- High Traffic Counts

SPACES	LEASE RATE	SPACE SIZE
Suite B	\$1.50 SF/month	1,546 SF
Suite A	\$1.95 SF/month	1,820 SF

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	1,878	29,151	65,595
Average age	43.2	43.2	44.6

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	734	11,360	25,314
# of persons per HH	2.6	2.6	2.6
Average HH income	\$58,747	\$70,192	\$80,227
Average house value	\$345,702	\$374,757	\$427,842

TRAFFIC COUNTS

27,046 Cars /day

** Demographic data derived from 2010 US Census & 2019/2018 Costar Demographic Data*

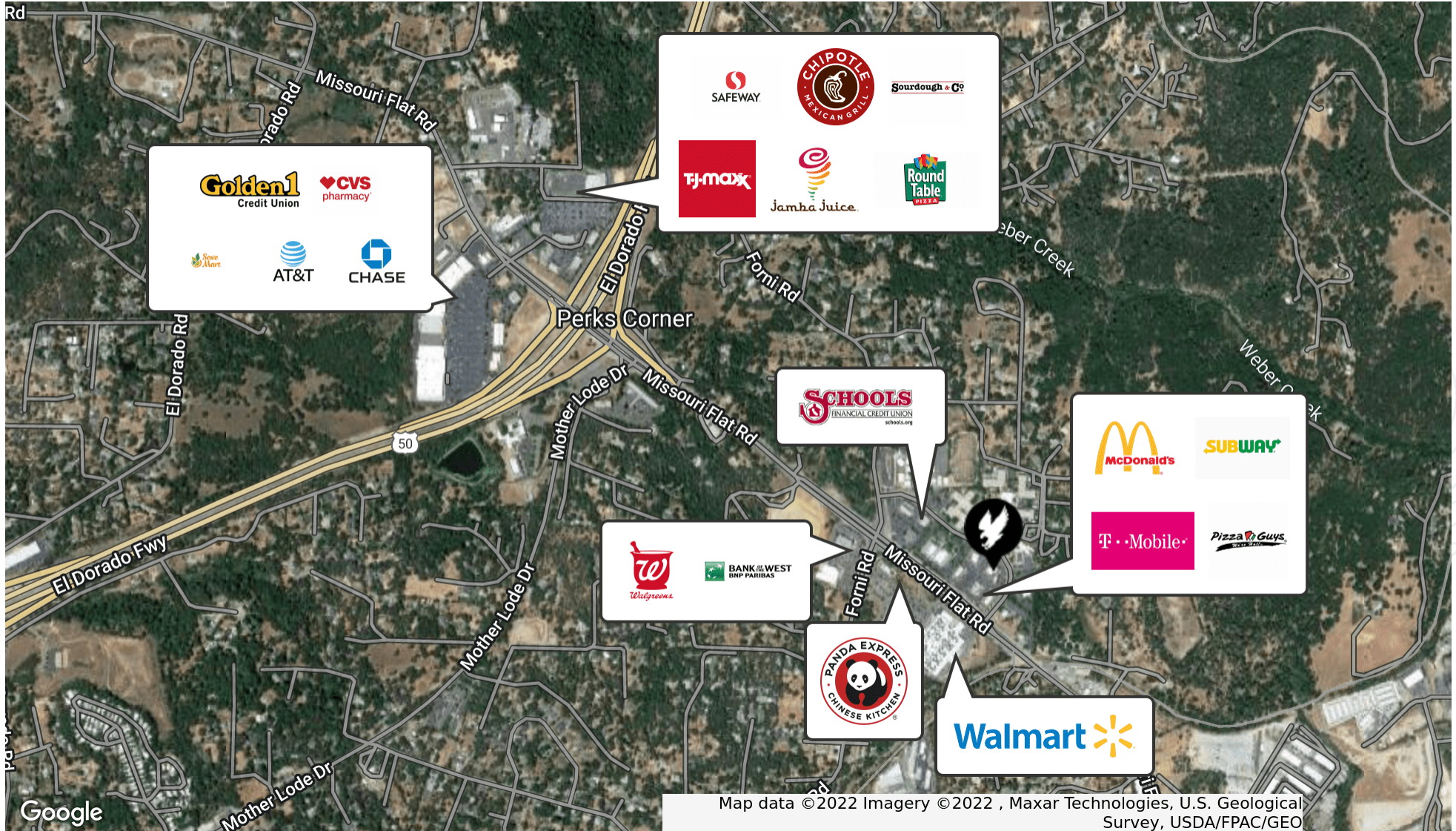


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4340 GOLDEN CENTER DR UNIT A

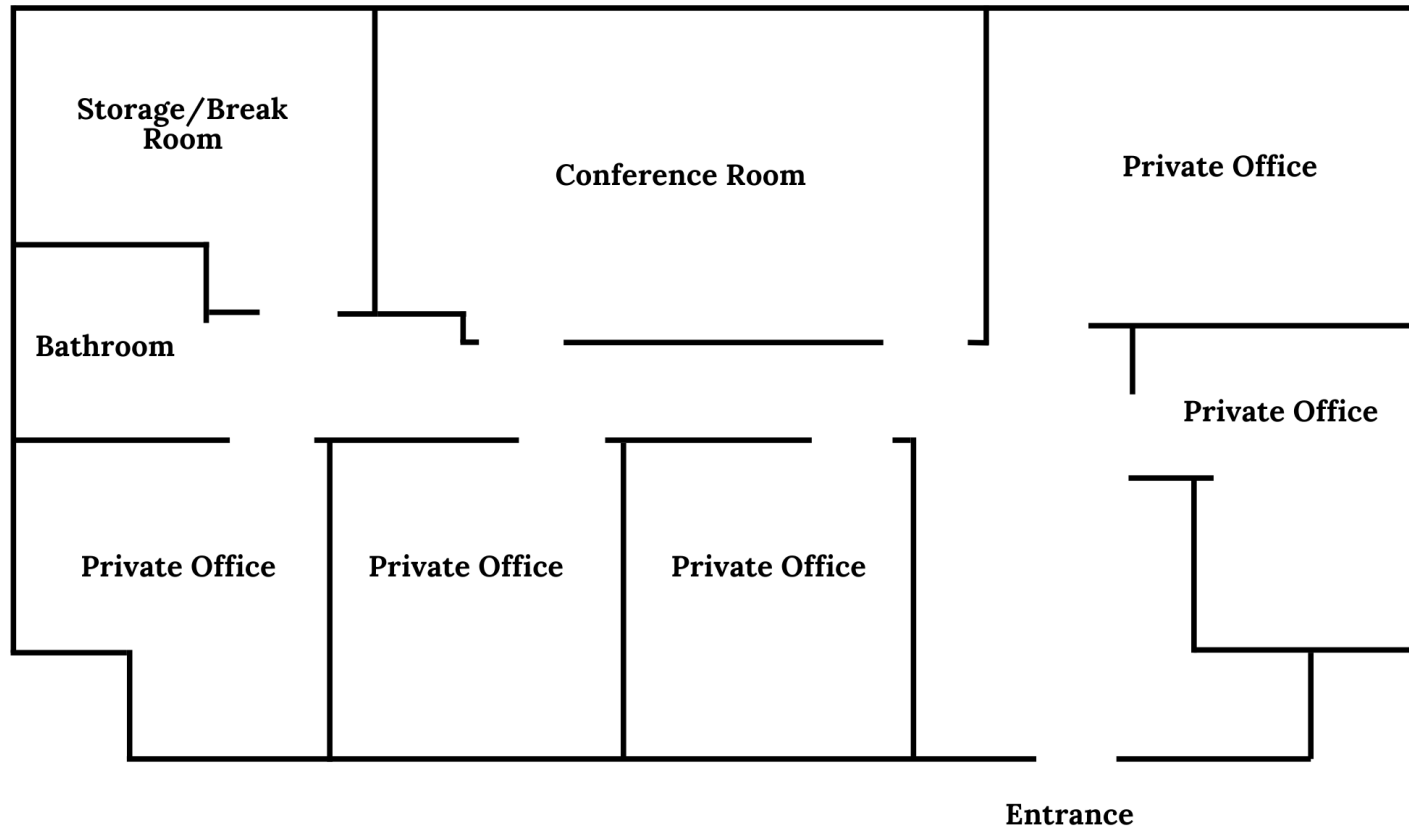


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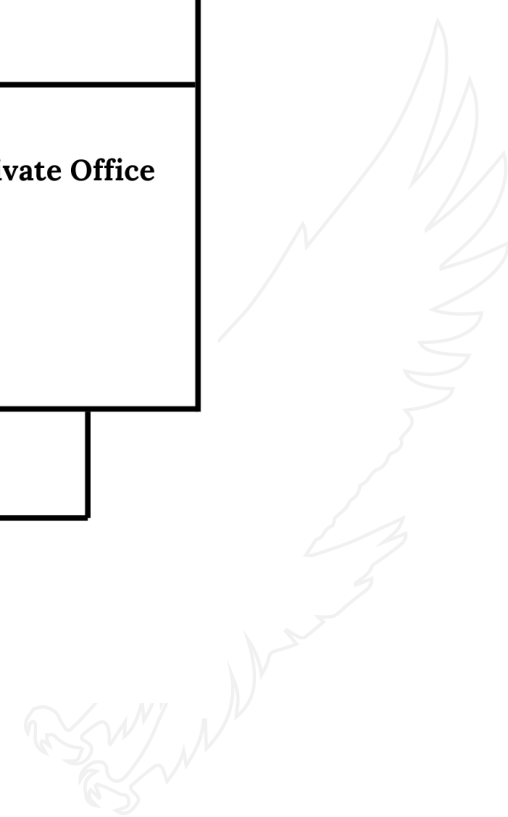
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