

STAGECOACH SQUARE LEASE



1166 Broadway | Placerville, CA 95667

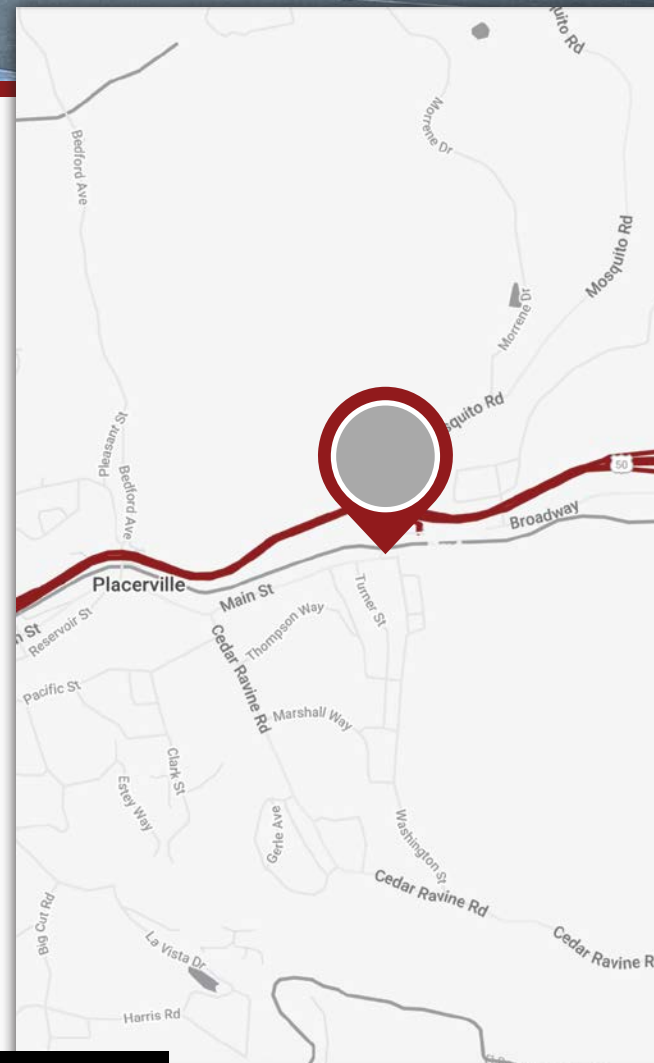


PROPERTY DESCRIPTION

AiCRE Partners is proud to offer prime second-floor suites for lease at 1166 Broadway, Placerville, CA 95667. This ideally located, two-story walk-up building in downtown Placerville features abundant natural light and scenic views from both windows and the patio. Delivered in white box condition, the suites are versatile and suitable for a variety of uses, including medical, office, or retail.

INVESTMENT HIGHLIGHTS

- **Superior Location** – Situated in the heart of downtown Placerville, the property benefits from high visibility along Broadway, one of the city’s main commercial corridors.
- **Ample Parking** – On-site parking accommodates tenants, employees, and visitors, ensuring convenience and ease of access throughout the day.
- **Good Tenant Mix** – The building features a diverse range of occupants, fostering a professional and collaborative environment that attracts consistent foot traffic.
- **Easy Highway Access** – Located just minutes from U.S. Highway 50, the property offers seamless connectivity to neighboring communities and regional destinations.
- **Close to Nearby Amenities** – Surrounded by a variety of retail shops, restaurants, professional services, and local attractions, providing convenience for both tenants and customers.



FOR MORE INFORMATION CONTACT

Michael Santillan | Director
DRE# 02071162 | (925) 915-0931
MSantillan@AiCREPartners.com

Matt Hagar | Co-Founder & Managing Partner
DRE# 01896662 | (925) 380-9006
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Aerial & Amenities Map



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Property Photos



VIEW FROM BUILDING



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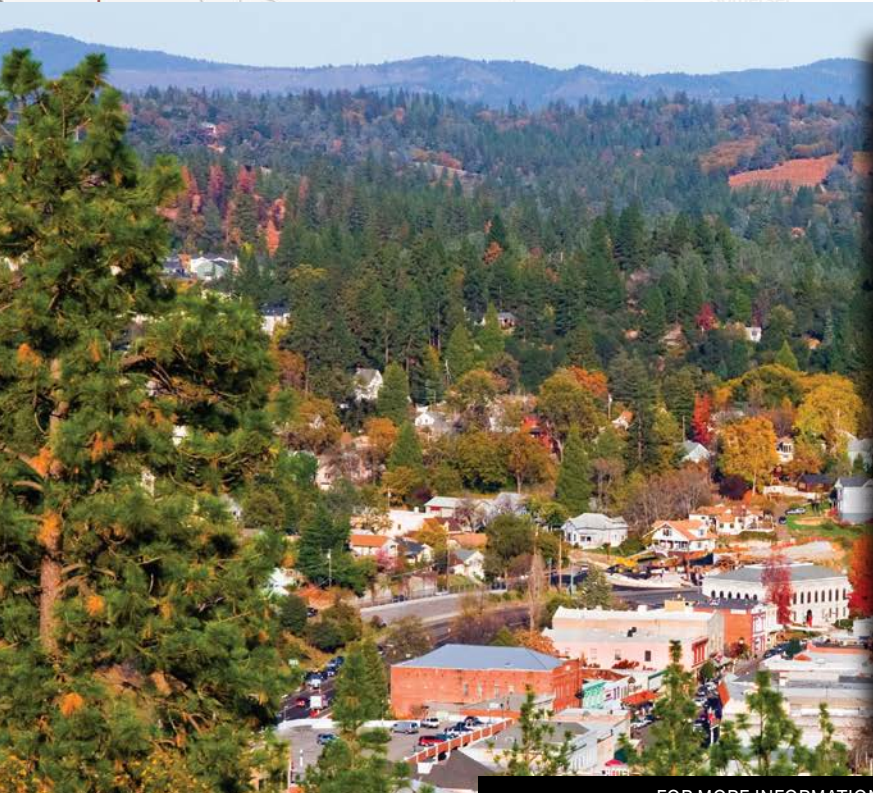


Location Overview



2025 Summary	1 MILE	3 MILES	5 MILES
Population	6,081	17,469	32,183
Households	2,860	7,769	14,044
Families	1,603	4,589	8,780
Average Household Size	2.05	2.19	2.26
Owner Occupied Housing Units	1,649	4,907	9,932
Renter Occupied Housing Units	1,211	2,862	4,112
Median Age	45.9	46.9	48.8
Median Household Income	\$86,218	\$87,396	\$91,115
Average Household Income	\$108,651	\$115,027	\$122,179

2030 Summary	1 MILE	3 MILES	5 MILES
Population	6,081	17,443	32,274
Households	2,910	7,909	14,373
Families	1,625	4,660	8,966
Average Household Size	2.01	2.15	2.21
Owner Occupied Housing Units	1,700	5,074	10,324
Renter Occupied Housing Units	1,210	2,835	4,049
Median Age	47.1	47.7	49.5
Median Household Income	\$94,845	\$98,354	\$102,206
Average Household Income	\$118,929	\$127,134	\$134,480



Placerville, California is a vibrant and historically rich community in the Sierra Nevada foothills, known for its charming downtown, welcoming atmosphere, and strategic location. Situated along U.S. Highway 50, the city offers convenient access to Sacramento, South Lake Tahoe, and surrounding foothill communities. Placerville has seen steady growth driven by its blend of small-town character, outdoor recreation opportunities, and strong local business presence. The area benefits from a stable residential base, a thriving tourism sector, and a diverse range of amenities, making it an attractive destination for both residents and visitors. Its solid infrastructure, engaged community, and expanding economic activity create a strong foundation for long-term commercial success.

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DISCLAIMER

The information contained in this Offering Memorandum is confidential and is provided for the sole purpose of allowing persons to evaluate whether there is interest in proceeding with further discussions with the owner regarding a possible transaction with respect to the Property. The information contained herein shall not be photocopied or disclosed to any other party and shall not be used for any other purpose.

Neither the owner, nor AiCRE Partners, nor any of their officers, directors, employees or agents, assume any responsibility or make any representations or warranties, whether express or implied, by operation of law or otherwise, with respect to the Property or this Offering Memorandum or any information or statements (including financial statements and projections) contained herein or relating hereto, including the accuracy or completeness of such information or statements and the condition, quality or fitness of the Property. Such information and statements have in many circumstances been obtained from outside sources, have not been tested or verified and may be subject to errors or omissions. Projections, in particular, are based on various assumptions and subjective determinations as to which no guaranty or assurance can be given. Without limiting the foregoing, in the event this Offering Memorandum contains information relating any hazardous, toxic or dangerous materials in relation to the Property, such information shall in no way be construed as creating any warranties or representations, express or implied, by operation of law or otherwise, by any party, as to the existence or non-existence or nature of such materials in, under, on or around the Property. Potential investors are urged to perform their own examination and inspection of the Property and information relating to same, and shall rely solely on such examination and investigation and not on this Offering Memorandum or any information or materials contained herein or otherwise provided.

The only party authorized to represent the owner of the Property is AiCRE Partners and the owner shall not be obligated to pay any fees or commissions to any other advisor, broker or representative. This Offering Memorandum is provided subject to prior sale or lease, change of price or terms and other changes to the materials, statements and information contained herein or relating to the Property, and is subject to withdrawal, all without notice or any liability. In no event shall the delivery or receipt of this Offering Memorandum be deemed to create any legal obligation to enter into any transaction with respect to the Property, and only a definitive agreement signed by all parties shall create a binding commitment to enter into a transaction.

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