

**FOR
LEASE**

**2855-2869 RAY LAWYER DR,
PLACERVILLE, CA**

+/- 1,600 - 2,200 SF RETAIL SUITES AVAILABLE



**3D Tour
Click Here** 

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ROME
REAL ESTATE GROUP

DISCOVERY PLAZA

SUITE	SIZE	LEASE RATE	SPACE NOTES
2855	+/- 2,200 SF	\$1.25 PSF, NNN	FORMER YOGA STUDIO
2869	+/- 1,600 SF	\$1.25 PSF, NNN	FORMER DANCE STUDIO

PROPERTY HIGHLIGHTS:

- Centrally located in Placerville, California, and well-maintained.
- Situated across from a bustling Raley's supermarket and Regal Cinema.
- Affordable yet high-quality spaces, making it ideal for both start-ups and established businesses.
- Located less than 5 minutes away from Highway 50, ensuring quick and easy freeway access.
- In close proximity to major retailers and local attractions, including Placerville Speedway, El Dorado County Library, Raley's, Big 5 Supermarket,
- Offers monument signage, ensuring high visibility for businesses.
- Abundant parking available for the convenience of customers and employees.



TRAFFIC
COUNTS

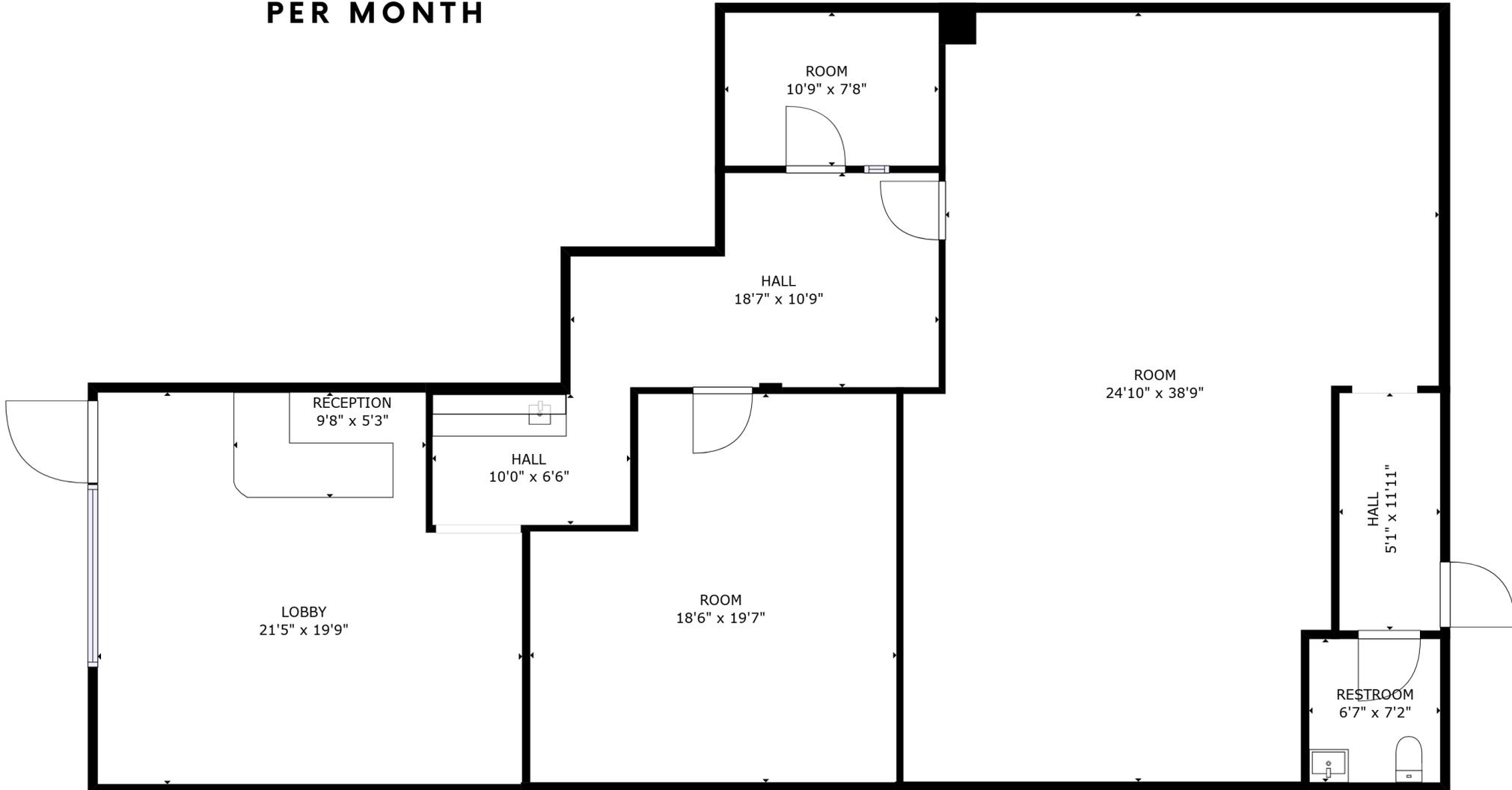
PLACERVILLE DR

& EL DORADO FWY: 41,869 ADT



SUITE DETAILS: +/- 2,200 SQ. FT

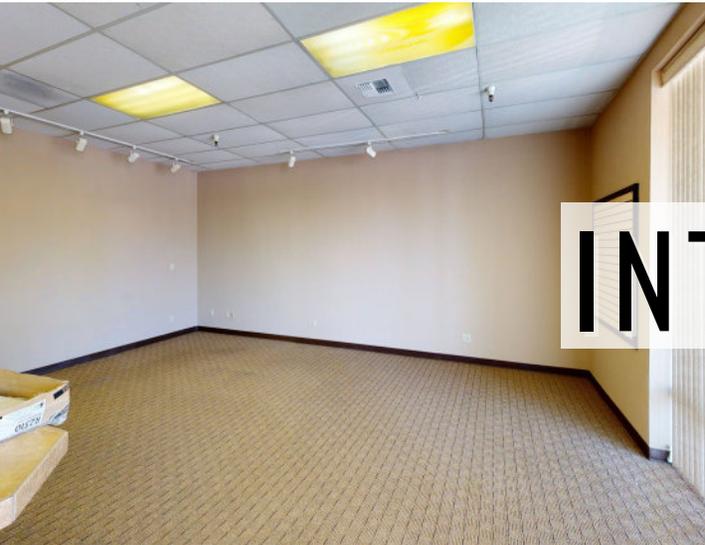
\$1.25 PSF + NNN COSTS
PER MONTH



916.7-Disclaimer: The information contained herein has been obtained from sources Broker believes to be reliable. However, Broker cannot guarantee, warrant or represent its accuracy and all information is subject to error, change, or withdrawal. An interested party and their advisors should conduct an independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

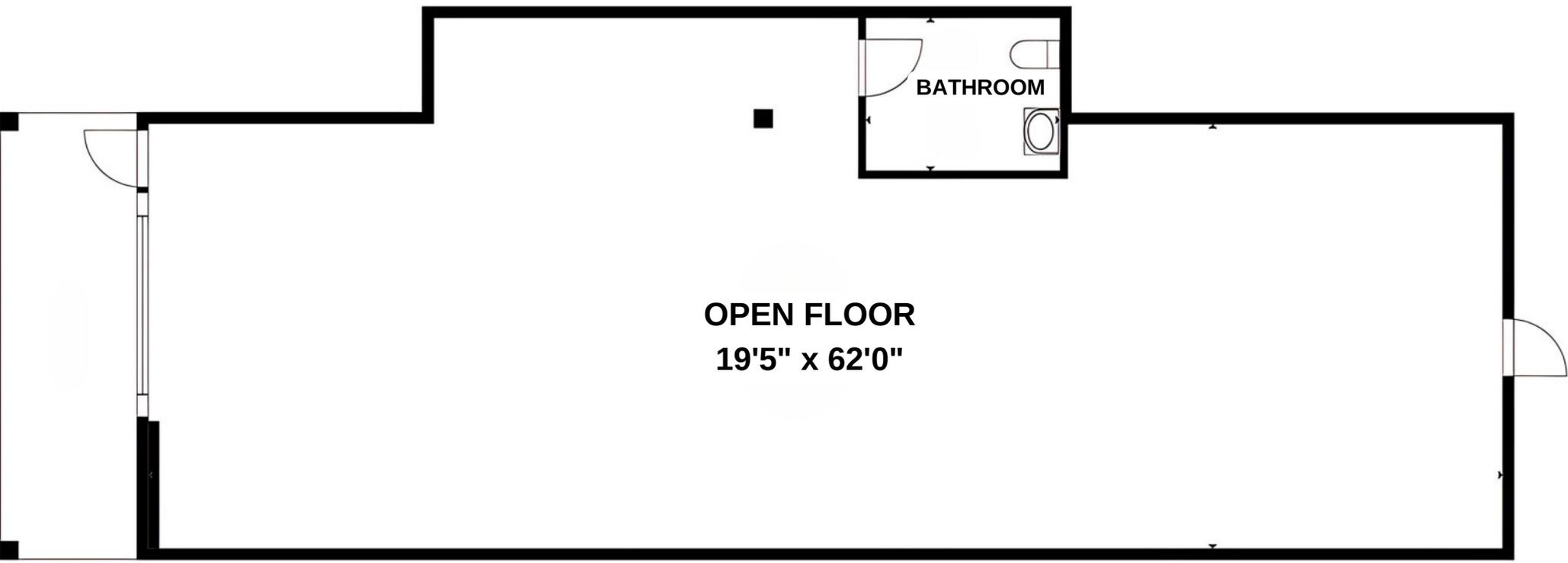


INTERIOR PHOTOS



SUITE DETAILS:
+/- 1,600 SQ. FT

\$1.25 PSF + NNN COSTS
PER MONTH

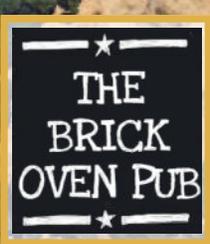


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INTERIOR PHOTOS





NEARBY RETAIL



UNDER THE ARBOR

Mountain Democrat





EXTERIOR PHOTOS



IMMEDIATE VICINITY AERIAL

PROPERTY
LOCATION



PROSPECTOR'S PLAZA

- CVS pharmacy
- the Habit BURGER GRILL
- RITE AID
- target
- O'Reilly AUTO PARTS
- DRESS FOR LESS
- DUTCH BROS Coffee
- Little Caesars
- Save Mart

- Raley's
- NAPA
- BIG 5 SPORTING GOODS
- BIG LOTS!
- RITE AID

THE HOME DEPOT

EST 1965
PLACERVILLE SPEEDWAY

IN-N-OUT BURGER

OfficeMax

THOMPSONS
FAMILY OF DEALERSHIPS

ELDORADO HIGH SCHOOL

- SAFEWAY
- Starbucks
- CHIPOTLE MEXICAN GRILL
- TJ-maxx

US 50

- CASA LOS ABUELOS
- Best Western Hotels & Resorts
- PLACERVILLE SEVENTH-DAY ADVENTIST CHURCH

- goodwill
- Walgreens

- Walmart
- Auto Zone
- PANDA EXPRESS CHINESE KITCHEN
- McDonald's
- MARSHALL MEDICAL CENTER

DEMOGRAPHIC SUMMARY REPORT

2855 RAY LAWYER DR, PLACERVILLE, CA 95667



POPULATION

2023 ESTIMATE

1-MILE RADIUS 3,135
3-MILE RADIUS 20,519
5-MILE RADIUS 32,628

HOUSEHOLD INCOME

2023 AVERAGE

1-MILE RADIUS \$100,897.00
3-MILE RADIUS \$94,553.00
5-MILE RADIUS \$95,672.00



POPULATION

2028 PROJECTION

1-MILE RADIUS 3,159
3-MILE RADIUS 20,597
5-MILE RADIUS 32,670

HOUSEHOLD INCOME

2023 MEDIAN

1-MILE RADIUS \$74,261.00
3-MILE RADIUS \$70,767.00
5-MILE RADIUS \$72,272.00

POPULATION

2023 BY ORIGIN

	1-MILE RADIUS	3-MILE RADIUS	5-MILE RADIUS
WHITE	2,875	18,705	29,730
BLACK	28	178	255
HISPANIC ORIGIN	859	3,571	5,101
AM. INDIAN & ALASKAN	68	387	640
ASIAN	35	311	527
HAWAIIAN & PACIFIC ISLAND	7	44	70
OTHER	121	895	1,407



REACH OUT

TO LEARN MORE ABOUT
THESE RETAIL SUITES!



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