

**FOR
LEASE**

**617 MAIN ST,
PLACERVILLE, CA**

+/- 1,370 - 4,040 SF RETAIL SPACE AVAILABLE



**3D Tour
Click Here**



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ROME
REAL ESTATE GROUP

617 MAIN ST.

| SUITE | SIZE | LEASE RATE | SPACE NOTES |
|-----------------|--------------|-----------------|---|
| Suite 617-A | +/- 1,370 SF | \$1.25 PSF, NNN | Former boutique retail space. |
| Suite 617-B | +/- 2,670 SF | \$1.25 PSF, NNN | Open layout space complemented by a large patio area. |
| Suite 617-A & B | +/- 4,040 SF | \$1.25 PSF, NNN | Both retail suites combined. |

- **Prime Placerville Location:** Situated in the vibrant area of Placerville, CA, this property offers a versatile space ideal for office, retail, gym, and more. The location is well-maintained and strategically positioned for high visibility and accessibility.
- **Space Availability:**
 - **Unit A:** Built-out as standard retail. Former boutique space with multiple rooms & One restroom.
 - **Unit B:** Small retail storefront that leads to large open floor plan, private office space, finished ceilings from 10' to 15', natural light & hardwood floors. The unit features a large deck at the rear of the facility overlooking walking trails & HWY visibility.
- **Ideal for Business Growth:** The property's strategic location ensures excellent visibility and accessibility, making it an attractive option for diverse business opportunities. It is within walking distance to downtown and in close proximity to restaurants and shops.



STRONG TRAFFIC COUNTS

EL DORADO FWY & CLAY ST: 36,367 ADT

PACIFIC ST & CEDAR RAVINE RD: 10,603 ADT

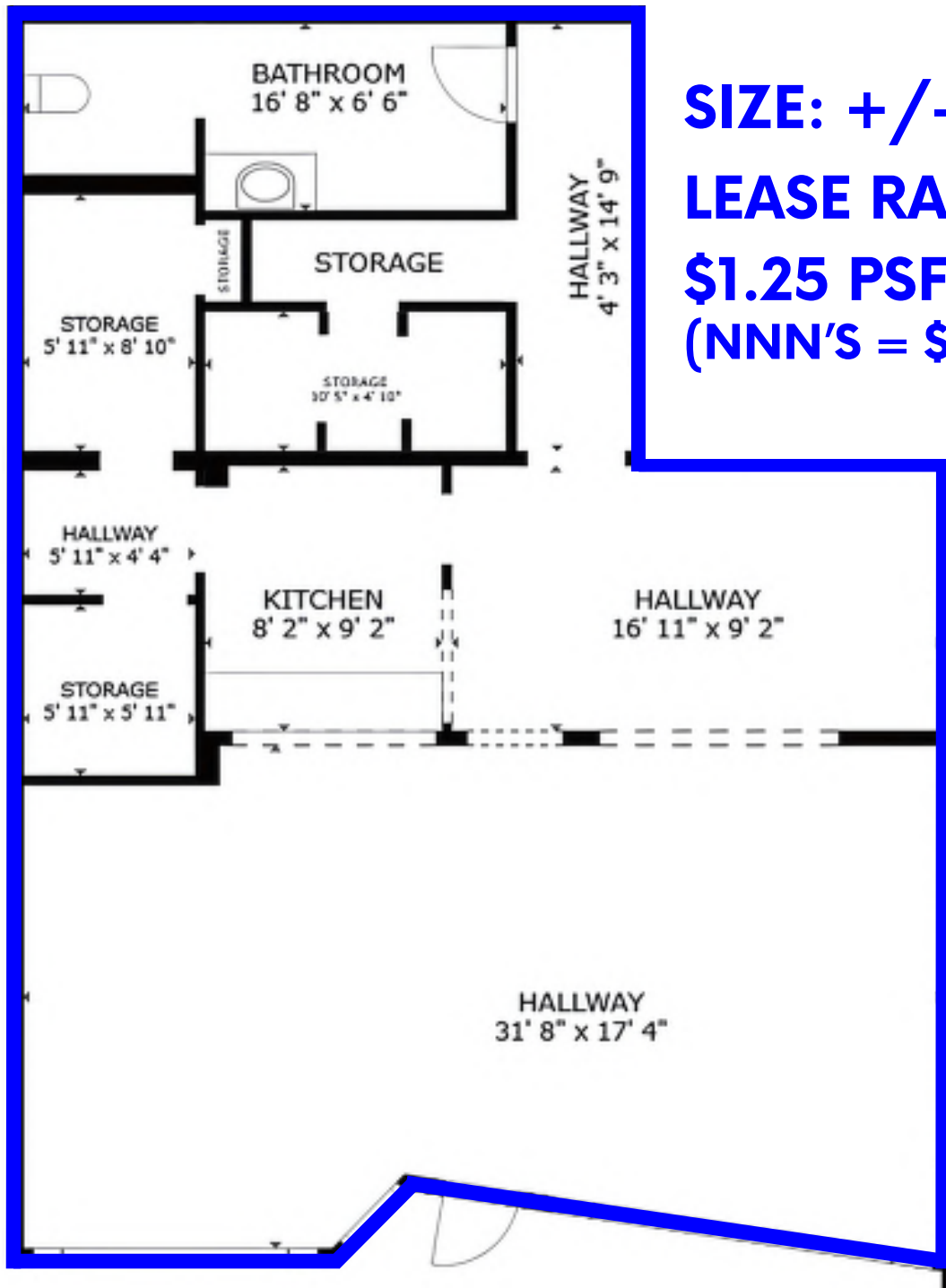


PROPERTY ZONING:

GENERAL COMMERCIAL

EL DORADO COUNTY

FLOOR PLAN - SUITE 617-A



SIZE: +/- 1,370 SF
LEASE RATE:
\$1.25 PSF, NNN
(NNN'S = \$0.30 PSF)

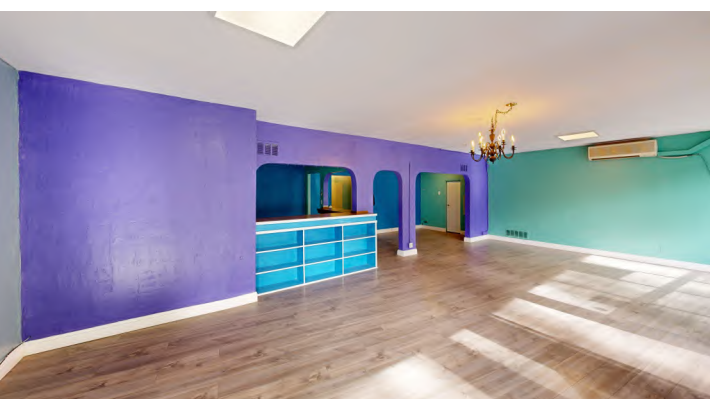
3D Tour

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INTERIOR PICTURES - SUITE 617-A



FLOOR PLAN: SUITE 617-B

3D Tour
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SIZE: +/- 2,670 SF

LEASE RATE:

\$1.25 PSF, NNN
(NNN'S = \$0.30 PSF)





INTERIOR PICTURES - SUITE 617-B

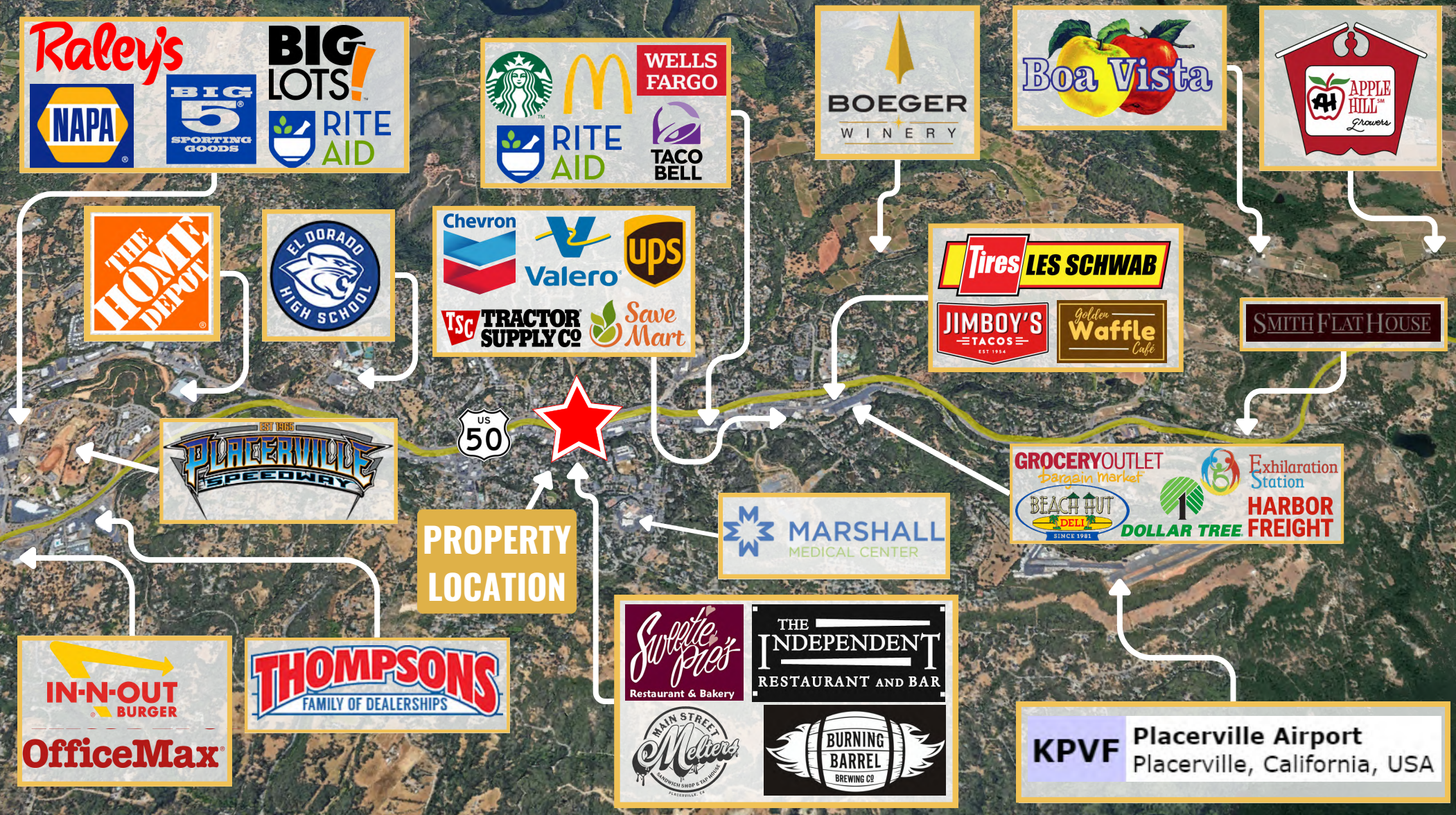




EXTERIOR PICTURES



IMMEDIATE VICINITY AERIAL



CARY HOUSE

MARSHALL HOSPITAL

SOCIAL THE GREEN ROOM CLUB

EST. 2020
PLACERVILLE, CA

T.W. BONKERS

Toy and Candy Emporium

Bene!

NAPOLETANA STYLE PIZZA

RISTORANTE ITALIANO

DEMOGRAPHIC SUMMARY REPORT

617 MAIN ST, PLACERVILLE, CA 95667



POPULATION 2023 ESTIMATE

1-MILE RADIUS 6,926
3-MILE RADIUS 31,635
5-MILE RADIUS 60,635

POPULATION 2028 PROJECTION

1-MILE RADIUS 7,048
3-MILE RADIUS 31,947
5-MILE RADIUS 60,734



HOUSEHOLD INCOME 2023 AVERAGE

1-MILE RADIUS \$88,423.00
3-MILE RADIUS \$102,046.00
5-MILE RADIUS \$111,322.00

HOUSEHOLD INCOME 2023 MEDIAN

1-MILE RADIUS \$72,666.00
3-MILE RADIUS \$77,327.00
5-MILE RADIUS \$85,305.00



POPULATION 2023 BY ORIGIN

| | 1-MILE RADIUS | 3-MILE RADIUS | 5-MILE RADIUS |
|-------------------------|---------------|---------------|---------------|
| WHITE | 5,576 | 25,563 | 50,062 |
| BLACK | 35 | 127 | 221 |
| HISPANIC ORIGIN | 1,120 | 4,778 | 7,784 |
| AM.INDIAN & ALASKAN | 52 | 250 | 447 |
| ASIAN | 89 | 440 | 987 |
| HAWAIIAN/PACIFIC ISLAND | 7 | 25 | 60 |
| OTHER | 1,167 | 5,230 | 8,858 |



REACH OUT

TO LEARN MORE ABOUT
THESE RETAIL SPACES

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