



7528-7530 GREEN VALLEY RD

*For Sale ±7,000 SF, For Lease ±3,130 SF
Ideal Office/Flex or Retail in highly visible
Placerville location*

PLACERVILLE, CA

Just Reduced:

\$1,095,000

~~\$1,295,000~~

SALE PRICE

\$1.25/PSF

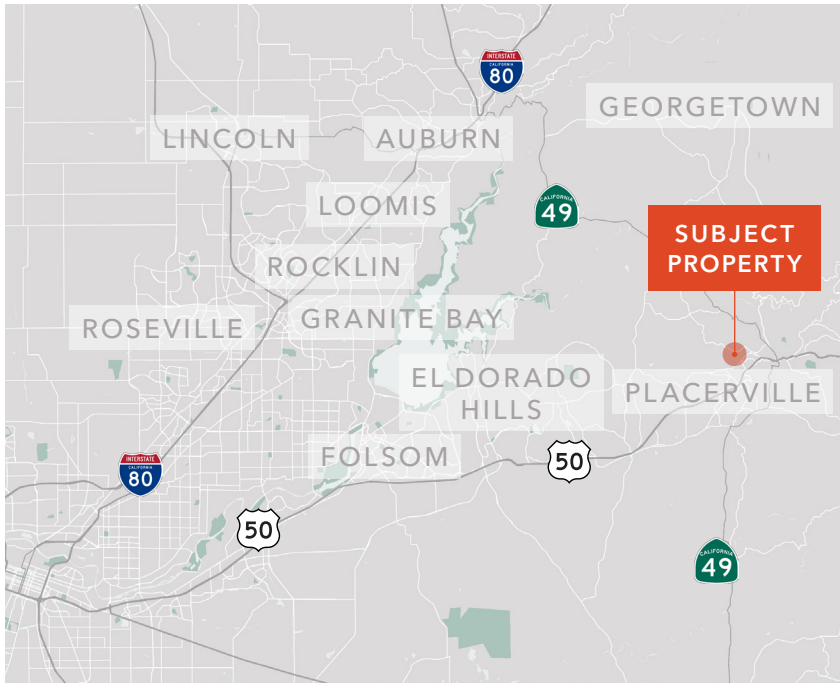
~~\$1.45/PSF~~

LEASE RATE

DEMOGRAPHICS

POPULATION

	1 Mile	3 Miles	5 Miles
AVERAGE AGE	43	44	44.9
AVERAGE HH SIZE	2.5	2.4	2.4
AVERAGE HH INCOME	\$100,695	\$93,132	\$96,879
MEDIAN HOME VALUE	\$418,981	\$420,980	\$434,811
MEDIAN YEAR BUILT	1978	1977	1978
OWNER OCCUPIED	67.27%	66.01%	69.23%



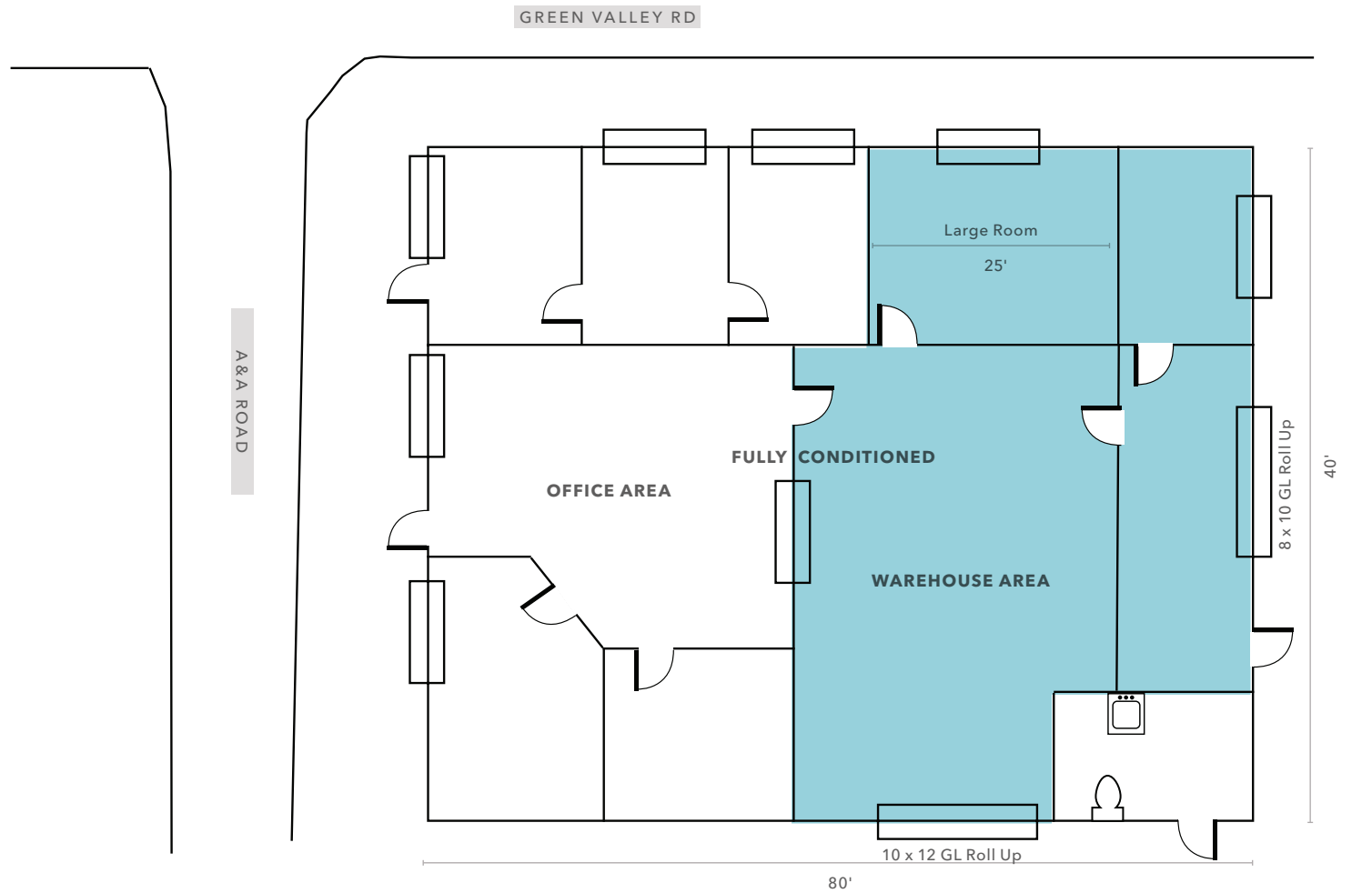
PROJECT HIGHLIGHTS

- Offered for sale at \$1,095,000.00
- Offered for lease at \$1.25/PSF Modified Gross (Tenant pays utilities)
- ±3,200 SF stand alone office/flex or retail use
- ±7,000 SF project
- Two grade level roll up doors (7530 Green Valley)
- Fully conditioned space
- Exclusive access to tall pylon sign that is visible from Placerville Drive
- Good layout for multiple uses
- Close proximity to DMV, El Dorado County Fair Grounds, Downtown Placerville & U.S. Highway 50
- Perfect location in the heart of Placerville
- Zoned Commercial "C" - City of Placerville
- Lease expires for 7528 on October 2027

FLOOR PLAN - 7530 VACANT SPACE

±3,130 SF

AVAILABLE NOW



SITE AERIAL





7528-7530 GREEN VALLEY RD

*For more information on
this property, please contact*

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