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
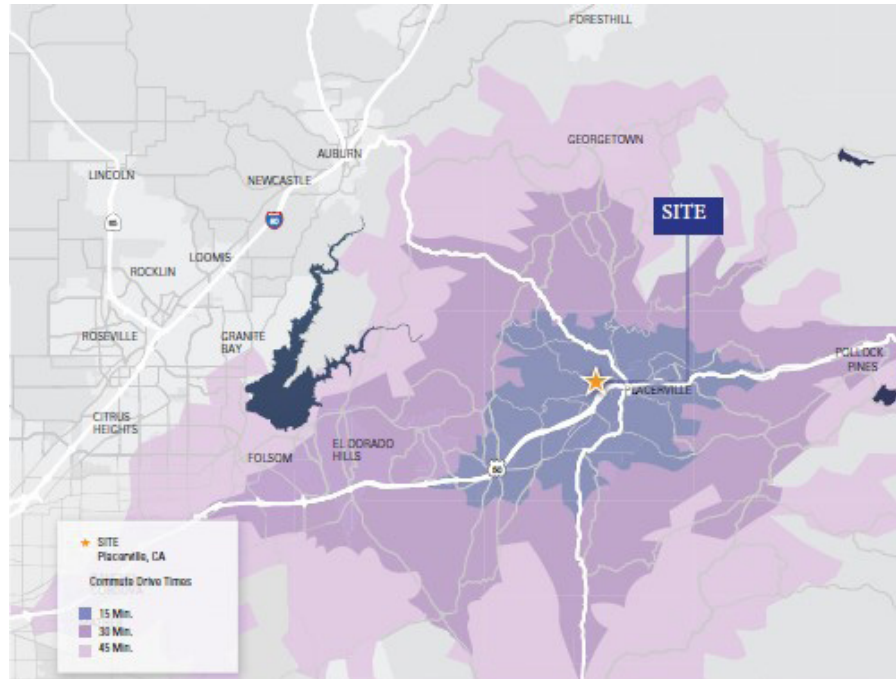
$1,295,000
SALE PRICE

$1.45/PSF
LEASE RATE

TOM CONWELL
916.751.3626
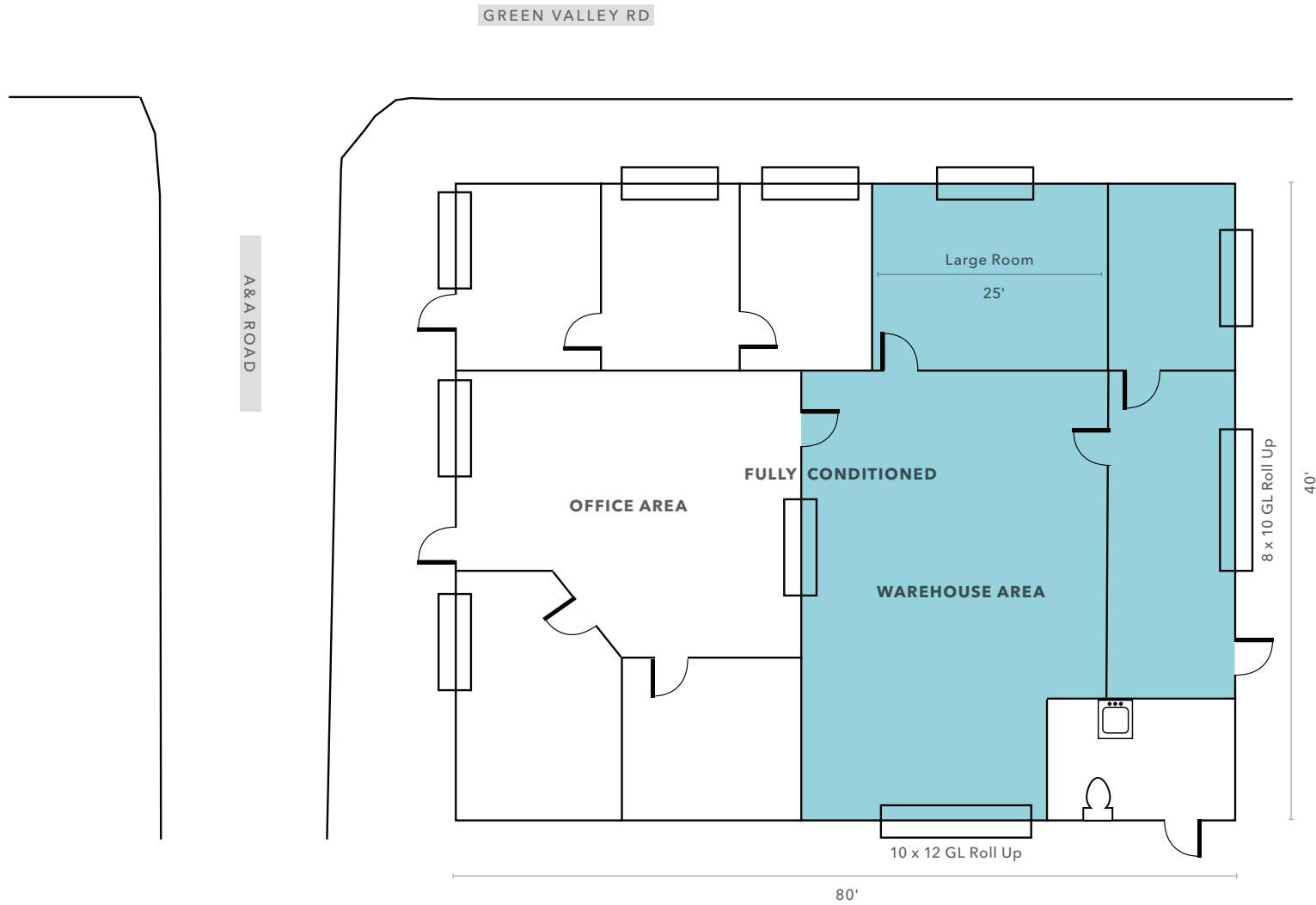tom.conwell@kidder.com
LIC N° 01394155

DEMOGRAPHICS

POPULATION

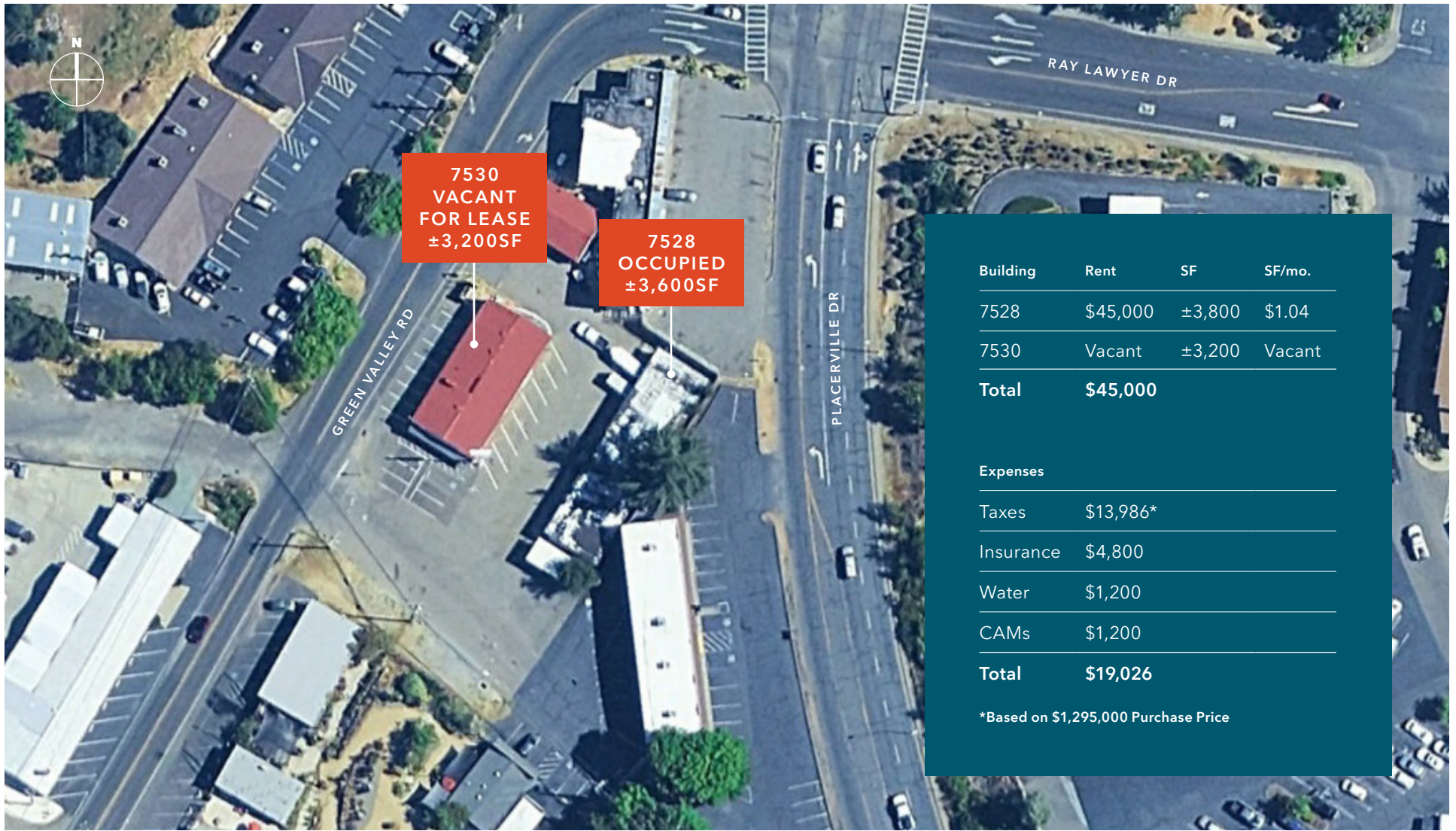|	1 Mile	3 Miles	5 Miles
AVERAGE AGE	43	44	44.9
AVERAGE HH SIZE	2.5	2.4	2.4
AVERAGE HH INCOME	$100,695	$93,132	$96,879
MEDIAN HOME VALUE	$418,981	$420,980	$434,811
MEDIAN YEAR BUILT	1978	1977	1978
OWNER OCCUPIED	67.27%	66.01%	69.23%

PROJECT HIGHLIGHTS

- Offered for sale at $1,295,000.00

- Offered for lease at $1.45/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

GREEN VALLEY RD

A&A ROAD

Large Room
25'

FULLY CONDITIONED

OFFICE AREA

8 x 10 GL Roll Up

40'

WAREHOUSE AREA

10 x 12 GL Roll Up

80'

SITE AERIAL

7530
VACANT
FOR LEASE
±3,200SF

7528
OCCUPIED
±3,600SF

GREEN VALLEY RD

PLACERVILLE DR

RAY LAWYER DR

Building	Rent	SF	SF/mo.
7528	$45,000	±3,800	$1.04
7530	Vacant	±3,200	Vacant
Total	**$45,000**		

Expenses	
Taxes	$13,986*
Insurance	$4,800
Water	$1,200
CAMs	$1,200
Total	**$19,026**

*Based on $1,295,000 Purchase Price

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For more information on this property, please contact

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KIDDER.COM

km Kidder Mathews