



ABORN POWERS

467 MAIN ST

PLACERVILLE, CA 95667

THOMAS NELSON

530.391.4862

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CalDRE #02114777



467 MAIN ST



OFFERING SUMMARY

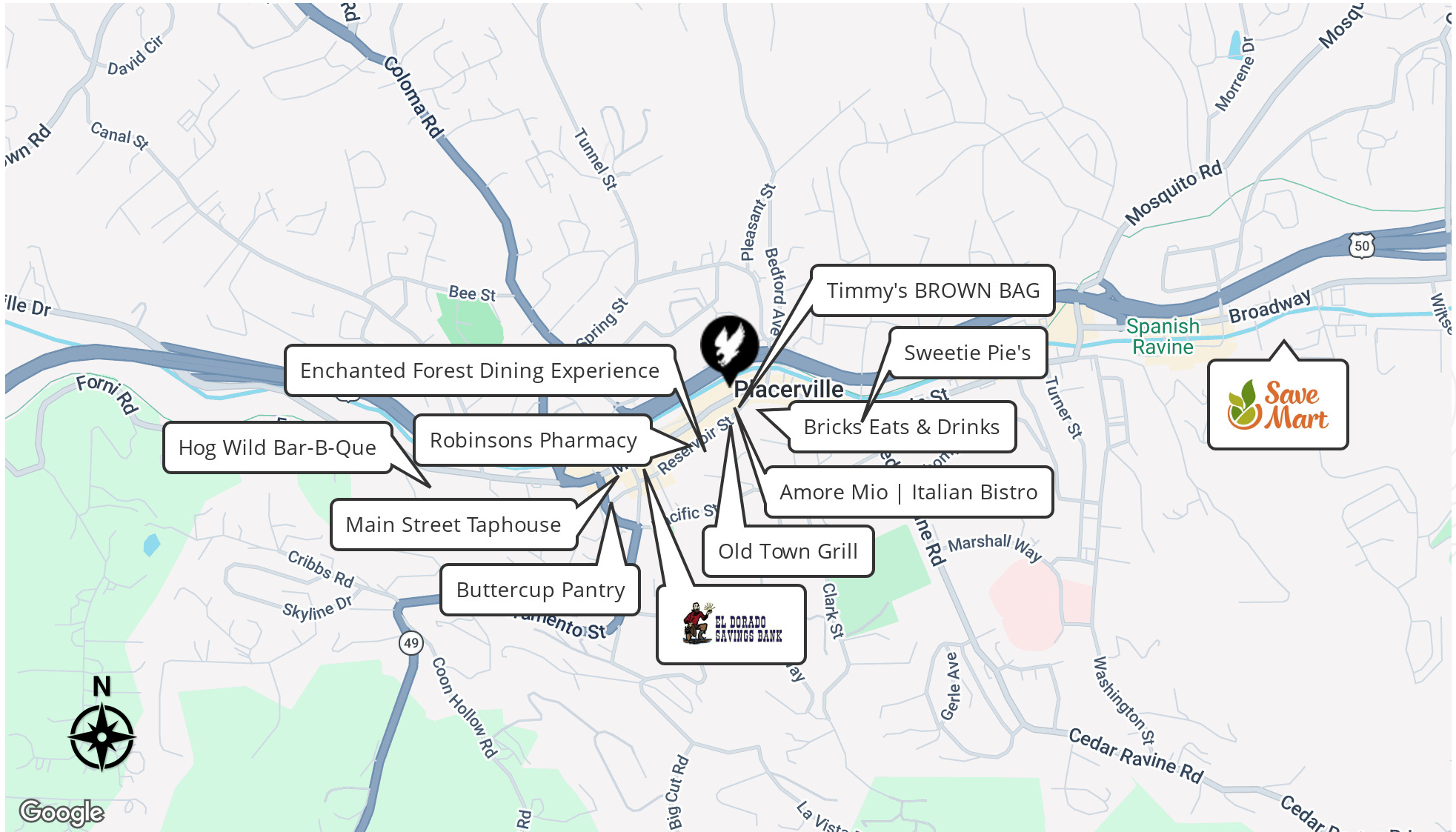
Lease Rate:	\$1.50 SF/month (MG)
Building Size:	16,112 SF
Available SF:	3,200 SF
Lot Size:	6,098 SF
Number of Units:	4
Year Built:	1911
Zoning:	C

PROPERTY OVERVIEW

- Historical Building - original hardwood floors
- 3,200 SF available now
- 1st floor - TWO Main St facing windows
- Electrical capacity at limit, no gas
- Tenant pays utilities direct and handles internal maintenance
- Owner to pay water, provided use does not require excess water consumption
- Odd Fellows occupies upper floors

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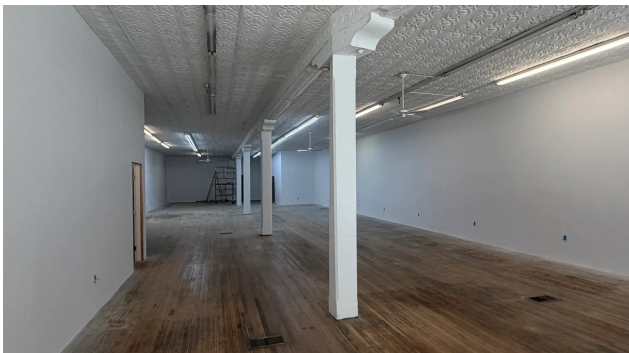
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RETAIL PROPERTY FOR LEASE

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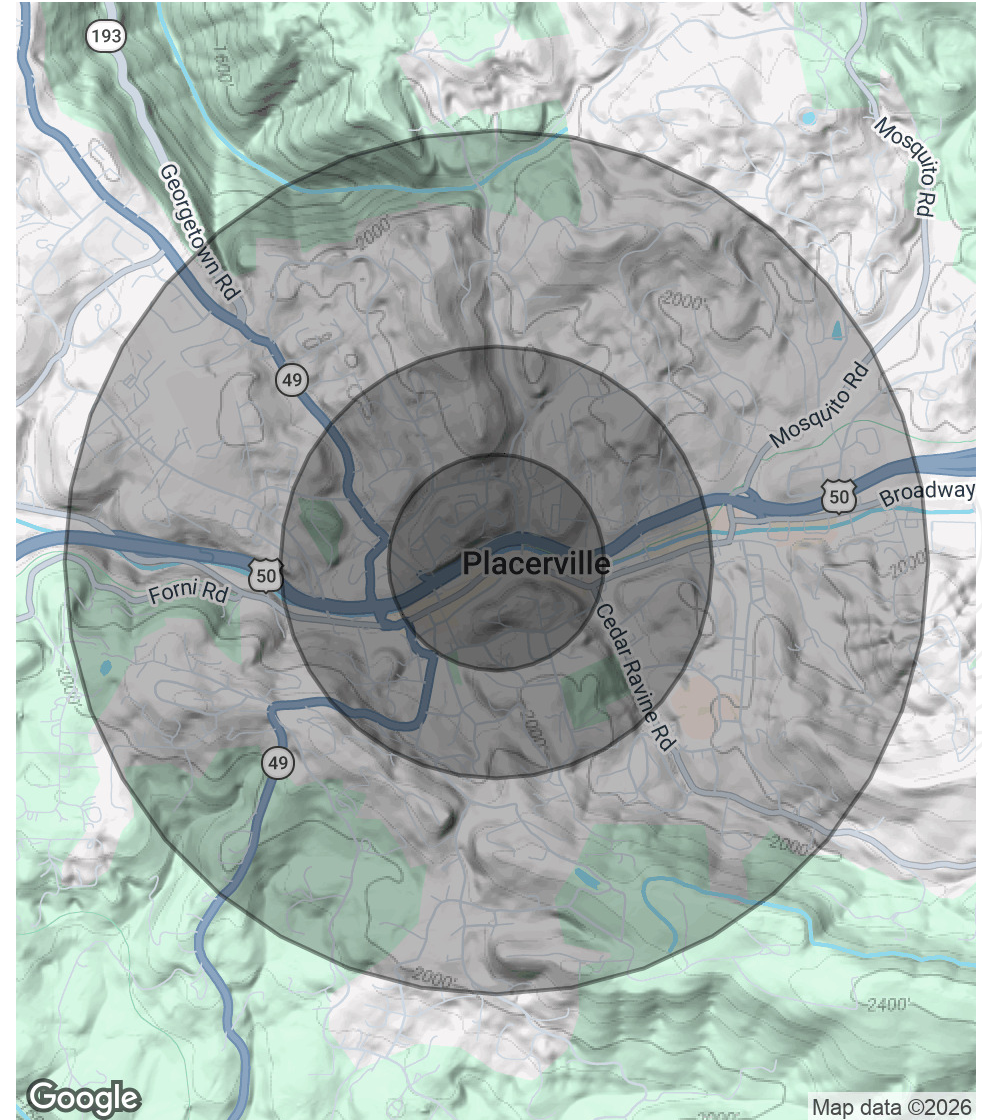
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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	343	1,468	4,683
Average Age	37.6	37.7	39.2
Average Age (Male)	36.0	33.6	35.5
Average Age (Female)	37.1	37.3	39.3

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	128	558	1,815
# of Persons per HH	2.7	2.6	2.6
Average HH Income	\$92,623	\$90,675	\$92,873
Average House Value	\$452,005	\$429,356	\$444,784

2023 American Community Survey (ACS)



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