

**FOR  
LEASE**

**512 MAIN STREET  
PLACERVILLE, CA**

**+/- 4,000 SF RETAIL BUILDING**

**FORMER ROUND TABLE PIZZA**



**3-D Tour  
Click Here**



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REAL ESTATE GROUP

# 512 MAIN ST

SPACE	SIZE	LEASE RATE	SPACE NOTES
512 MAIN STREET	+/- 4,000 SF	\$1.50 PSF, NNN	FORMER ROUND TABLE PIZZA

- **Strategic Location:** Situated in the heart of Placerville, CA just steps away from the vibrant Main Street courtyard, offering a picturesque setting and a steady flow of visitors.
- **2nd Generation Restaurant Location:** Previously occupied by Round Table Pizza, providing a ready-to-use kitchen space that could save a new operator significant buildout costs.
- **Restaurant Equipment:** Features a 2nd Generation kitchen with a buildout valued at hundreds of thousands of dollars, ideal for any restaurant or dining establishments.
- **Optimal Accessibility:** Boasts a large parking lot, ensuring convenient access for customers and staff, enhancing the property's appeal to potential tenants.
- **Nearby Hotspots:** Located in a bustling area with proximity to local attractions and businesses, making it an attractive option for those looking to capitalize on both foot traffic and community engagement.



# INTERIOR PICTURES



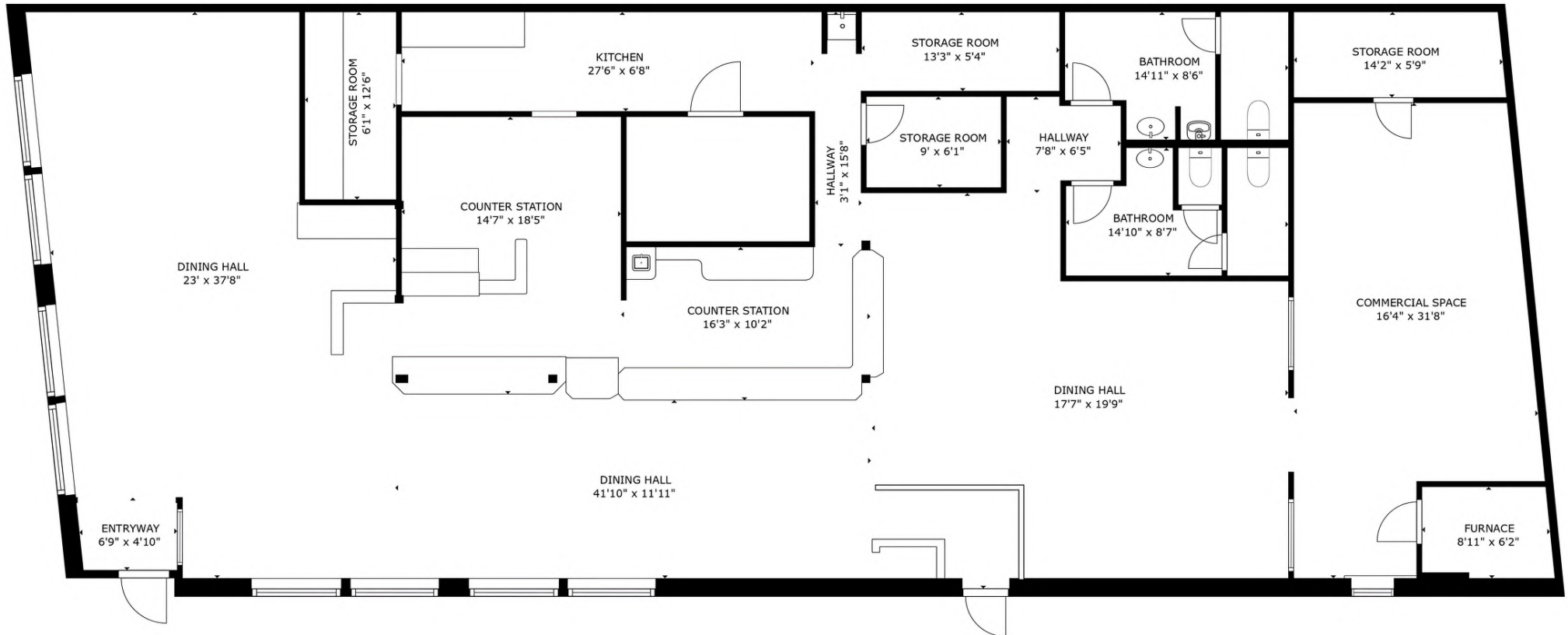
# FLOOR PLAN

**Size: +/- 4,000 RSF**

**Lease Rate: \$1.50 PSF**

**NNN Costs: \$0.51 PSF**

**3-D Tour**  
**Click Here**





# EXTERIOR PICTURES



# IMMEDIATE VICINITY AERIAL



# DEMOGRAPHIC SUMMARY REPORT

512 MAIN STREET PLACERVILLE, CA 95667



## POPULATION 2024 ESTIMATE

1-MILE RADIUS	6,705
3-MILE RADIUS	19,584
5-MILE RADIUS	31,656

## POPULATION 2029 PROJECTION

1-MILE RADIUS	6,819
3-MILE RADIUS	19,851
5-MILE RADIUS	31,967



## HOUSEHOLD INCOME 2024 AVERAGE

1-MILE RADIUS	\$88,536.00
3-MILE RADIUS	\$95,533.00
5-MILE RADIUS	\$102,101.00

## HOUSEHOLD INCOME 2024 MEDIAN

1-MILE RADIUS	\$72,652.00
3-MILE RADIUS	\$74,086.00
5-MILE RADIUS	\$77,352.00



## POPULATION 2024 BY ORIGIN

	1-MILE RADIUS	3-MILE RADIUS	5-MILE RADIUS
WHITE	5,401	15,670	25,580
BLACK	34	88	128
HISPANIC ORIGIN	1,079	3,195	4,781
AM. INDIAN & ALASKAN	50	142	250
ASIAN	87	269	440
HAWAIIAN/PACIFIC ISLAND	7	15	25
OTHER	1,125	3,400	5,233

# CONTACT US!

FOR MORE INFORMATION ABOUT  
512 MAIN STREET



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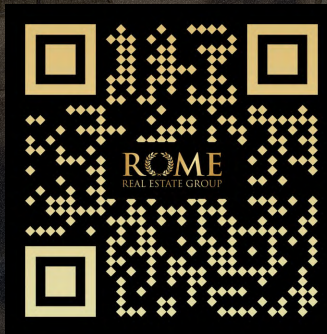
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