

# 3171

Washington Street  
Placerville, CA

## 100% NNN-Leased Medical Office For Sale

### PROPERTY DESCRIPTION

- ±4,516 SF Medical Office
- New Orthodontic Improvements
- Located in the Placerville Medical District, immediately adjacent to the Marshall Medical Center
- Easy Access to HWY 50

### SALE TERMS

**Sale Price:**  
\$1,649,322

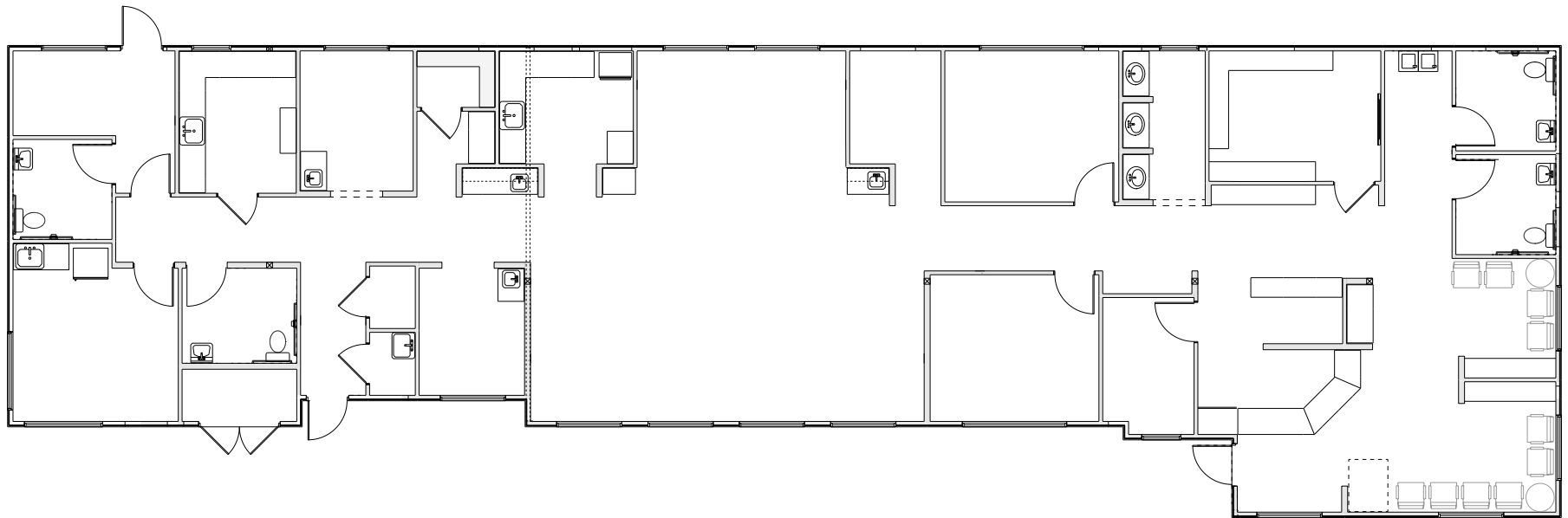
**Cap Rate:**  
5.75%

### LEASEBACK TERMS

**Term:** 10 years  
**Annual Increases:** 2%

**Rate:**  
\$1.75/SF per month, NNN

# Floor Plan | ±4,516 SF



## CONTACT US

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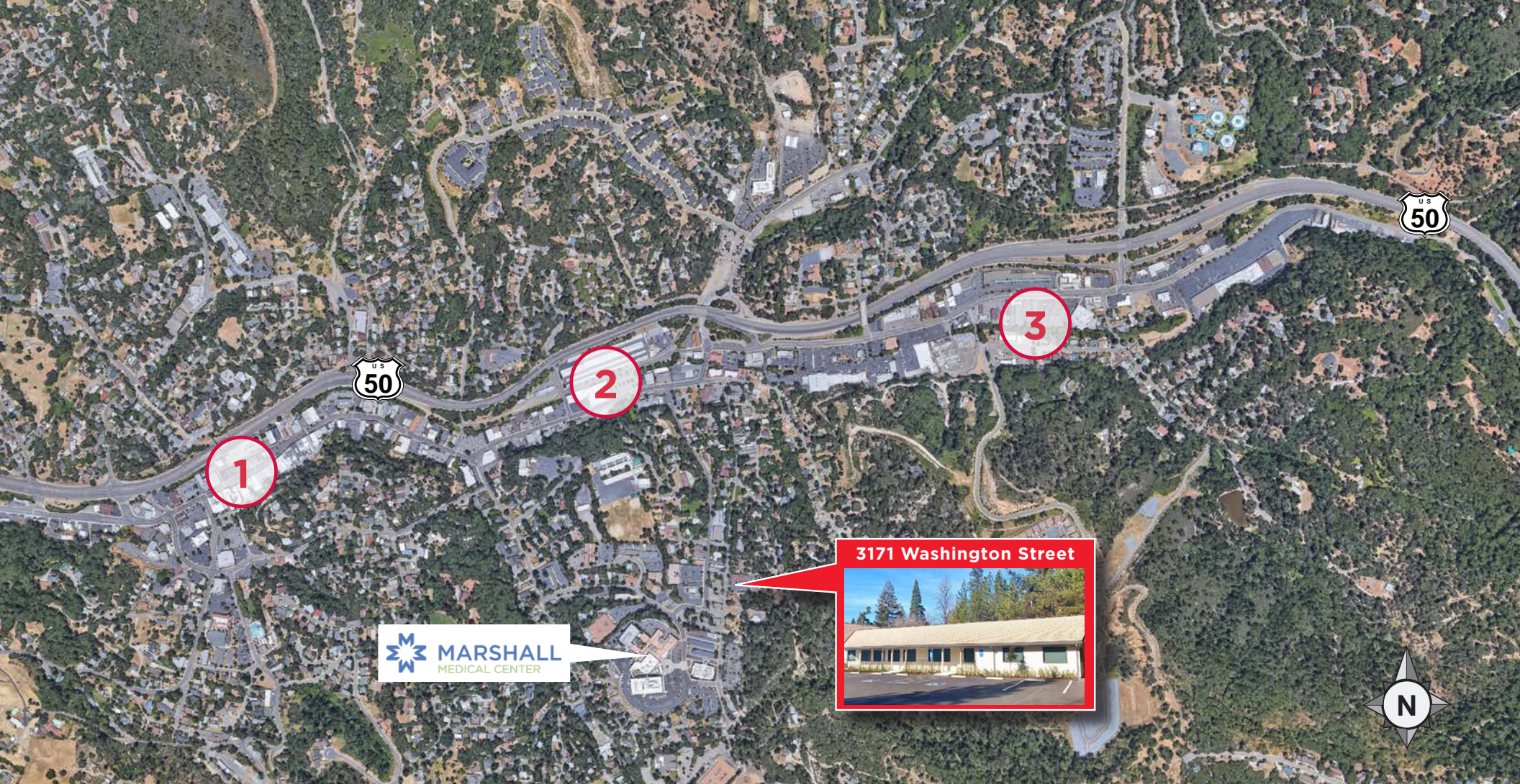
**CALL**  
**+1 916 288 4800**



# Property Photos







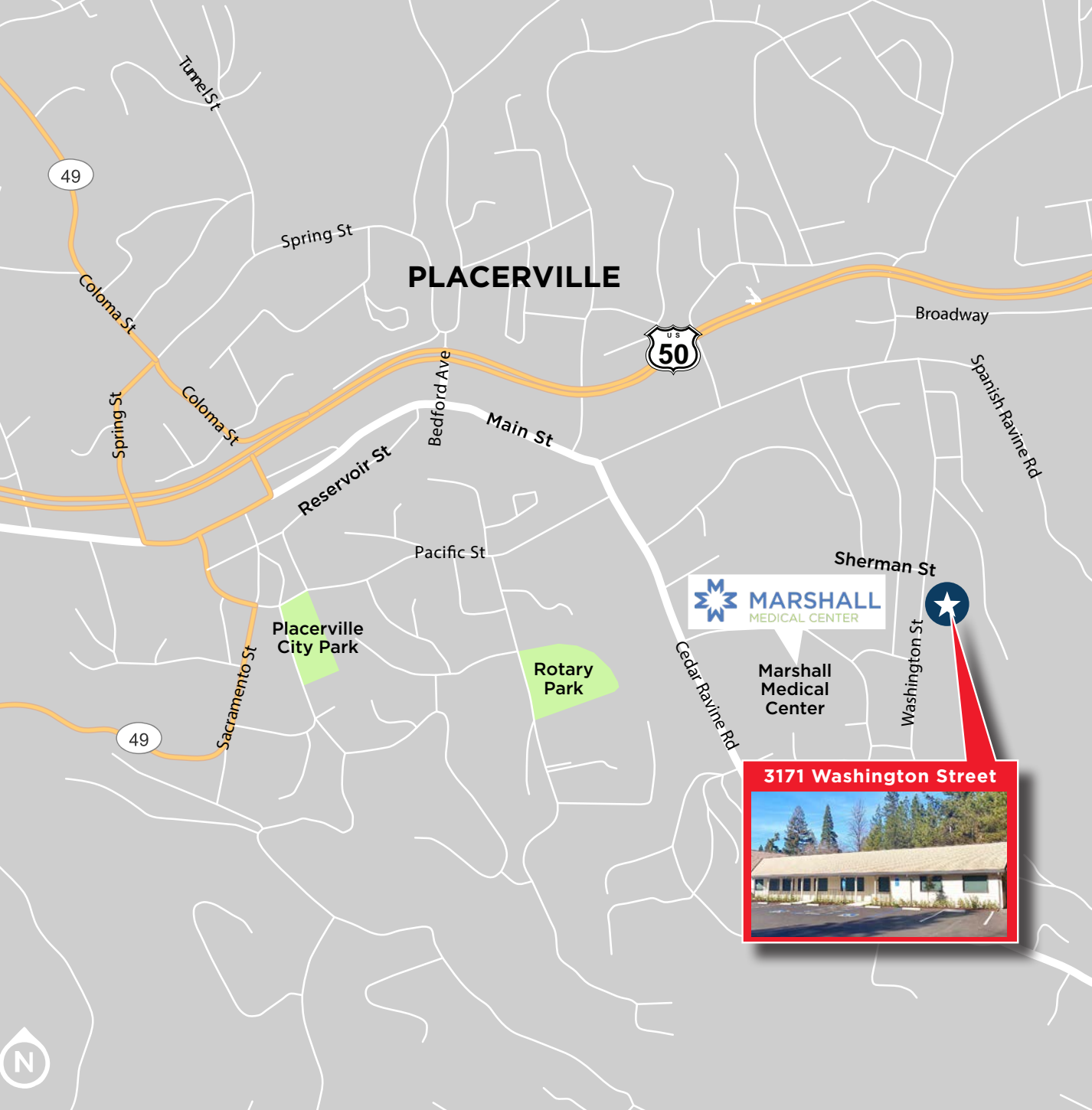
# Local Amenities

1	U.S Postal Service	Placerville Aquatic Center
	Jack Russell Brewery	Sweeties Pie's
	California Kitchen	Buttercup Pantry
	Heyday Cafe	Bricks Eats & Drinks
	River City Bank	The Original Mels Diner
	KFC	Hangtown Skate Shop

2	Save Mart	Pizza Factory
	Sierra Nevada	Taco Bell
	Sherwin-Williams	Snap Fitness Placerville
	They Toy Tech	Wells Fargo Bank
	76	McDonald's
	Rite Aid	Starbucks

3	Subway
	Grocery Outlet
	Jimboy's Tacos
	UPS Store
	Dollar Tree
	Les Schwab Tire Center





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