

# 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: Annual Increases:

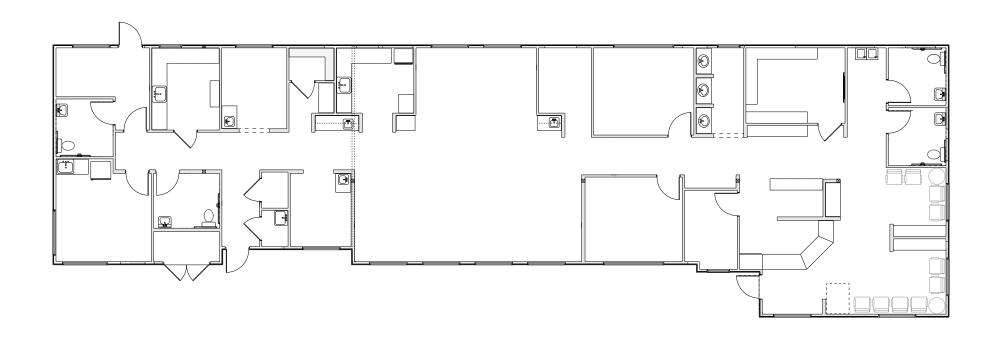
10 years 2%

Rate:

\$1.75/SF per month, NNN

# Floor Plan | ±4,516 SF





# **CONTACT US**

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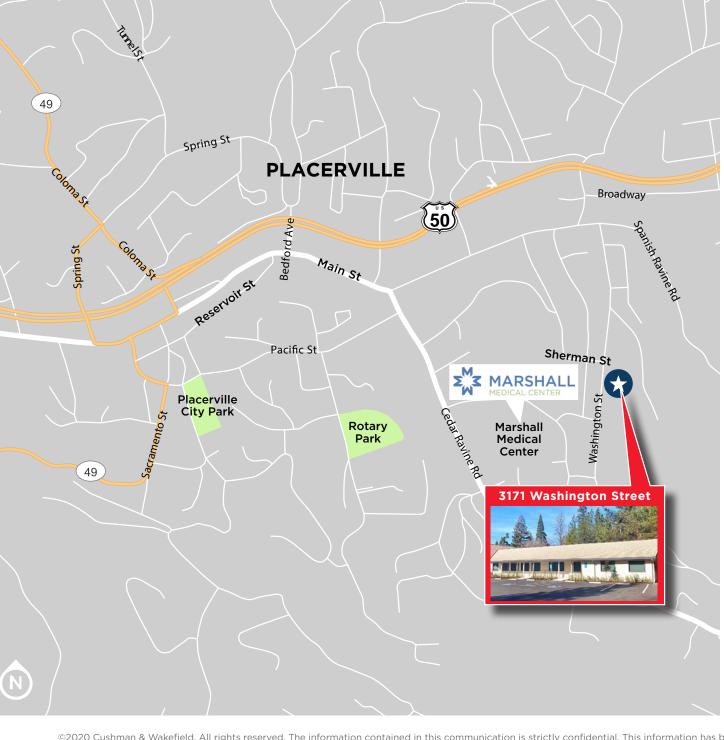


# Local Amenities

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

	Subway	
	Grocery Outlet	
3	Jimboy's Tacos	
<b>O</b>	UPS Store	
	Dollar Tree	
	Les Schwab Tire Center	



# 3171 Washington Street Placerville, CA

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## **CUSHMAN & WAKEFIELD**

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