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- Available for sale or lease: ± 9,662 SF
- The building sits in the heart of Placerville at major intersection of Main Street and Cedar Ravine Rd
- Monument signage available with good visibility
- Close to numerous retail, shopping, and restaurant amenities
- Easy access to Highway 50
- Zoning: CBD per City of Placerville
- Wide range of professional and commercial uses permitted
- Lease Rate: \$1.50/SF MG
- Purchase Price: \$150/SF



DEMOGRAPHICS

POPULATION	1 MILE	3 MILE	5 MILE
2018 Total Population:	6,378	18,474	30,334
2023 Population:	6,722	19,060	31,185
Pop Growth 2018-2023:	5.39%	3.17%	2.81%
Average Age:	42.00	42.80	43.90
HOUSEHOLDS			
2018 Total Households:	2,516	7,418	12,243
HH Growth 2018-2023	5.13%	2.99%	2.65%
Median Household Inc:	\$54,589	\$54,060	\$56,403
Avg. Household Size:	2.30	2.40	2.40
2018 Avg. HH Vehicles:	2.00	2.00	2.00
HOUSING			
Median Home Value:	\$311,948	\$341,278	\$357,024
Median Year Built	1974	1976	1978



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AVAILABLE FOR SALE OR LEASE
596 Main Street, Placerville, Ca 95667



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