

Retail/Medical/Office Space Available

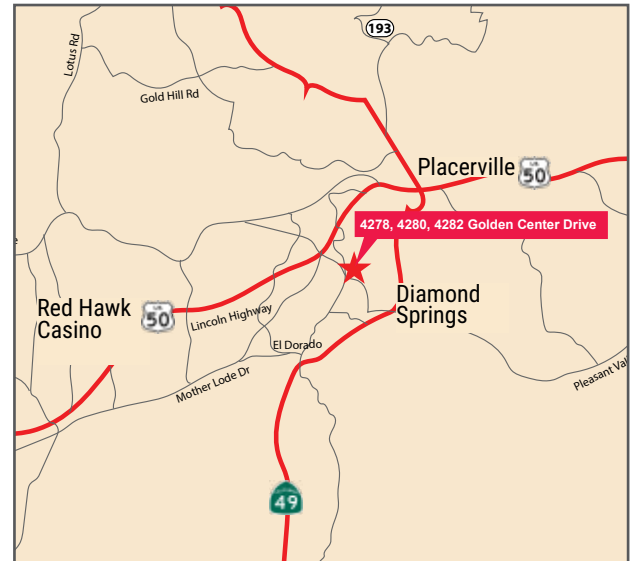
4280 & 4282 Golden Center Drive

Placerville, CA



±1,733 SF to ±3,573 SF Available

- Asking Lease Rate \$1.00 PSF NNN
- 4280: 1 Suite (Suite # 200) – ±1,733 SF
- 4282: 3 Suite - ±2,576 up to ±3,573 SF
- Monument and Building Signage Available
- On the Southeast Corner of Missouri Flat Road and Forni Road
- Excellent Visibility
- Ideal for Medical/Retail/Attorney/CPA
- Traffic Counts:
Missouri Flat Road & Forni Road - 33,038
Source – El Dorado County DOT 2/22/13
- Close to Walmart, El Dorado County Offices, Hwy 50, Industrial Office Park known as Park West Business Park, Marshall Medical Outpatient Surgery Center and various medical users.
- Tenant Improvements Negotiable
- Co-Tenants - Fidelity National Title & Kaiser Permanente



Tom Conwell Managing Director 916.569.2380 tconwell@ngkf.com
CA RE License #01394155

980 Ninth Street, Suite 2500, Sacramento, CA 95814

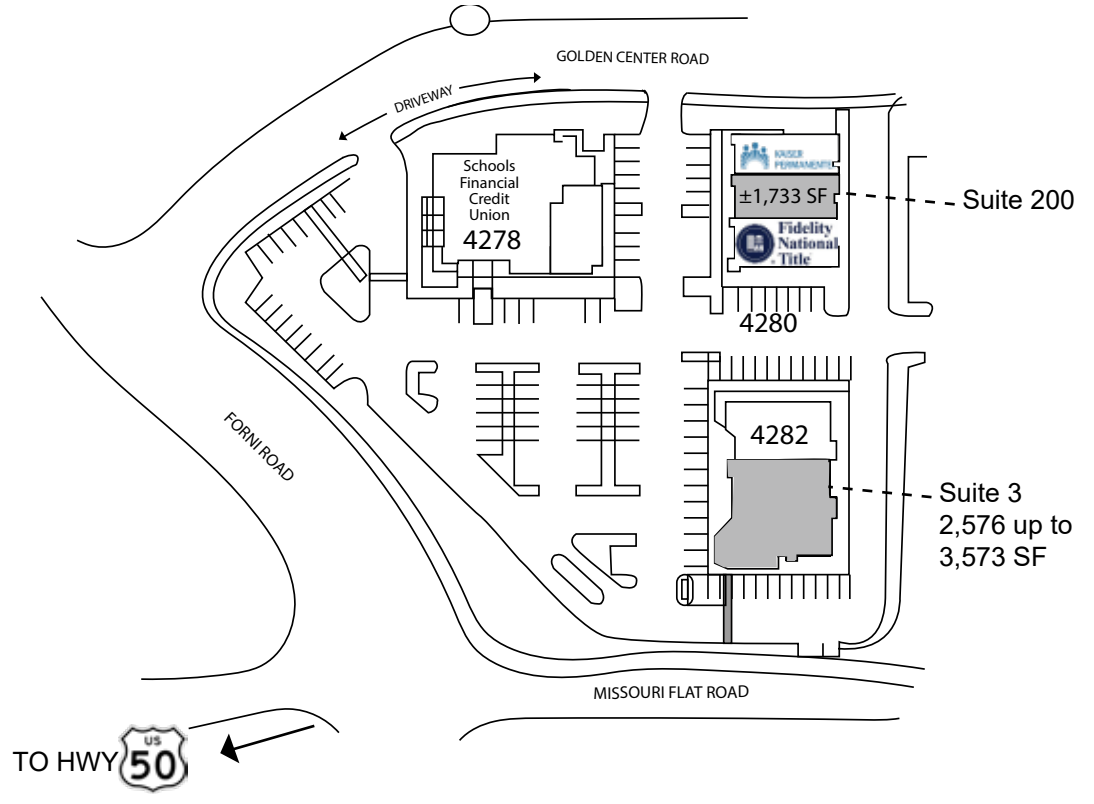
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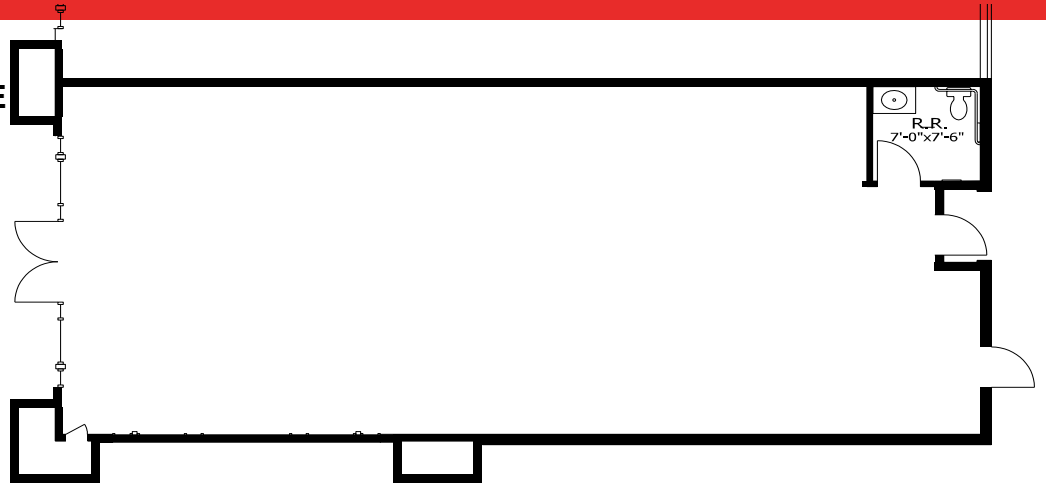
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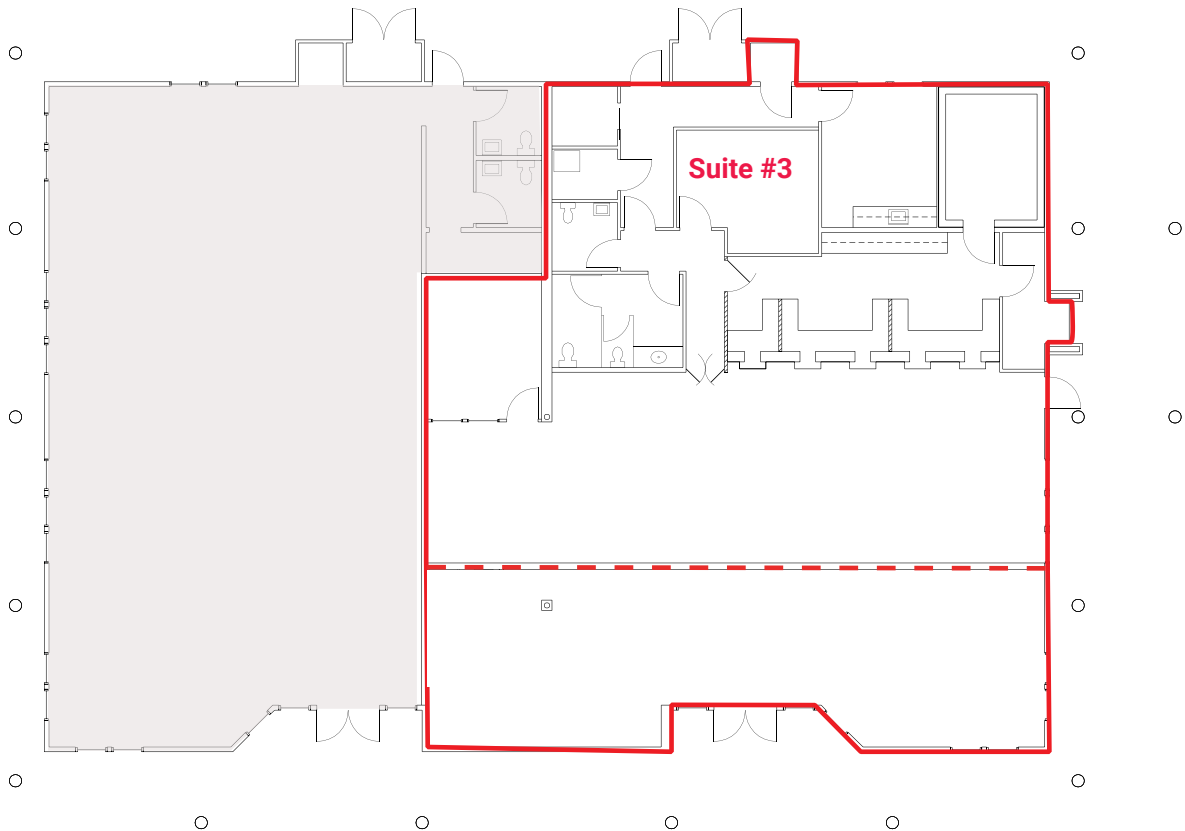
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4280 GOLDEN CENTER DRIVE

SUITE 200
±1,733 SF



4282 GOLDEN CENTER DRIVE



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