

Prime Office/Medical Space next to Marshall Medical Center

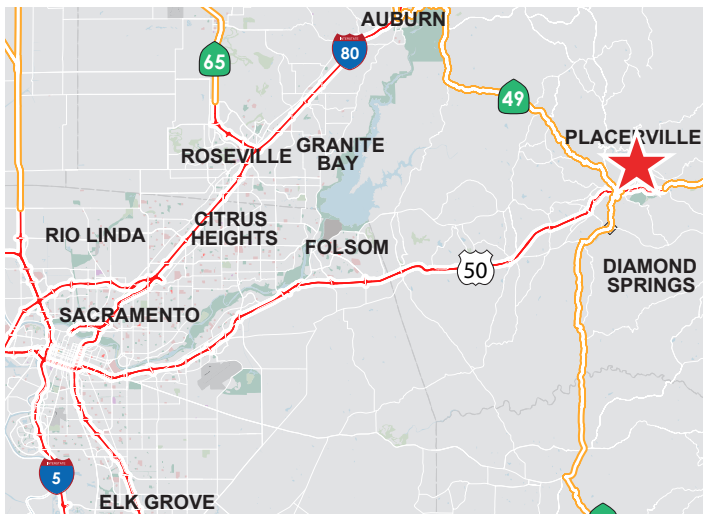
3105 Cedar Ravine Road

Placerville, CA



FOR LEASE: ±1,008 SF

As the exclusive agent, I am pleased to offer the following space:



- Offered at \$1.45psf NNN (±\$.47psf)
- Well designed and Maintained 2-Story Office Building walking distance from Marshall Medical Center
- One Suites available for immediate occupancy ±1,008sf
- Suite located on Ground Floor
- Good Allocation of Parking
- Easy Access to Marshall Way and Cedar Ravine Road
- Close Proximity to City of Placerville Main Street and US HWY50



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

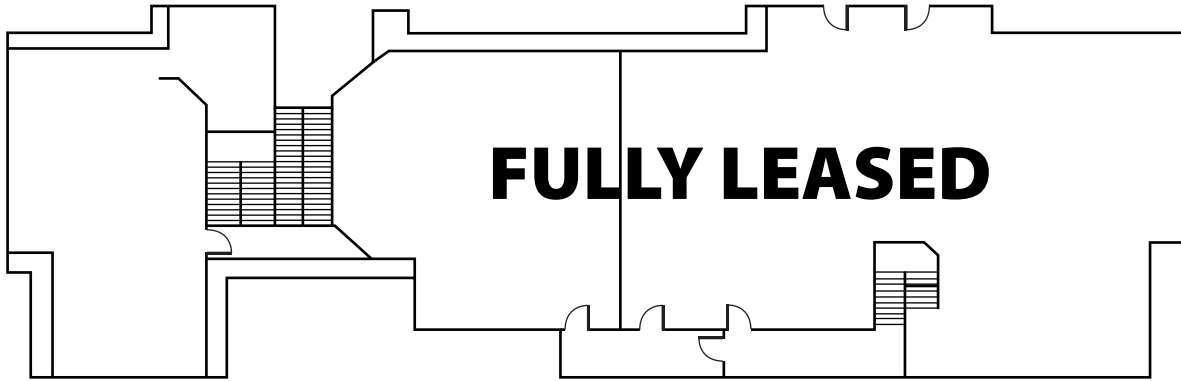
980 9th Street, Suite 2500, Sacramento, CA 95814

www.ngkf.com

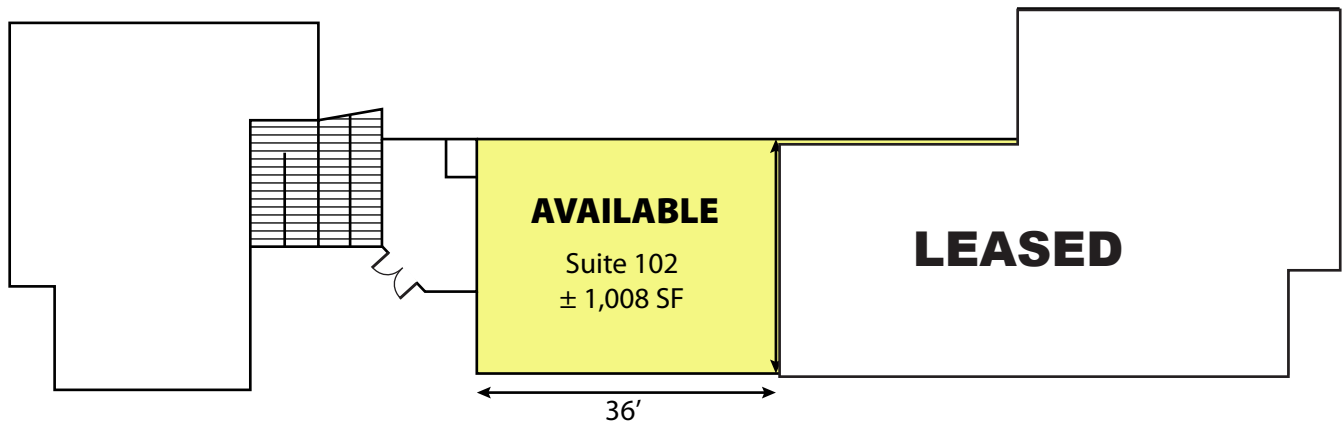
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SECOND FLOOR



FIRST FLOOR



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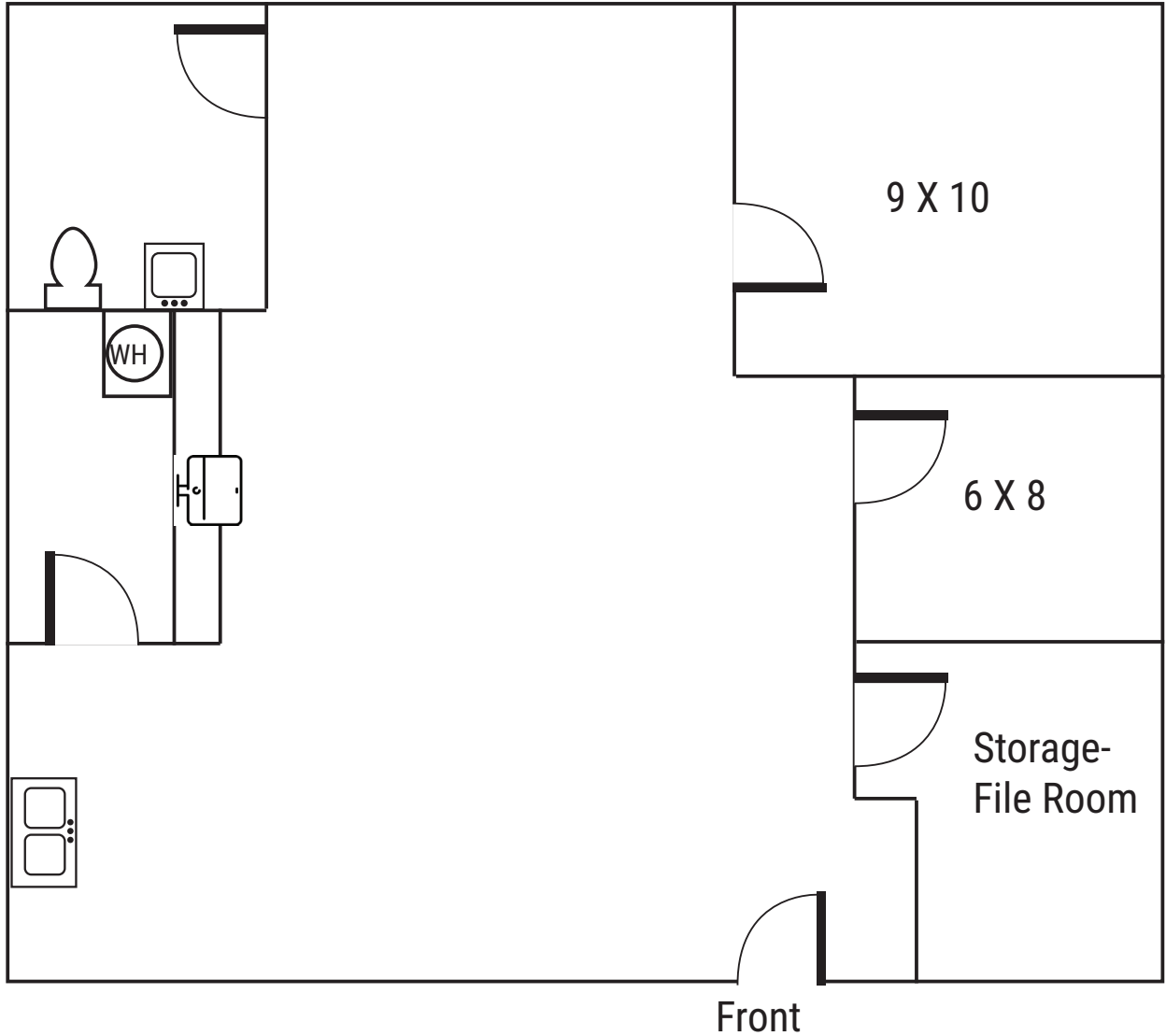
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3105 Cedar Ravine Road
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SUITE 102 1,008 SF



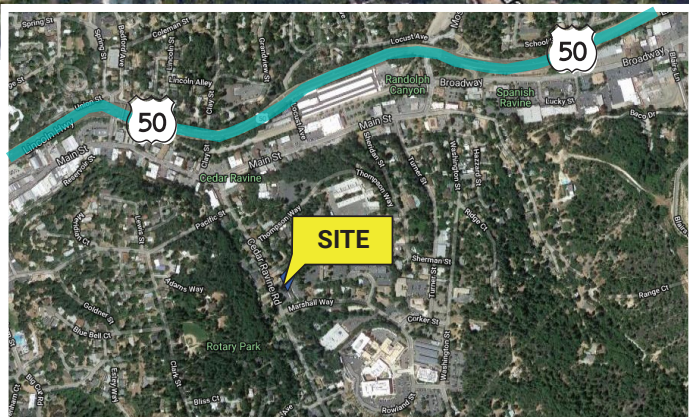
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Placerville, CA



Demographics	1-Mile	3-Mile	5-Mile
Average Age	42.70	43.10	44.10
2018 Population	6,210	19,533	32,125
2018 Avg. HH Income	\$72,025	\$75,775	\$78,003



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