

**FOR SALE OR LEASE**



**SINGLE STORY, MEDICAL OR DENTAL OFFICE BUILDING LOCATED IN PLACERVILLE, CA**



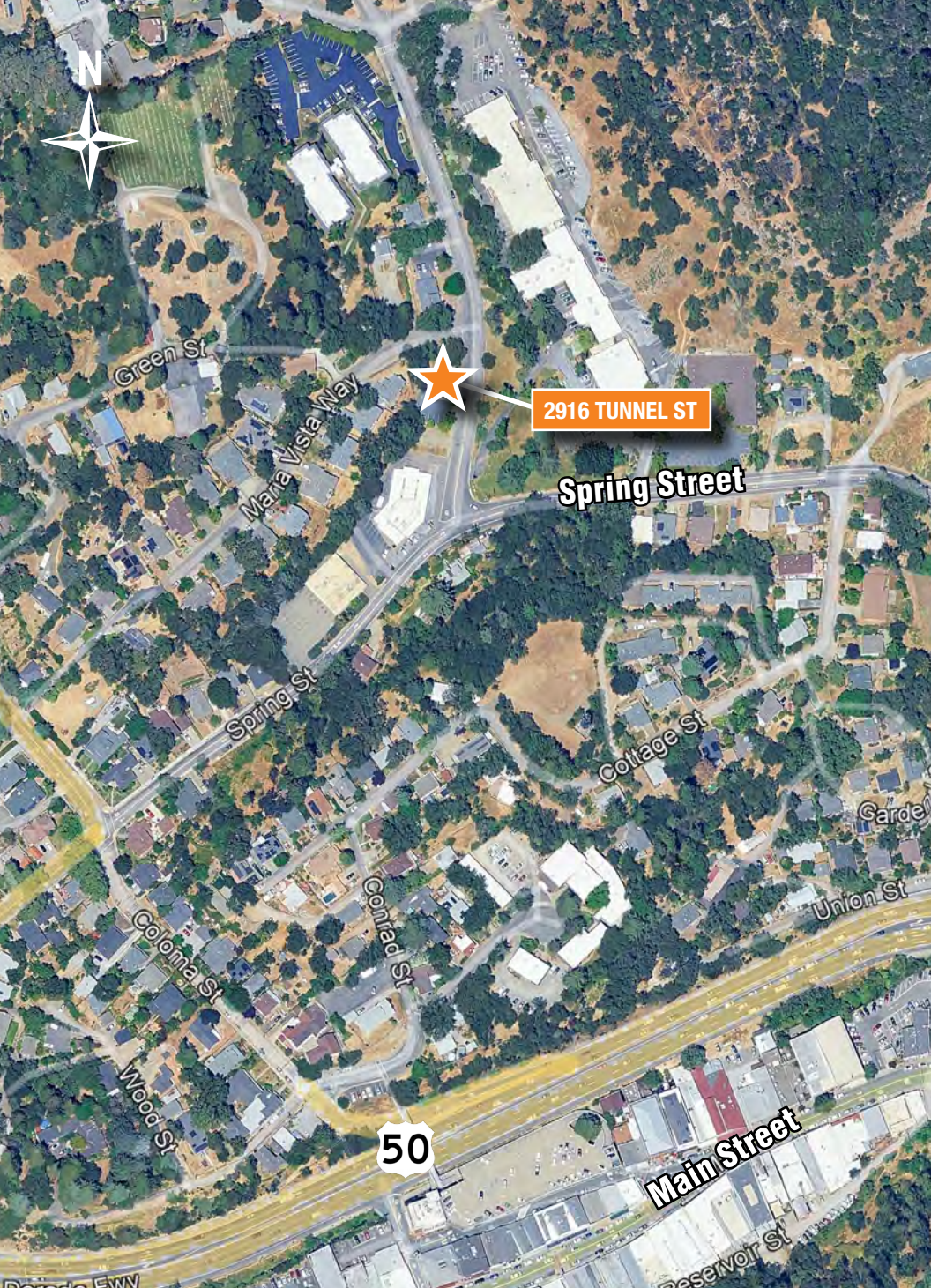
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**2916 Tunnel Street  
Placerville, CA 95667**



## PROPERTY HIGHLIGHTS

- ±1,300 SF Freestanding building for sale or lease – currently build out dental office
- Lot Size: ±0.25 Acres
- Build out: large open area with four (4) patient exam spaces with sinks, one (1) private offices, reception/waiting area, restroom, and storage room
- The building has attractive stone veneers, large window line surrounding the building, and a dedicated off-street parking lot
- Located near intersection of Spring Street and Tunnel Street
- Located within a desirable community with complementary medical and office uses and a well-established residential community
- Short distance to historic downtown Placerville
- For Sale or Lease - inquire with listing agent for sales price.

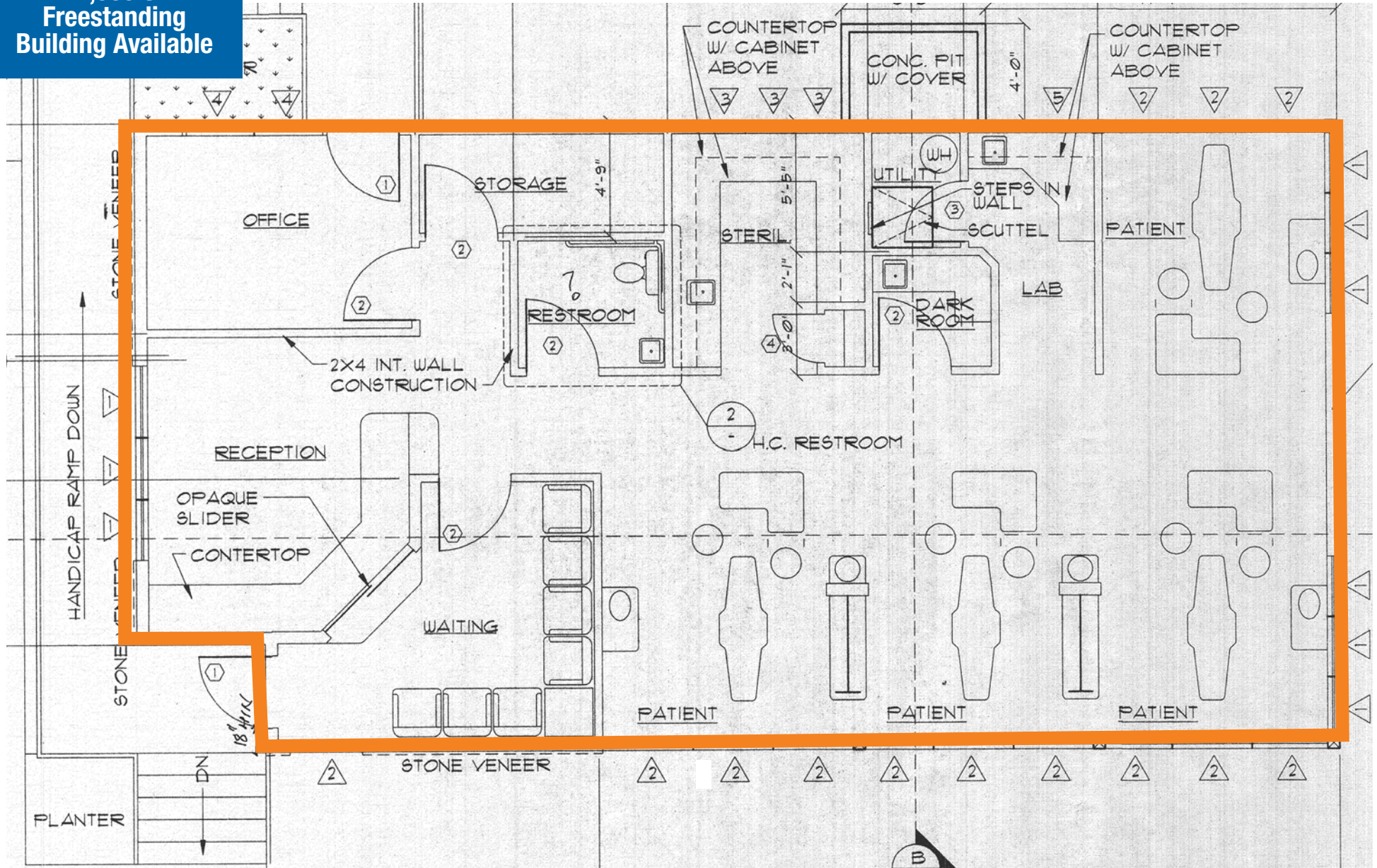
**LEASE RATE: \$1.75/SF NNN**



**▶ CLICK TO WATCH WALKTHROUGH**

# FLOOR PLAN

±1,300 SF  
Freestanding  
Building Available



# DEMOGRAPHICS

## MARKET OVERVIEW

2916 Tunnel Street  
Placerville, Ca 95667

3 MILE RADIUS

### KEY FACTS

18,537

Population

47

Median Age



Average Household Size

\$84,358

Median Household Income

### EDUCATION



23.28%

High School Graduate



18.14%

Some College



19.49%

Bachelor's Degree Plus

### HOUSING STATS



\$451,055

Median Home Value



8,001

Households



37.25%

% Renter Occupied Housing Units

### BUSINESS



14,217

Total Employees

### COMMUTERS



0.76%

Used Public Transportation



83.73%

Drove Alone to Work

### EMPLOYMENT



57.07%

White Collar



42.93%

Blue Collar

# PROPERTY AERIAL



PLACERVILLE SENIOR CENTER

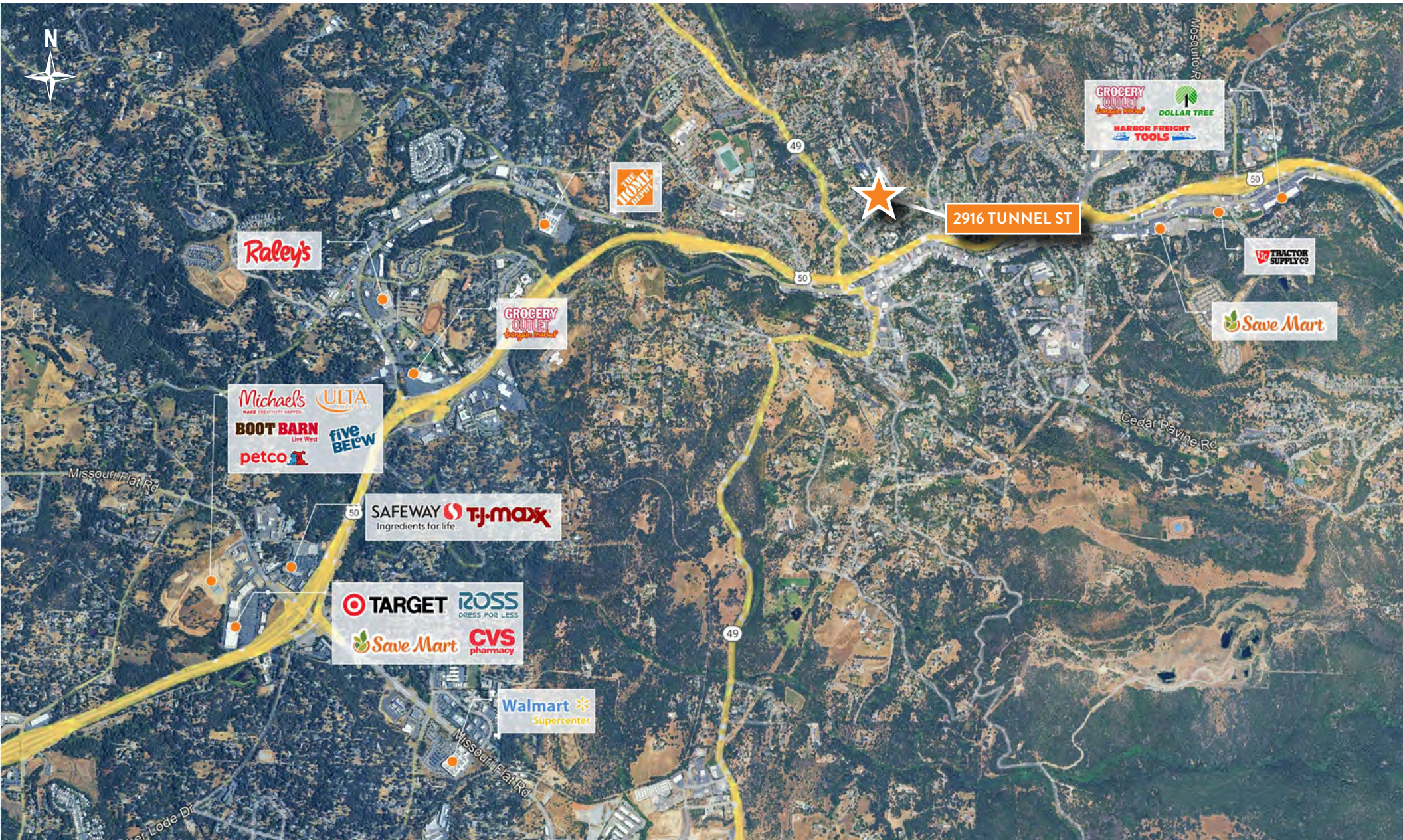
2916 TUNNEL ST

SAVE MART SUPERMARKETS WELLS FARGO TACO BELL STARBUCKS MCDONALD'S

DOWNTOWN PLACERVILLE

BANK OF AMERICA KFC MALS SOURDOUGH'S CO.

# PLACERVILLE RETAIL AERIAL



# PROPERTY IMAGES





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