

FOR SALE OR LEASE



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



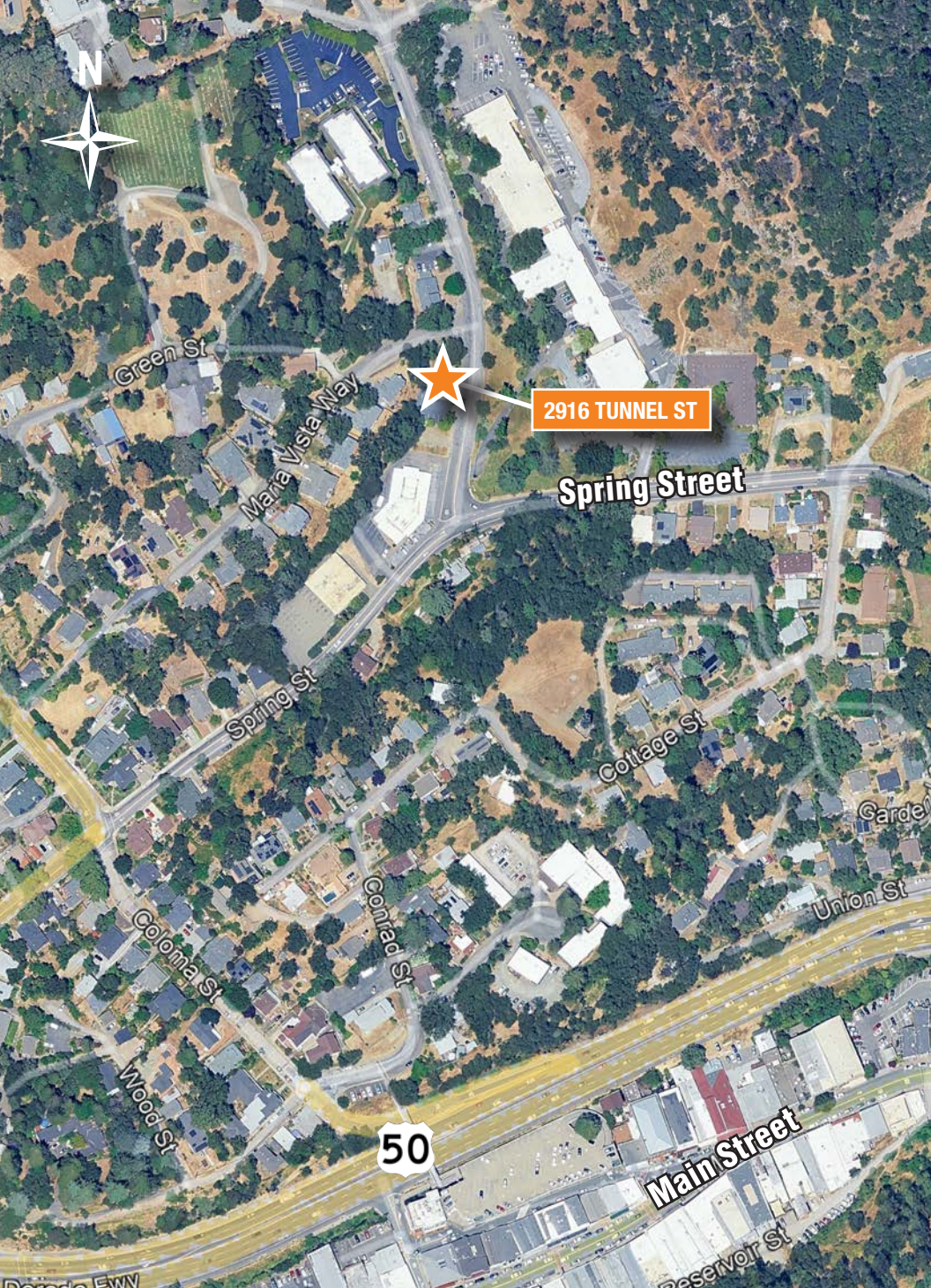
**OSBORNE
GROUP**

Robb Osborne
Executive Vice President
DRE #01398696
(916) 784-2700
rosborne@gallire.com

Brandon Sessions
Senior Vice President
DRE #01914432
(916) 789-3339
bsessions@gallire.com

Kannon Kuhn
Associate
DRE #02079314
(916) 789-3333
kkuhn@gallire.com

**2916 Tunnel Street
Placerville, CA 95667**



PROPERTY HIGHLIGHTS

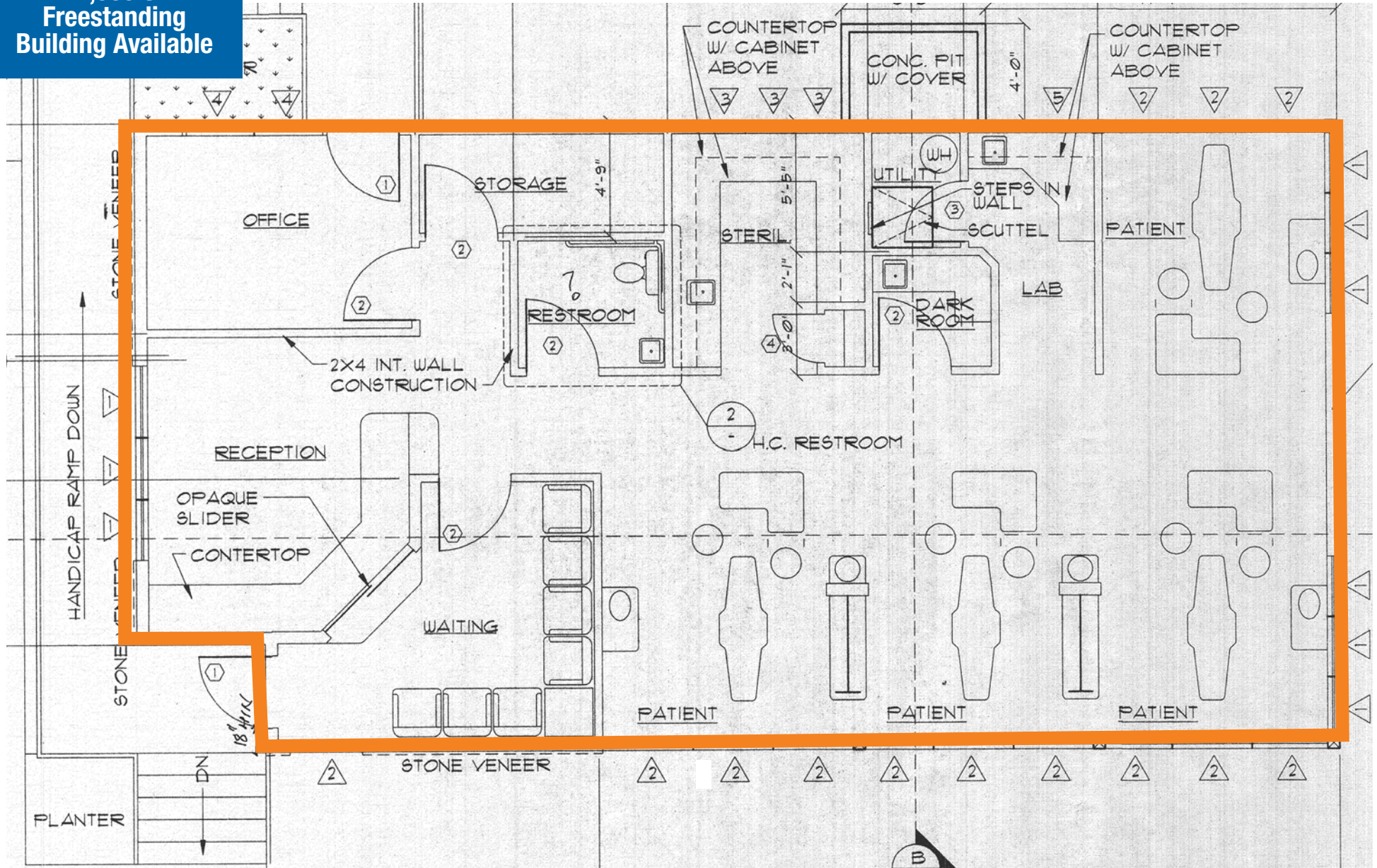
- $\pm 1,300$ SF Freestanding building for sale or lease – currently build out dental office
- Lot Size: ± 0.25 Acres
- Build out: large open area with four (4) patient exam spaces with sinks, one (1) private offices, reception/waiting area, restroom, and storage room
- The building has attractive stone 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



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



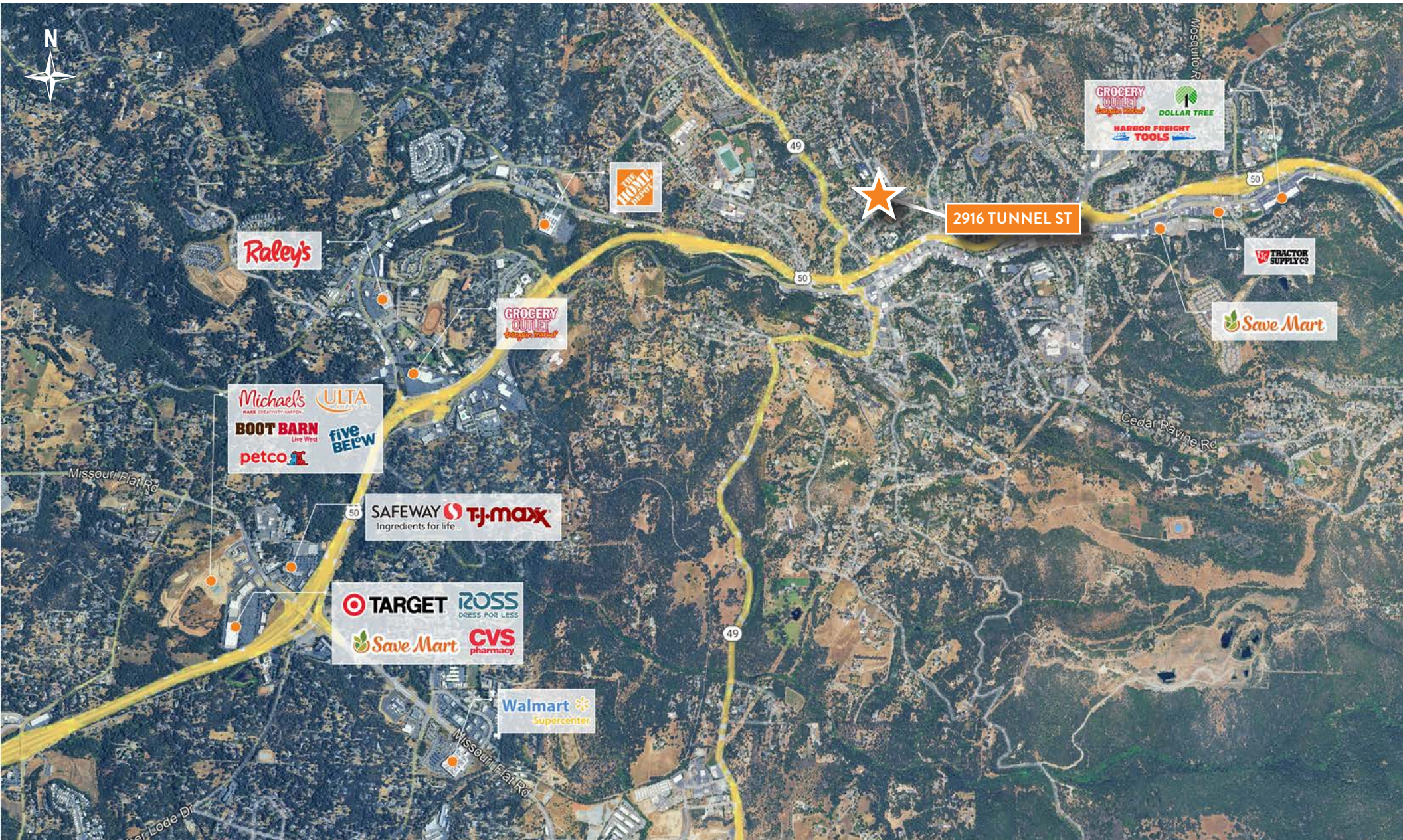
42.93%

Blue Collar

PROPERTY AERIAL



PLACERVILLE RETAIL AERIAL





Robb Osborne
Executive Vice President
DRE #01398696
(916) 784-2700
rosborne@gallellire.com

Brandon Sessions
Senior Vice President
DRE #01914432
(916) 789-3339
bsessions@gallellire.com

Kannon Kuhn
Associate
DRE #02079314
(916) 789-3333
kkuhn@gallellire.com



2916 Tunnel Street

Placerville, CA 95667

**AVAILABLE FOR SALE OR LEASE
- MEDICAL OR DENTAL OFFICE -**