

*±3,552 SF Now Available For Lease  
Can Be Demised to ±1,252 SF or  
±2,300 SF Suites*



# 601 MAIN STREET

*For Sale or Lease Ideal Owner User or  
Investment Opportunity*

**\$899,000**

SALE PRICE

**\$1.75 PSF/MG**

LEASE PRICE

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PLACERVILLE, CA

# EXECUTIVE SUMMARY

Located in the heart of the historic Main Street in Placerville, California, 601 Main Street offers a fantastic two-tenant office building next to the renowned Ivy House and public parking. This rare opportunity is ideal for an owner-user wishing to occupy fully updated office space or for an investor seeking a low-maintenance asset with a strong leasing history. Built in 1973, the property is conveniently situated near dining, shopping, and offers easy access to and from US HWY 50. With unparalleled accessibility and high-profile visibility, 601 Main Street presents a unique chance to invest in a prominent location within Placerville's historic corridor.

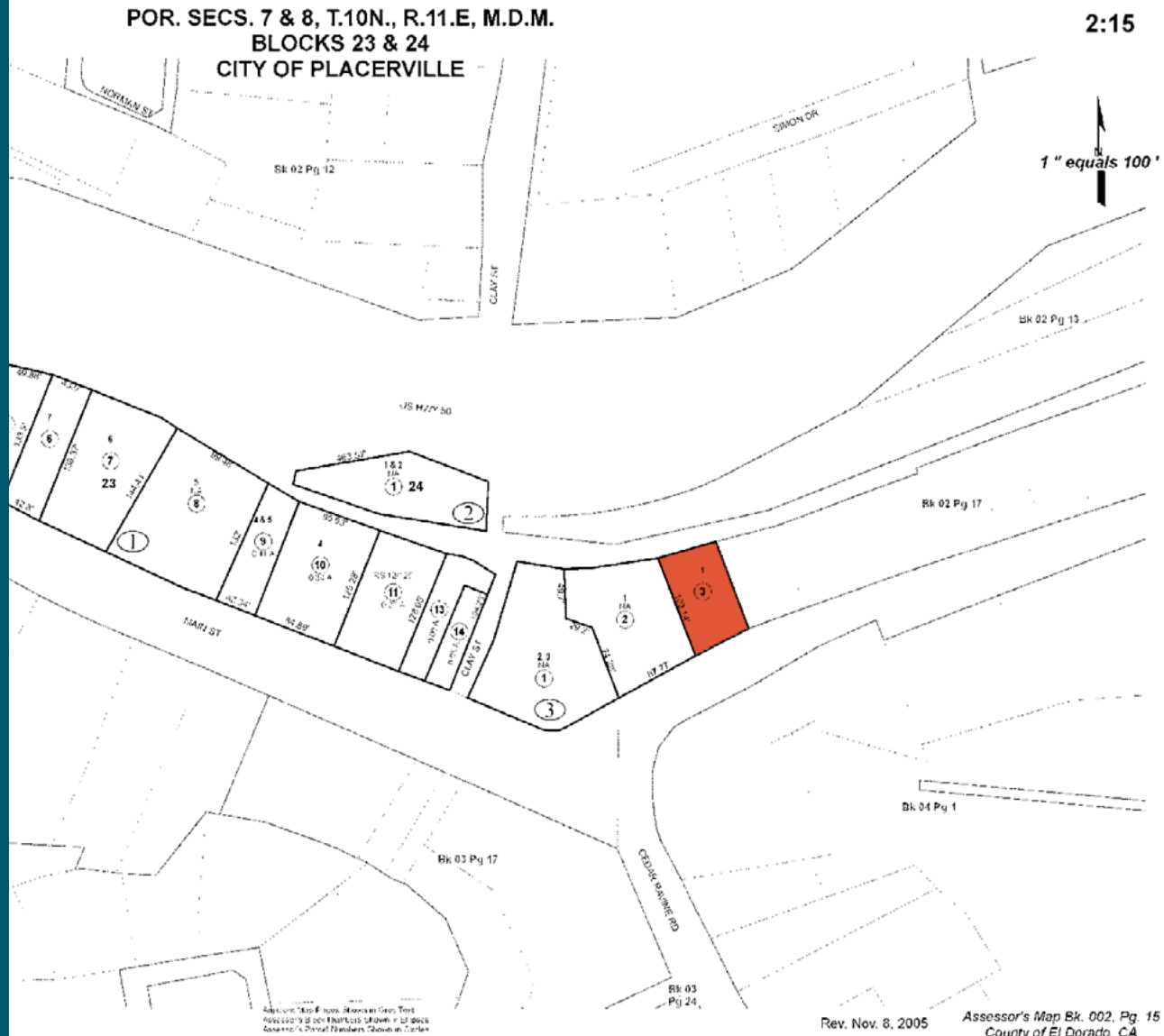




## Offering Summary

OFFERING PRICE	\$899,000
PRICE/SF	\$189
ADDRESS	601 Main Street Placerville, CA
PROPERTY TYPE	Free Standing Multi-Tenant Office Building
BUILDING SF	±4,752
STORIES	1
PARCEL #	002-153-003-000 (City of Placerville)
ACREAGE	±0.17
ZONING	CBD - Central Business District
BUILT	1973
VACANCY	±3,552 SF
CURRENT TENANT	Nouvita Medical Management recently signed a 3-year lease, with rent at \$2,244 per month

[CLICK HERE FOR ZONING USES](#)



601 MAIN STREET



SUBJECT  
PROPERTY



## PROJECT HIGHLIGHTS

- Ideal owner/user investment opportunity
- Located in the highly desirable Central Business District
- Monument signage available
- Plentiful parking with up to 2 hours free
- Several restaurants, services and amenities within walking distance
- Walking distance from the County Court House
- Close proximity to Highway 50 on/off ramp

# FLOOR PLAN

*±1,252 - ±3,552 SF*

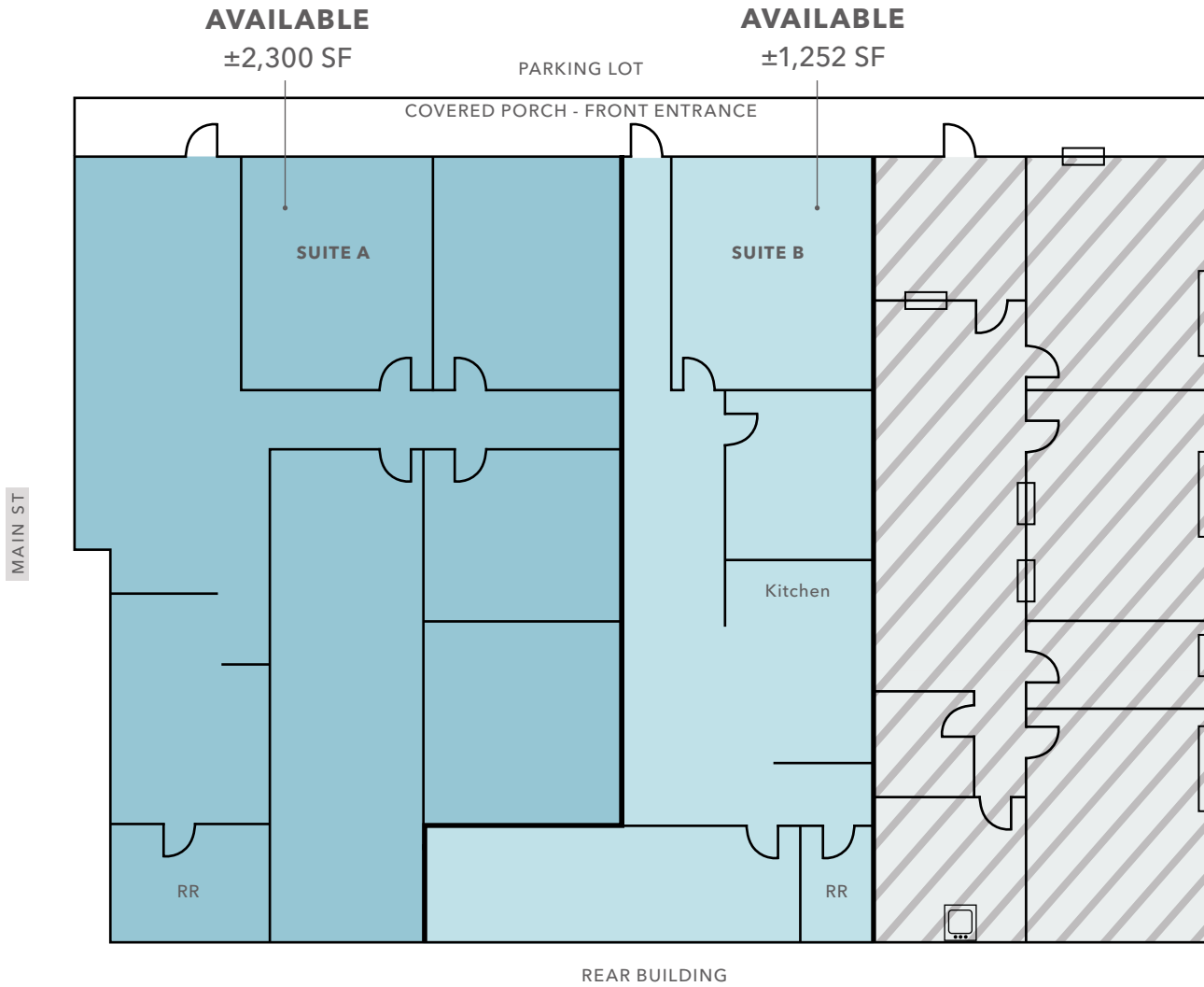
AVAILABLE

*\$195.50*

PRICE/SF

*NOW*

AVAILABLE







## 601 MAIN STREET

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*For more information on  
this property, please contact*

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**KIDDER.COM**

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