

**FOR  
LEASE**

**1319-1323 BROADWAY,  
PLACERVILLE, CA**

**+/- 3,581 - 5,020 SF OF RETAIL SPACE AVAILABLE**



**3D Tour  
Click Here** 

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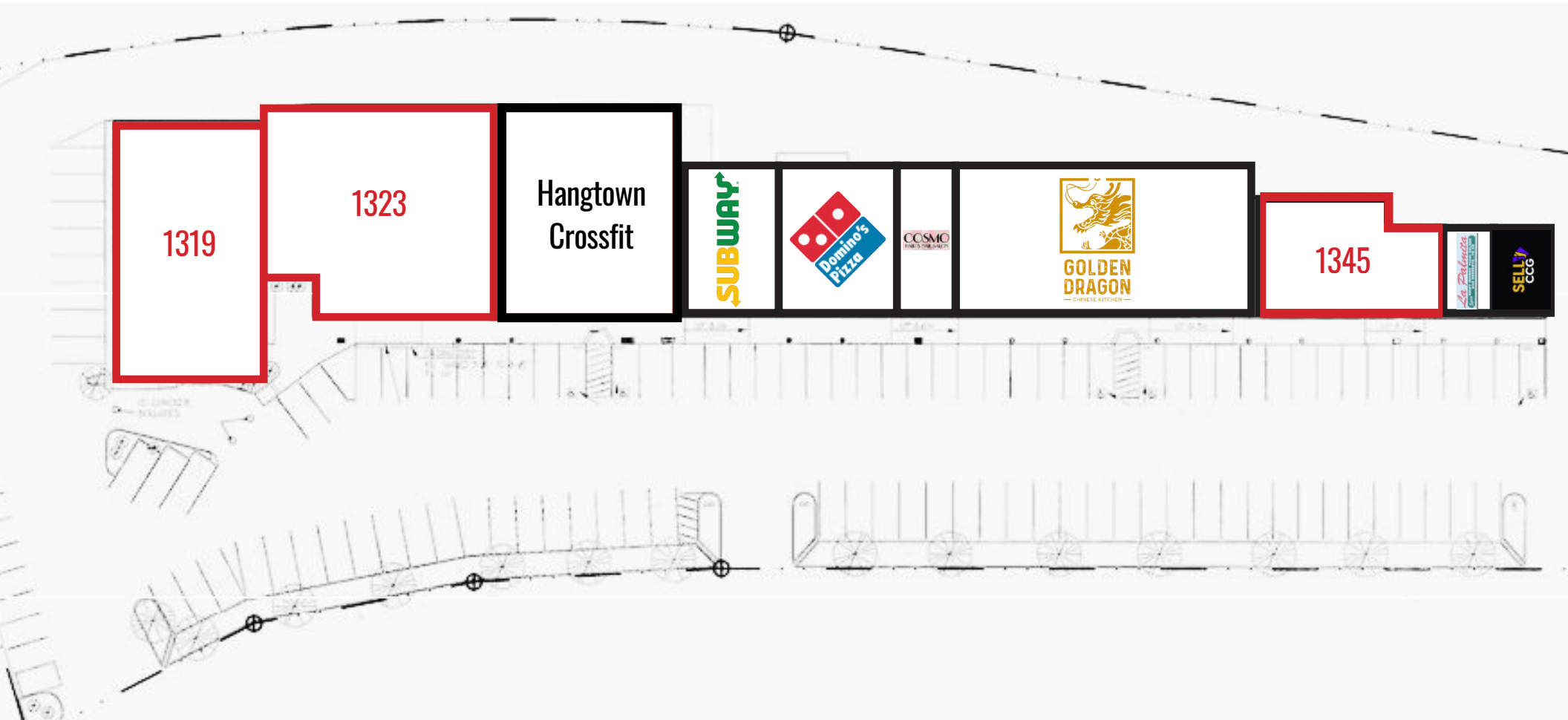
# BROADWAY PLAZA

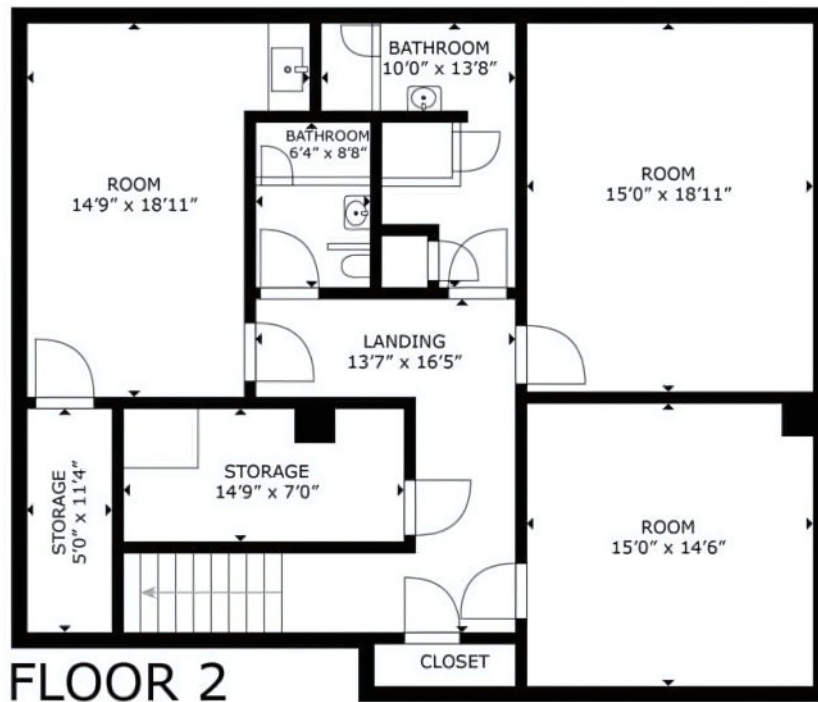
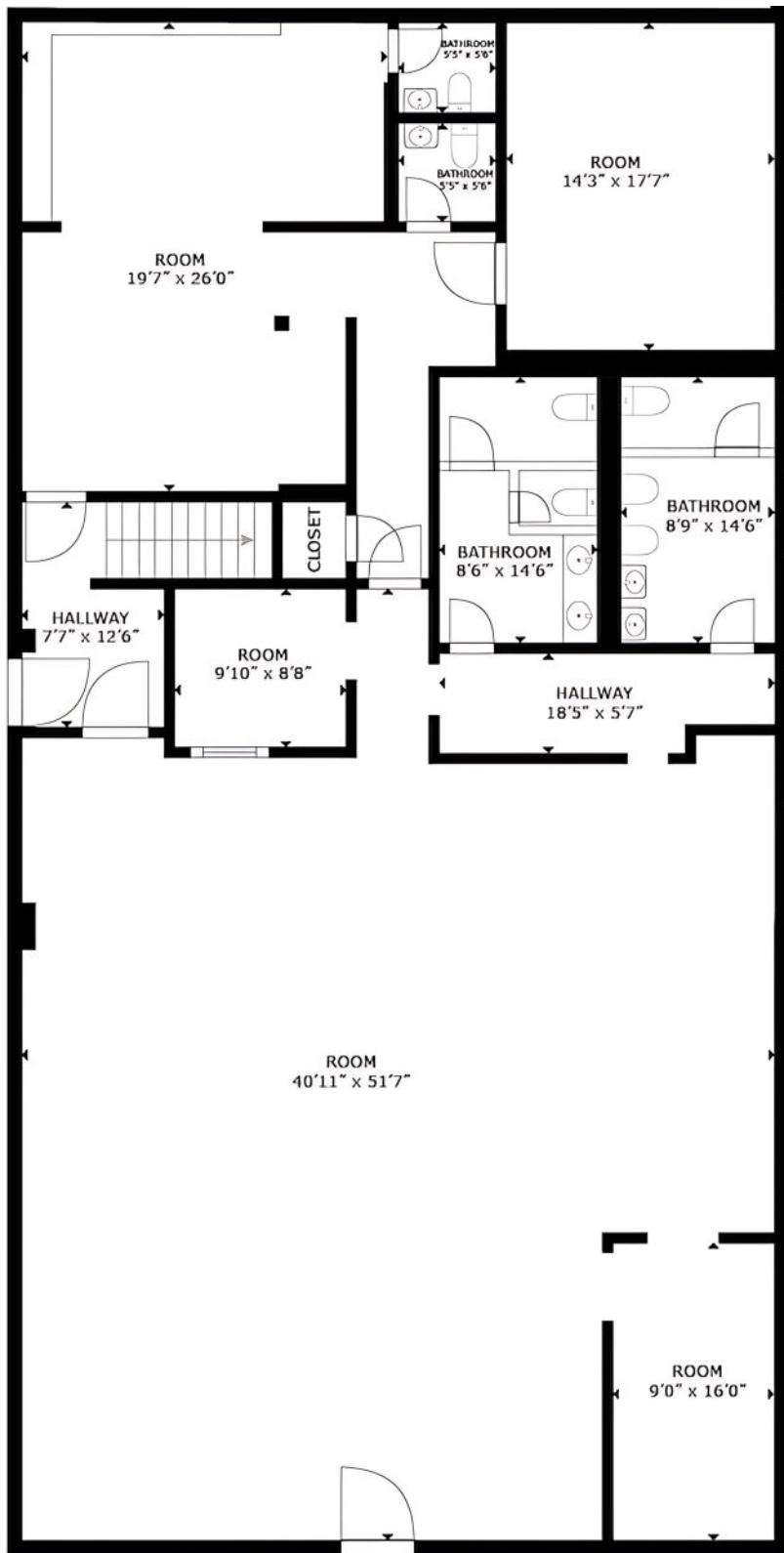
SUITE	SIZE	PRICING	SPACE NOTES
1319	+/- 4,381 SF	\$0.89 PSF, NNN	End cap suite. Former martial arts studio. 2-stories.
1323	+/- 5,020 SF	\$1.00 PSF, NNN	Furnished office suite in move-in ready condition.
1345	+/- 3,581 SF	\$1.00 PSF, NNN	Fully built-out office suite.

- **Highway Visibility:** Situated in a high-traffic retail center with signage easily seen from Highway 50 in the heart of Placerville. Signage Opportunities available facing HWY 50.
- **Prime Retail Space:** Offering a range of retail spaces from +/- 476 to 5,020 SF, ideal for various business needs and sizes.
- **Established Surroundings:** This property is situated in a high traffic retail corridor. Surrounded by major national retailers such as Harbor Freight, Dollar Tree, Rite Aid, Starbucks, Taco Bell and McDonald's, drawing in consistent foot traffic and enhancing brand exposure.
- **Generous Parking:** With 122 spaces available, there's ample parking for both customers and employees, ensuring ease of access and convenience.

# SITE PLAN

SUITE	AVAILABILITY	BUSINESS NAME	SIZE
1319	AVAILABLE	TBD	+/- 4,381 SF 1st Floor: +/- 3,175 SF 2nd Floor: +/- 1,206 SF
1323	AVAILABLE	TBD	+/- 5,020 SF
1327	Occupied	Hangtown Crossfit	+/- 4,900 SF
1329	Occupied	Subway	+/- 1,500 SF
1331	Occupied	Domino's	+/- 2,000 SF
1337	Occupied	Cosmo Hair & Nail Salon	+/- 1,000 SF
1341	Occupied	Golden Dragon Restaurant	+/- 4,000 SF
1345	AVAILABLE	TBD	+/- 3,581 SF
1349	Occupied	La Palmita Taqueria	+/- 900 SF
1353	Occupied	Sell CCG	+/- 476 SF





# FLOOR PLAN

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**Suite 1319**

**Size: +/- 4,381 RSF**

**1st Floor: +/- 3,175 SF**

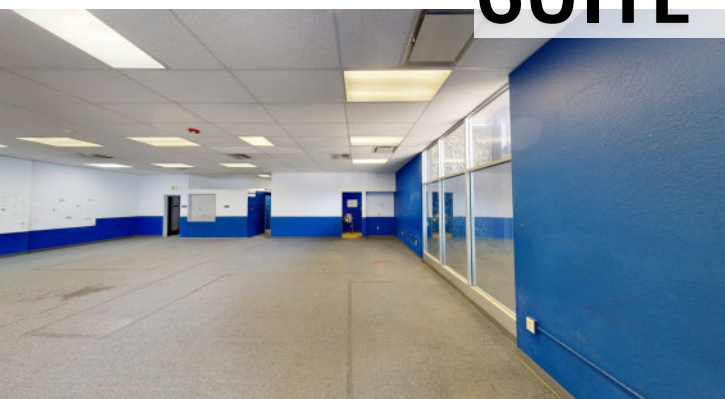
**2nd Floor: 1,206 SF**

**Base Rent: \$0.89 PSF, NNN**

**NNN Costs: \$0.34 PSF**



# SUITE 1319: INTERIOR PHOTOS



# FLOOR PLAN

## Suite 1323

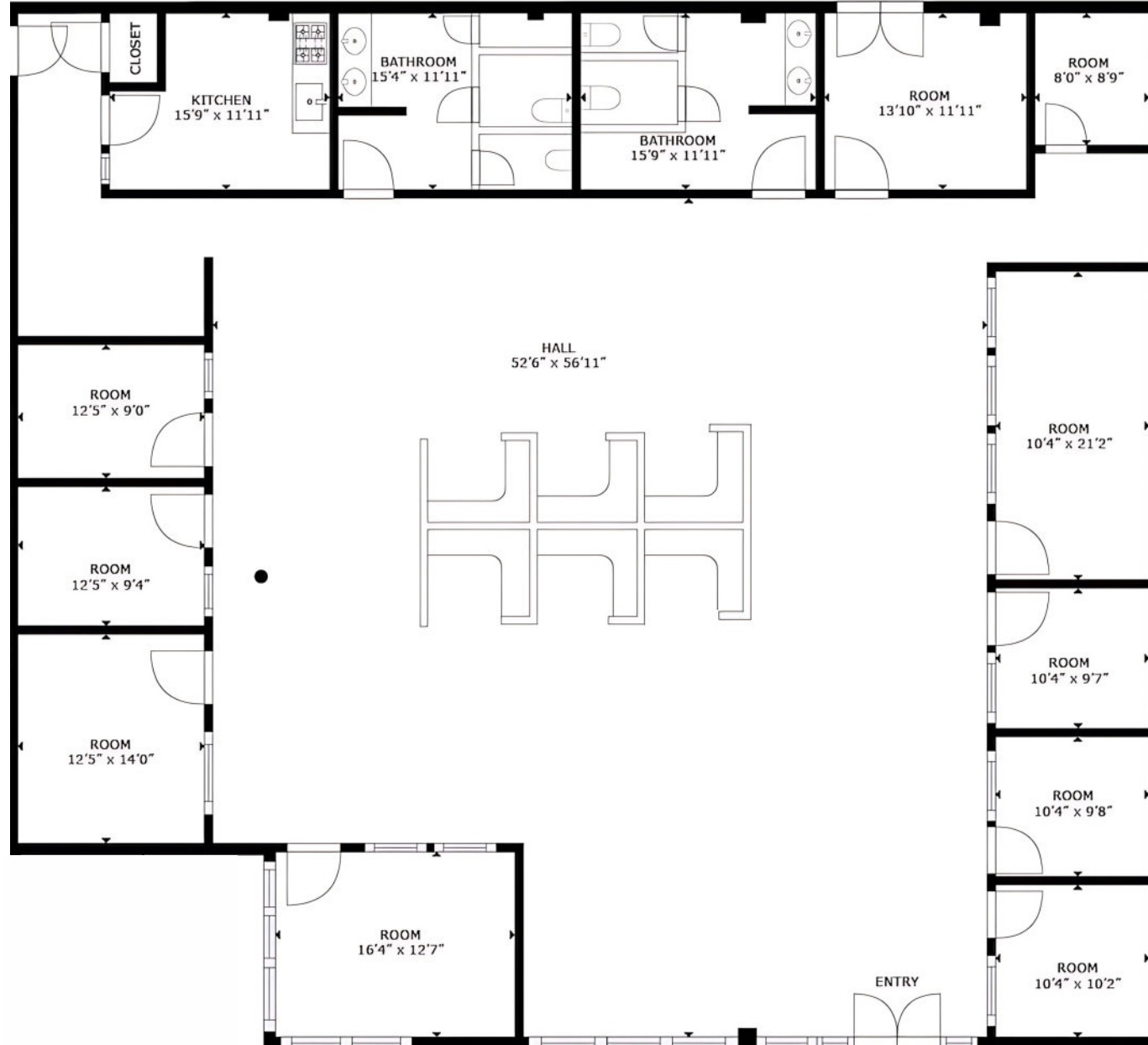
**Size:** +/- 5,020 RSF

**Base Rent:** \$1.00 PSF, NNN

**NNN Costs:** \$0.34 PSF

**3D Tour**  
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**FURNISHED  
OFFICE SUITE**





**SUITE 1323  
INTERIOR  
PHOTOS**



# FLOOR PLAN

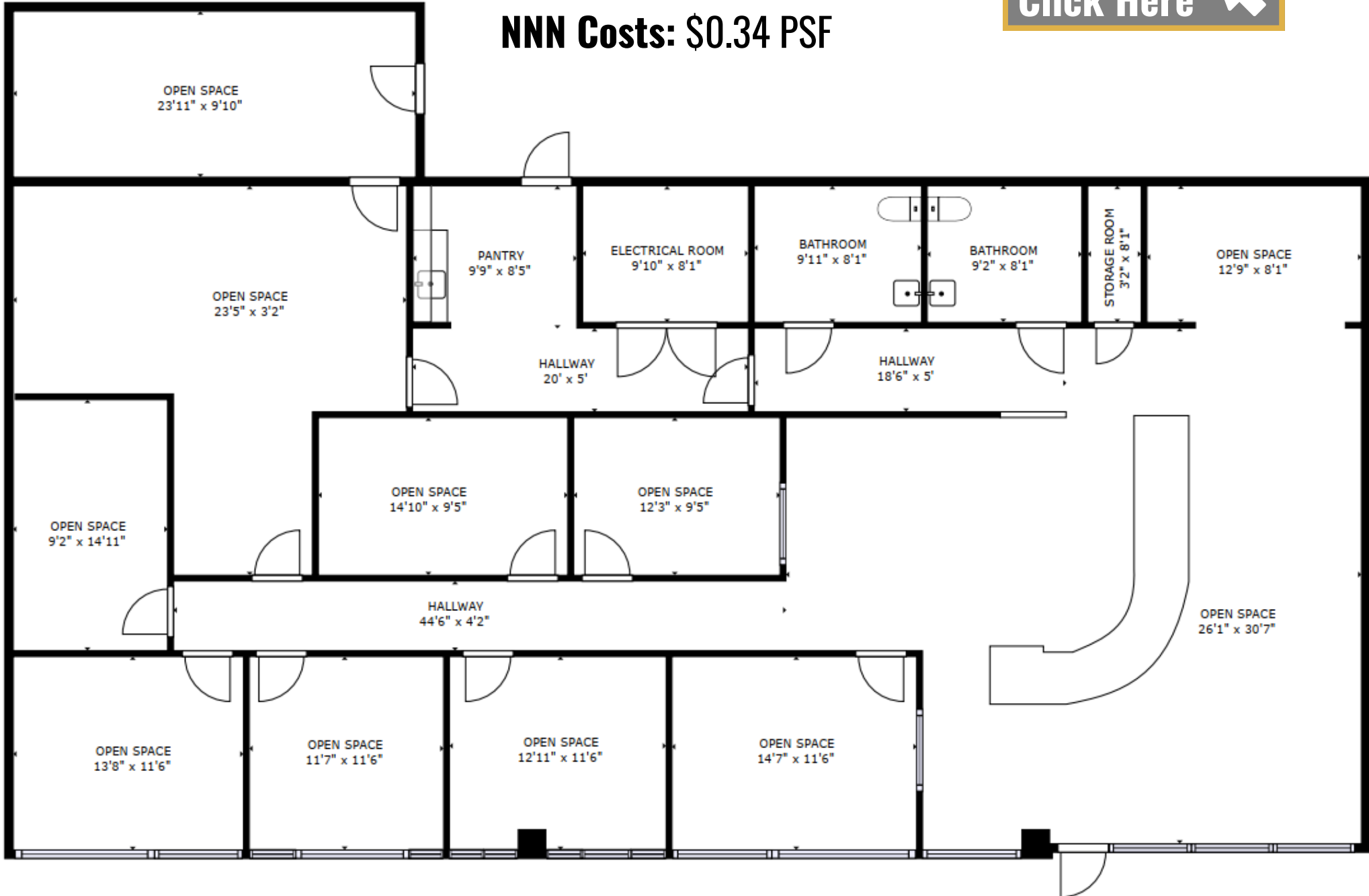
## Suite 1345

**Size:** +/- 3,581 RSF

**Base Rent:** \$1.00 PSF, NNN

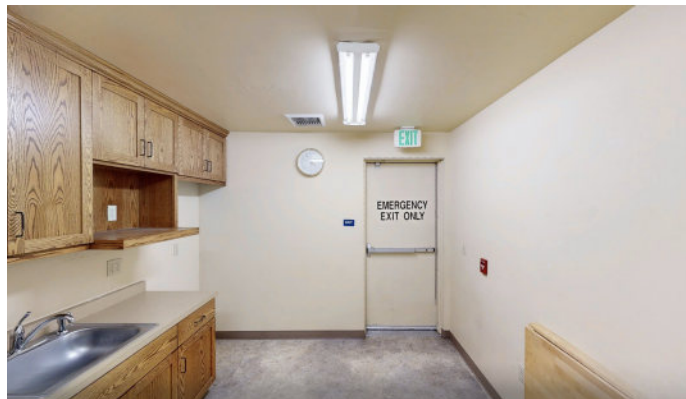
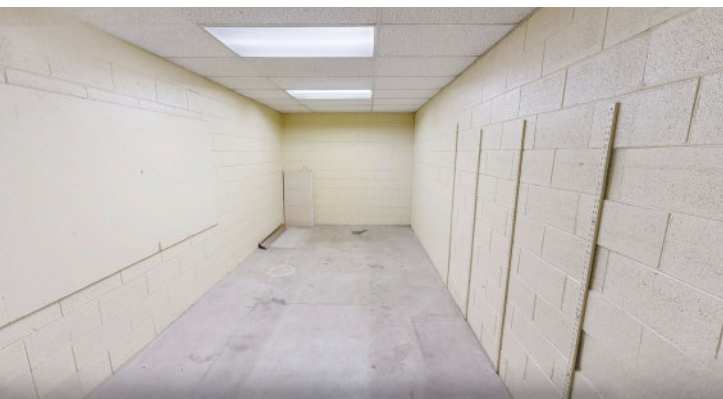
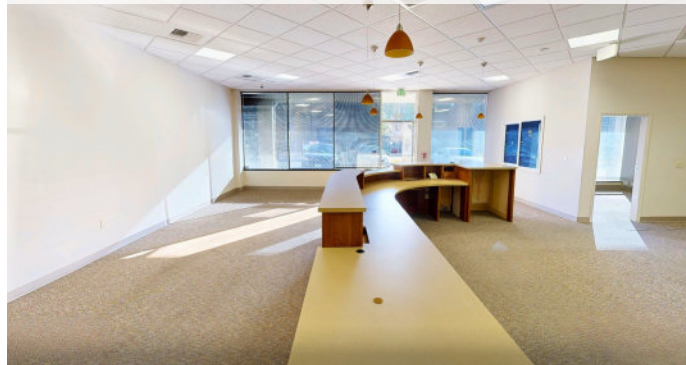
**NNN Costs:** \$0.34 PSF

**3D Tour**  
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# SUITE 1345: INTERIOR PHOTOS





Hangtown Crossfit

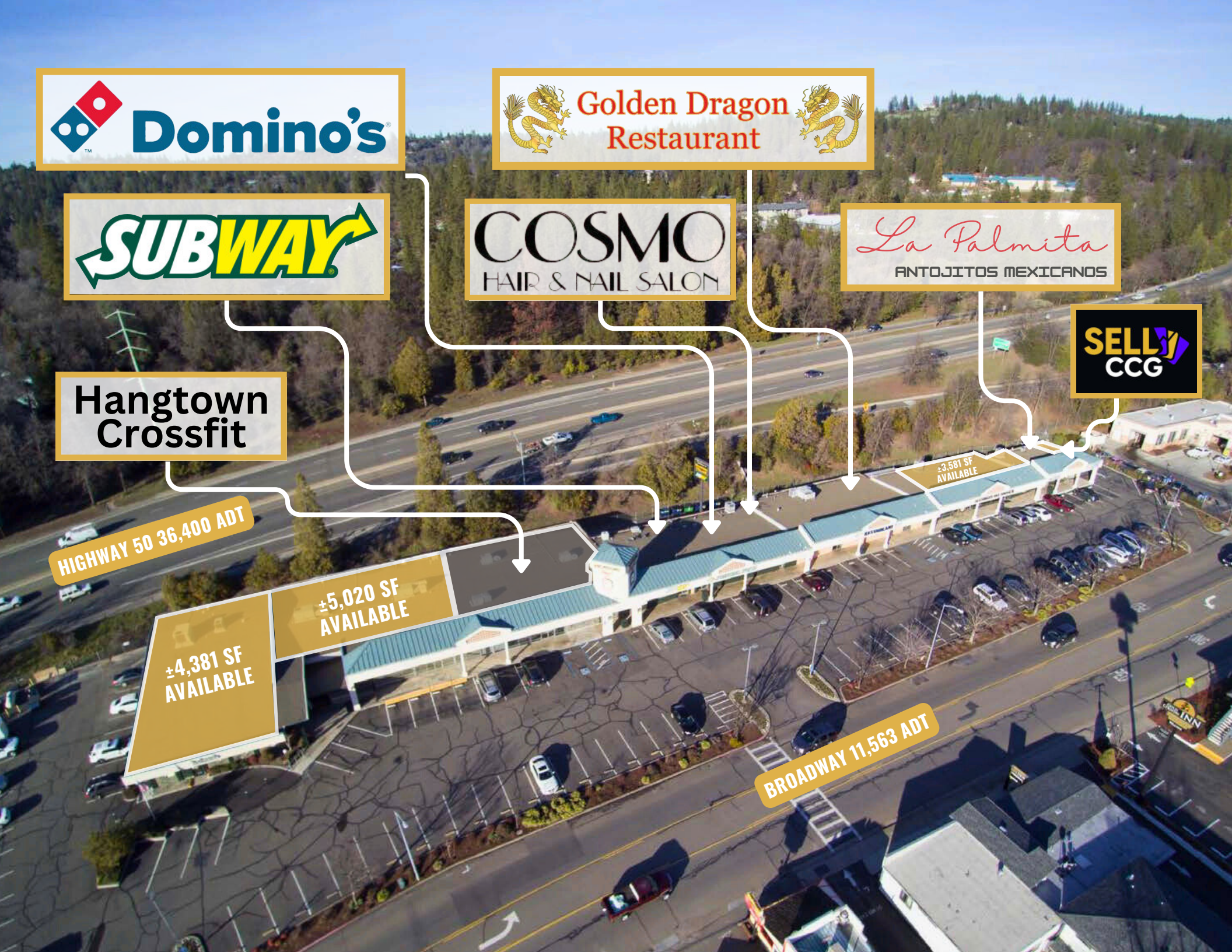
HIGHWAY 50 36,400 ADT

±4,381 SF AVAILABLE

±5,020 SF AVAILABLE

±3,581 SF AVAILABLE

BROADWAY 11,563 ADT

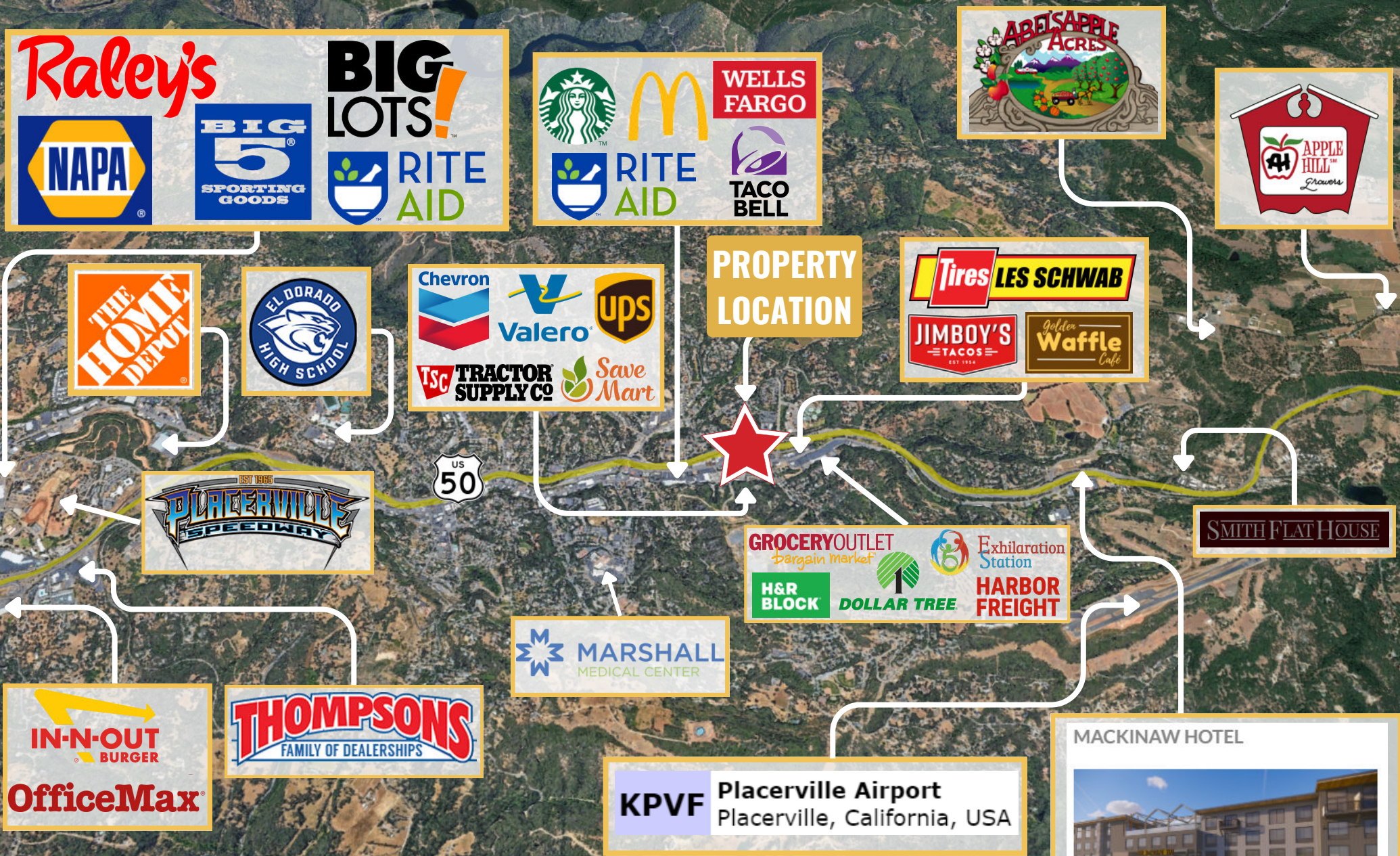




# EXTERIOR PHOTOS



# IMMEDIATE VICINITY AERIAL



**NOTABLE BUSINESSES LOCATED NEAR 1319-1323 BROADWAY, PLACERVILLE, CA**

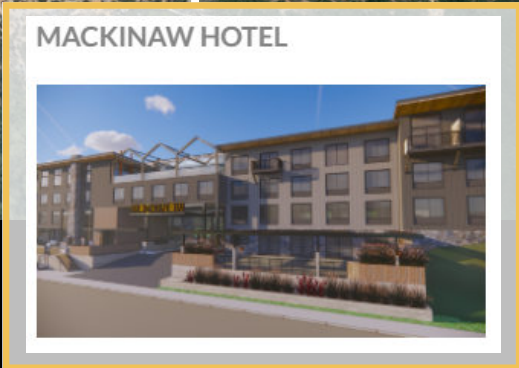
**Restaurants:** Sutter Creek Provisions - 0.2 miles, Sweetie Pie's Bakery - 0.3 miles, El Dorado Brewing Company - 0.4 miles

**Grocery Stores:** Raley's Supermarket - 0.6 miles, Grocery Outlet Bargain Market - 1.2 miles

**Gas Stations:** 76 Station - 0.4 miles, Valero - 0.6 miles

**Lodging:** Hampton Inn & Suites Placerville - 0.8 miles, Holiday Inn Express & Suites Placerville - 1.1 miles

**Banks:** Bank of America - 0.5 miles, US Bank - 0.6 miles, Sierra Central Credit Union - 0.7 miles



# DEMOGRAPHIC SUMMARY REPORT

1319-1323 BROADWAY, PLACERVILLE, CA 95667



## POPULATION 2023 ESTIMATE

1-MILE RADIUS	5,386
3-MILE RADIUS	16,707
5-MILE RADIUS	31,665

## POPULATION 2028 PROJECTION

1-MILE RADIUS	5,454
3-MILE RADIUS	16,795
5-MILE RADIUS	31,738



## HOUSEHOLD INCOME 2023 AVERAGE

1-MILE RADIUS	\$92,609.00
3-MILE RADIUS	\$91,072.00
5-MILE RADIUS	\$93,487.00

## HOUSEHOLD INCOME 2023 MEDIAN

1-MILE RADIUS	\$73,928.00
3-MILE RADIUS	\$69,858.00
5-MILE RADIUS	\$71,212.00



## POPULATION 2023 BY ORIGIN

	1-MILE RADIUS	3-MILE RADIUS	5-MILE RADIUS
WHITE	4,871	15,186	28,894
BLACK	41	138	244
HISPANIC ORIGIN	877	2,816	5,022
AM. INDIAN & ALASKAN	98	309	580
ASIAN	91	275	491
HAWAIIAN/PACIFIC ISLAND	11	42	71
OTHER	274	757	1,385

# CONTACT US!

FOR MORE INFORMATION ABOUT  
THESE RETAIL SUITES



*Chase Burke*

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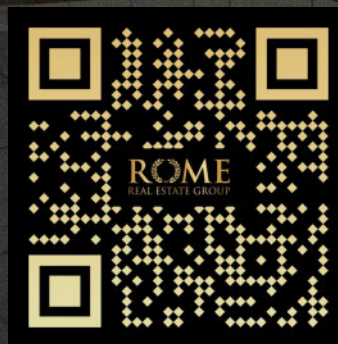
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