FOR LEASE

2855-2869 RAY LAWYER DR, PLACERVILLE, CA

+/- 1,600 - 2,200 SF RETAIL SUITES AVAILABLE



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ROME
REAL ESTATE GROUP

DISCOVERY PLAZA

SUITE	SIZE	LEASE RATE	SPACE NOTES
2855	+/- 2,200 SF	$1.25 PSF, NNN	FORMER YOGA STUDIO
2869	+/- 1,600 SF	$1.25 PSF, NNN	FORMER DANCE STUDIO

PROPERTY HIGHLIGHTS:

- Centrally located in Placerville, California, and well-maintained.
- Situated across from a bustling Raley's supermarket and Regal Cinema.
- Affordable yet high-quality spaces, making it ideal for both start-ups and established businesses.
- Located less than 5 minutes away from Highway 50, ensuring quick and easy freeway access.
- In close proximity to major retailers and local attractions, including Placerville Speedway, El Dorado County Library, Raley's, Big 5 Supermarket,
- Offers monument signage, ensuring high visibility for businesses.
- Abundant parking available for the convenience of customers and employees.



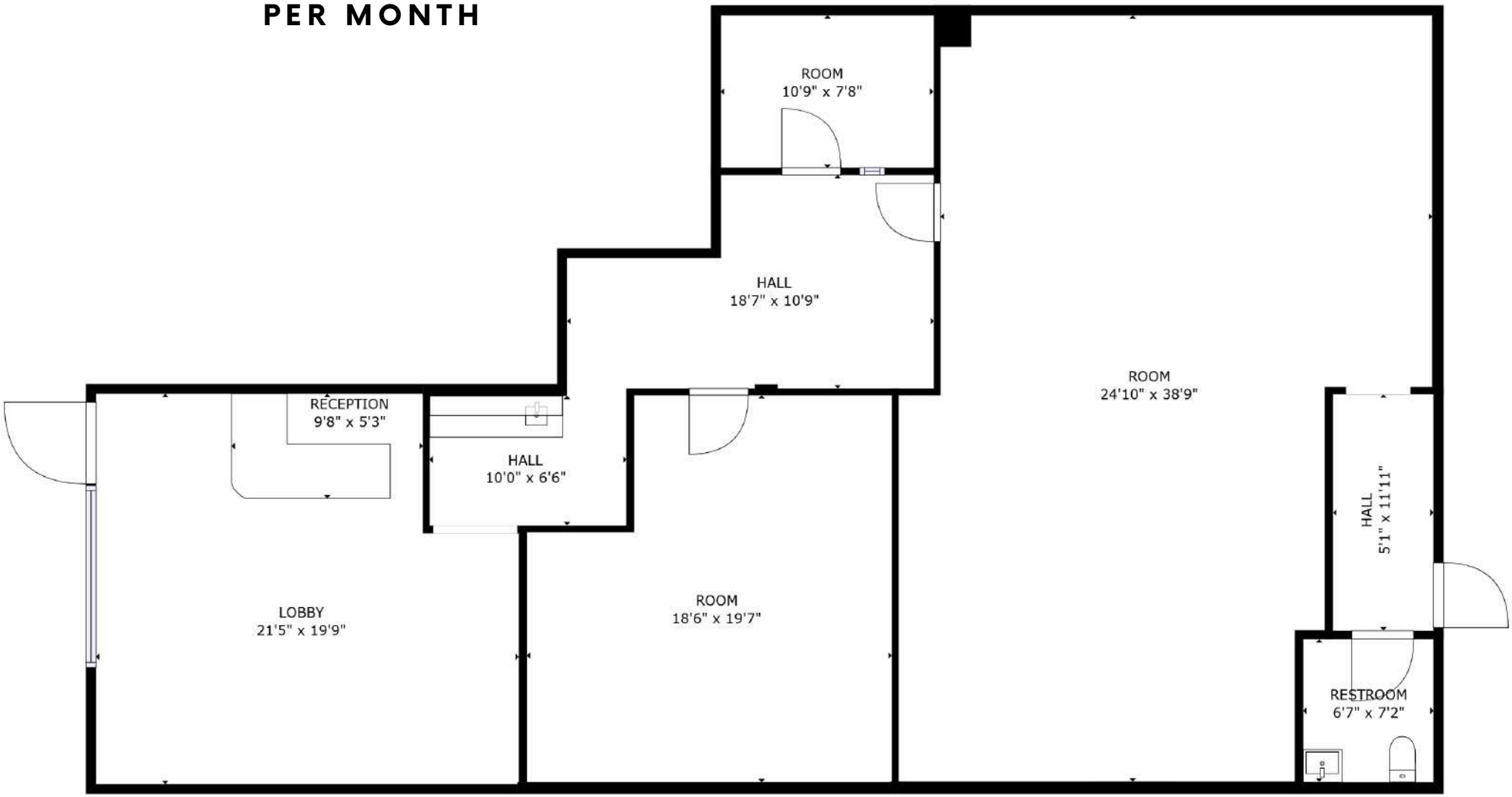
TRAFFIC COUNTS

PLACERVILLE DR & EL DORADO FWY: 41,869 ADT

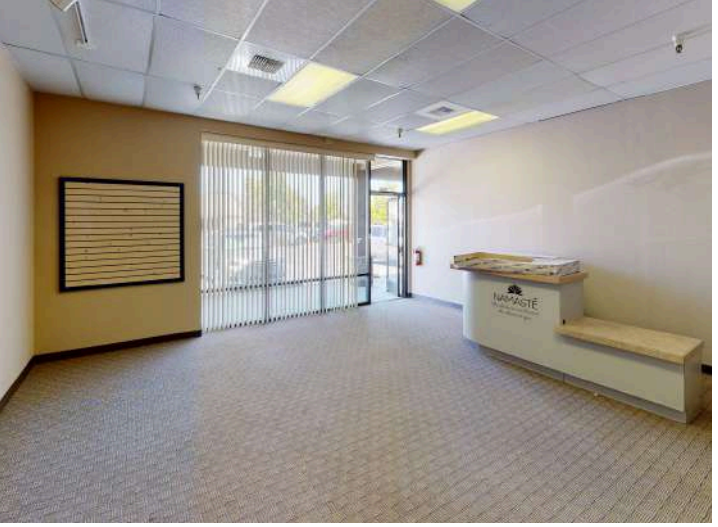
SUITE DETAILS:
+/- 2,200 SQ. FT

$1.25 PSF + NNN COSTS PER MONTH

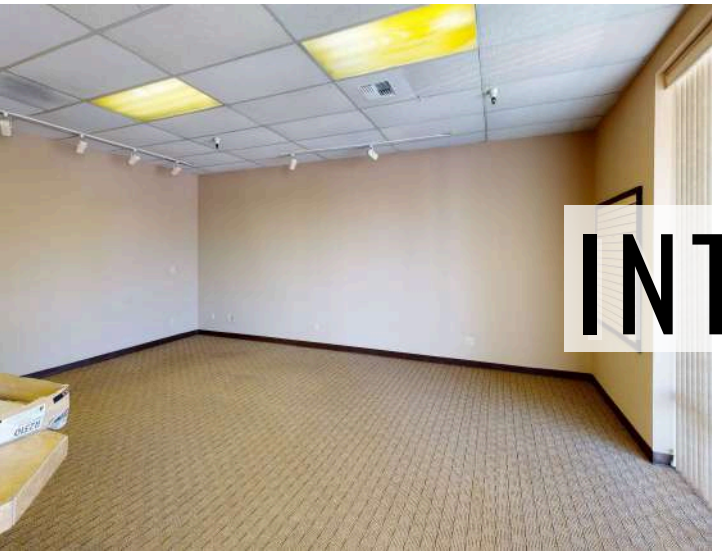
3D Tour Click Here



916.7-Disclaimer: The information contained herein has been obtained from sources Broker believes to be reliable. However, Broker cannot guarantee, warrant or represent its accuracy and all information is subject to error, change, or withdrawal. An interested party and their advisors should conduct an independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.







INTERIOR PHOTOS







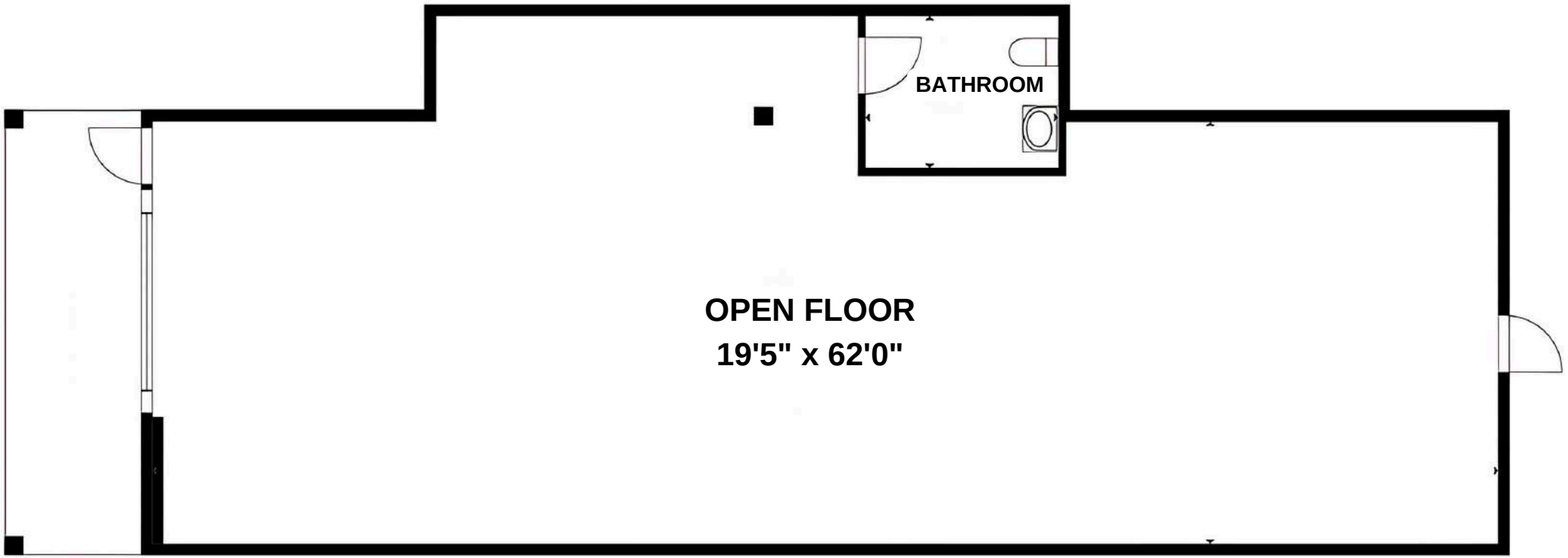




SUITE DETAILS:
+/- 1,600 SQ. FT

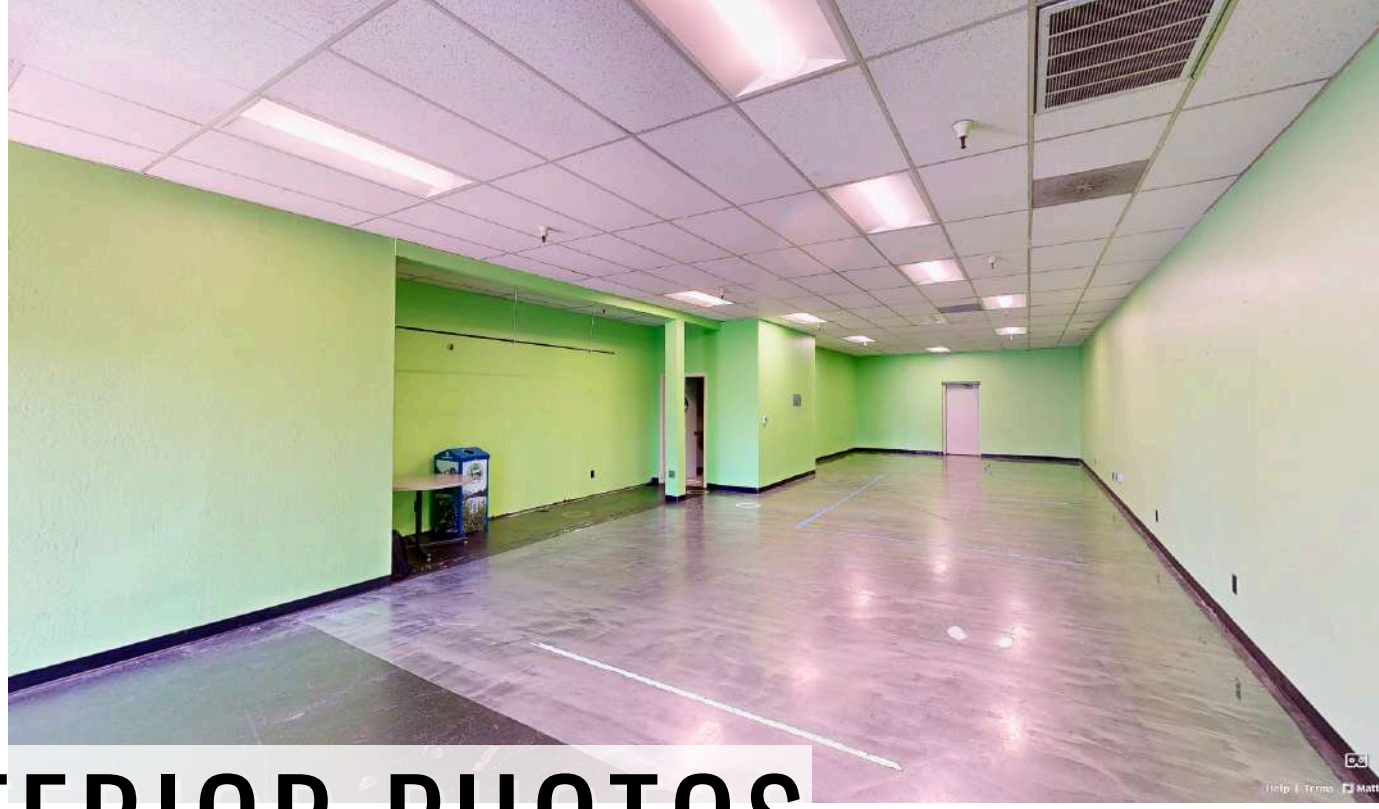
$1.25 PSF + NNN COSTS PER MONTH

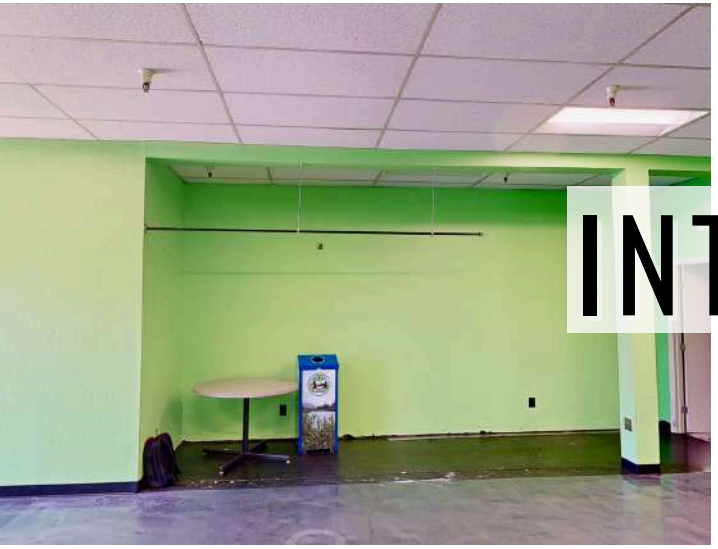
3D Tour Click Here



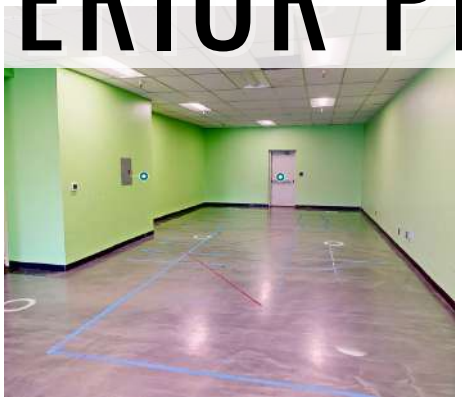
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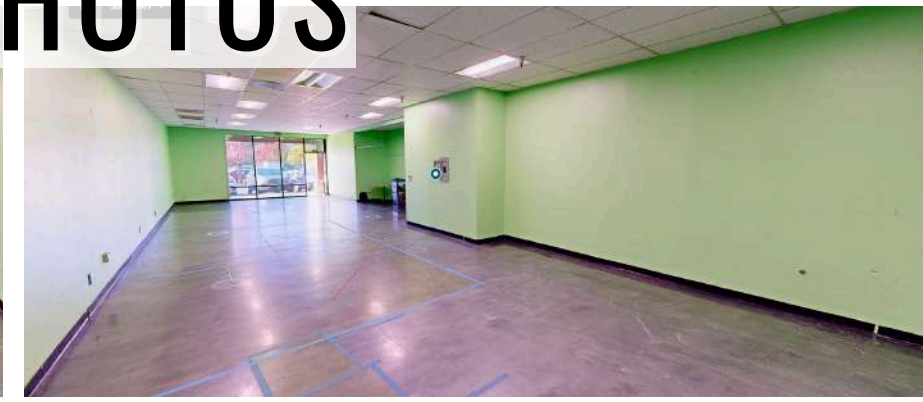






INTERIOR PHOTOS












NEARBY RETAIL
BIG 5 SPORTING GOODS
NAPA AUTO PARTS
THE BRICK OVEN PUB
State Farm
Jojo's Bakery
HONG KONG INN RESTAURANT
verizon
THE CORNER SPOT
The Greenhouse Cafe
Raley's
Peet's Coffee
UNDER THE ARBOR
Mountain Democrat
EL DORADO SAVINGS BANK
65 Years of Service to our Community
Vallarta
MEXICAN RESTAURANT & CANTINA
WELLS FARGO
PLACER TITLE COMPANY
SIERRA CENTRAL
CREDIT UNION
GEARTOOTH ALEWERKS
SPANKY'S PIZZA
"NEW YORK STYLE PIZZA"
SANTA MARIA TAQUERIA





EXTERIOR PHOTOS



IMMEDIATE VICINITY AERIAL



DEMOGRAPHIC SUMMARY REPORT

2855 RAY LAWYER DR, PLACERVILLE, CA 95667

POPULATION
2023 ESTIMATE

1-MILE RADIUS	3,135
3-MILE RADIUS	20,519
5-MILE RADIUS	32,628

POPULATION
2028 PROJECTION

1-MILE RADIUS	3,159
3-MILE RADIUS	20,597
5-MILE RADIUS	32,670

HOUSEHOLD INCOME
2023 AVERAGE

1-MILE RADIUS	$100,897.00
3-MILE RADIUS	$94,553.00
5-MILE RADIUS	$95,672.00

HOUSEHOLD INCOME
2023 MEDIAN

1-MILE RADIUS	$74,261.00
3-MILE RADIUS	$70,767.00
5-MILE RADIUS	$72,272.00

POPULATION
2023 BY ORIGIN

	1-MILE RADIUS	3-MILE RADIUS	5-MILE RADIUS
WHITE	2,875	18,705	29,730
BLACK	28	178	255
HISPANIC ORIGIN	859	3,571	5,101
AM. INDIAN & ALASKAN	68	387	640
ASIAN	35	311	527
HAWAIIAN & PACIFIC ISLAND	7	44	70
OTHER	121	895	1,407

REACH OUT

TO LEARN MORE ABOUT THESE RETAIL SUITES!



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VICE PRESIDENT

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