

**FOR
LEASE**



BROADWAY PLAZA

1319-1323 Broadway
Placerville, CA 95667

SHOP SPACE AVAILABLE

For further information, contact:

Andrea Sessions Lic # 01434048

916-277-8122

andrea@theedwardsco.com



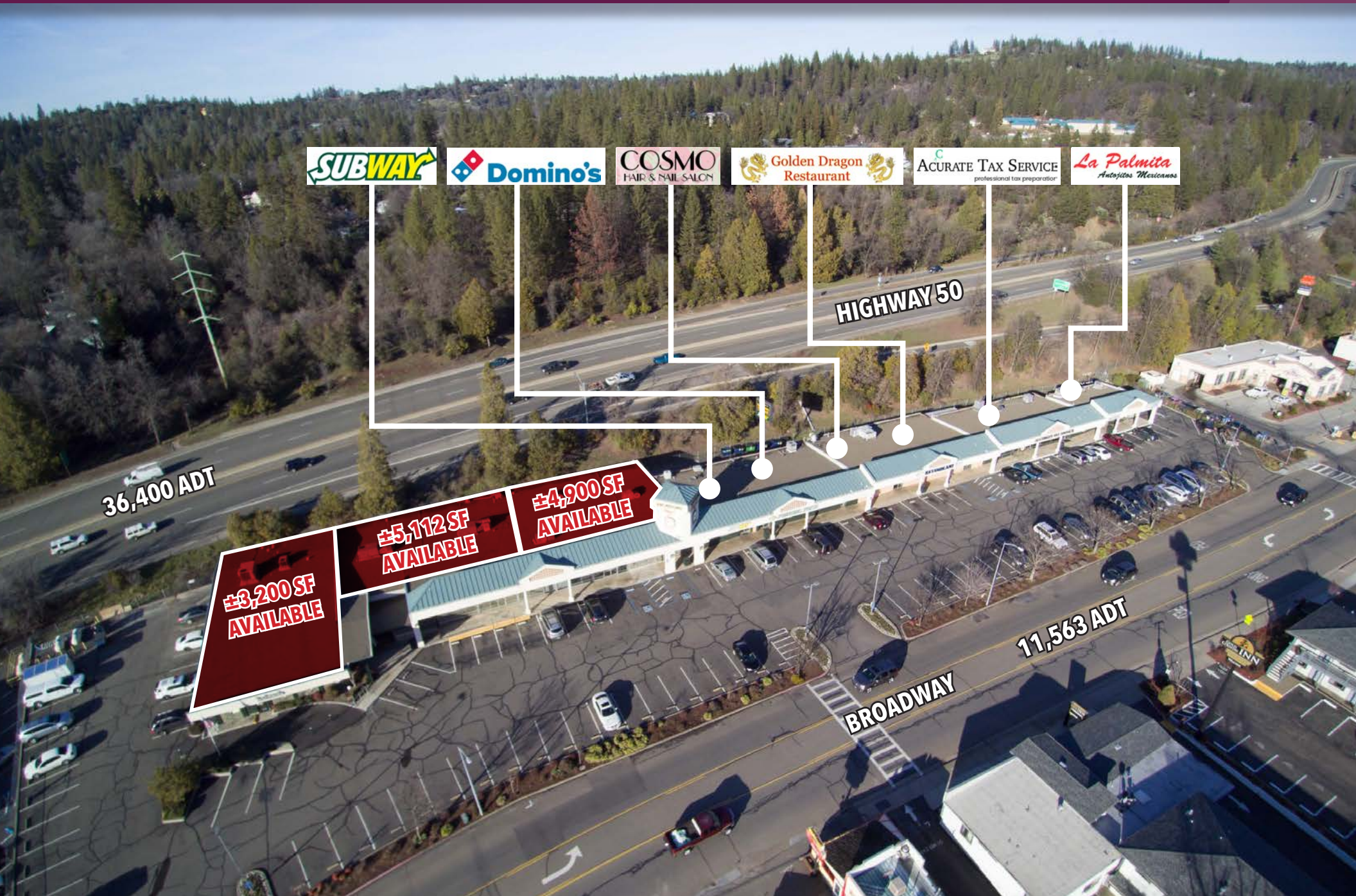
**THE
EDWARDS
COMPANY**
commercial real estate services

PARTNER XTEAM
RETAIL ADVISORS

© 2021 The Edwards Company. All Rights Reserved. The information contained herein has been carefully compiled from sources considered reliable; however, we make no guarantee, warranty, or representation of its accuracy. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

TRADE AREA AERIAL

Placerville, CA



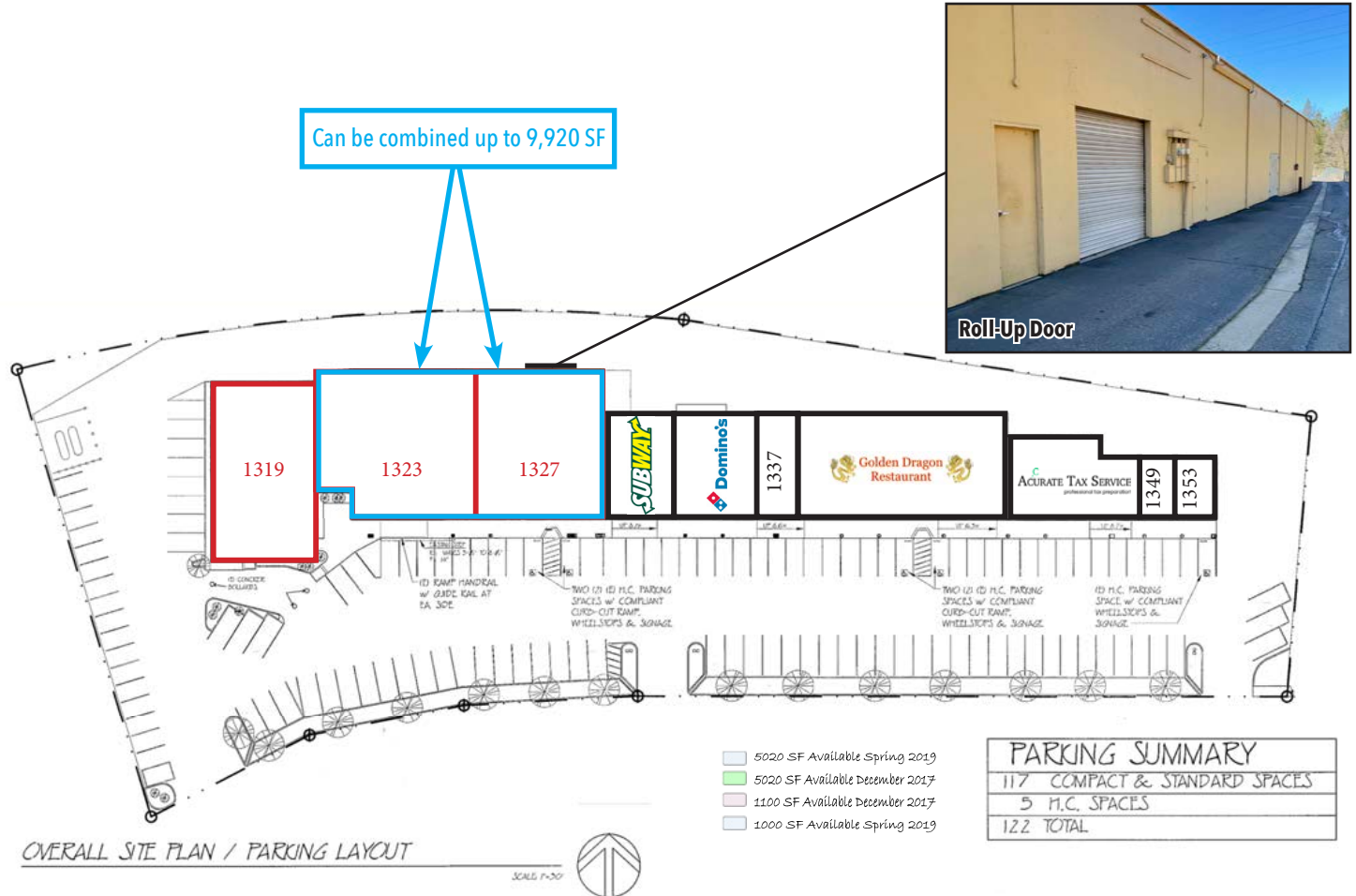
SITE PLAN

Placerville, CA



TENANT LIST

1319	AVAILABLE	3,200 SF
1323	AVAILABLE	5,020 SF
1327	AVAILABLE	4,900 SF
1329	Subway	1,500 SF
1331	Domino's	2,000 SF
1337	Cosmo Hair & Nail Salon	1,000 SF
1341	Golden Dragon Restaurant	4,000 SF
1345	Accurate Tax Services	3,581 SF
1349	La Palmita Taqueria	900 SF
1353	Accurate Tax Services	450 SF



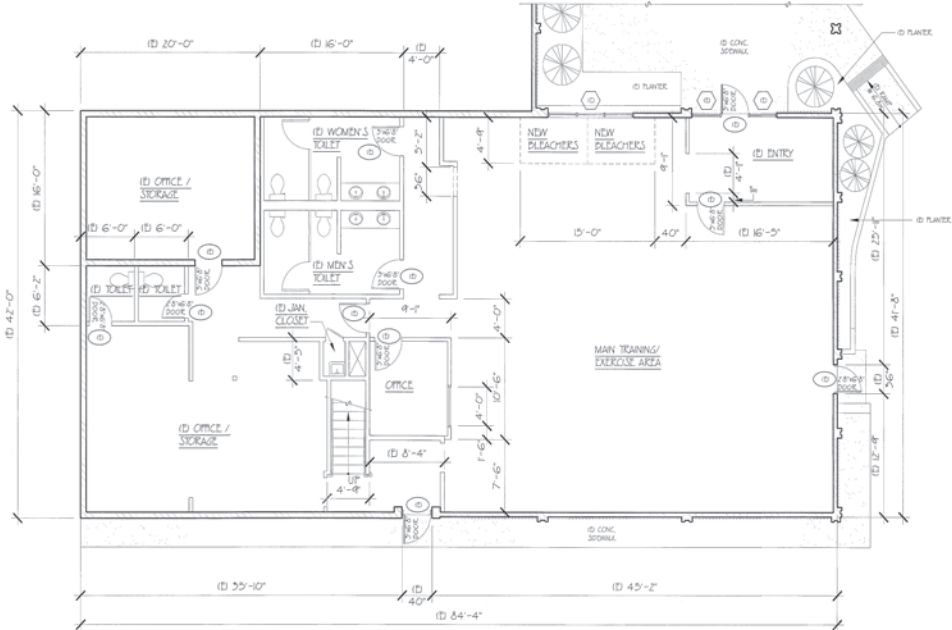
SUITE 1319



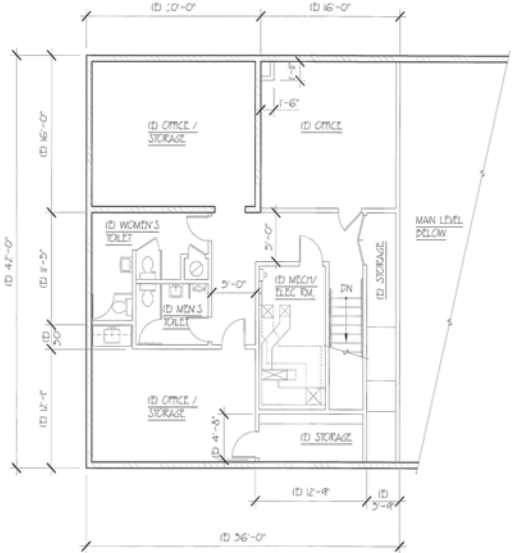
Placerville, CA

3,200 SQUARE FEET

FIRST FLOOR

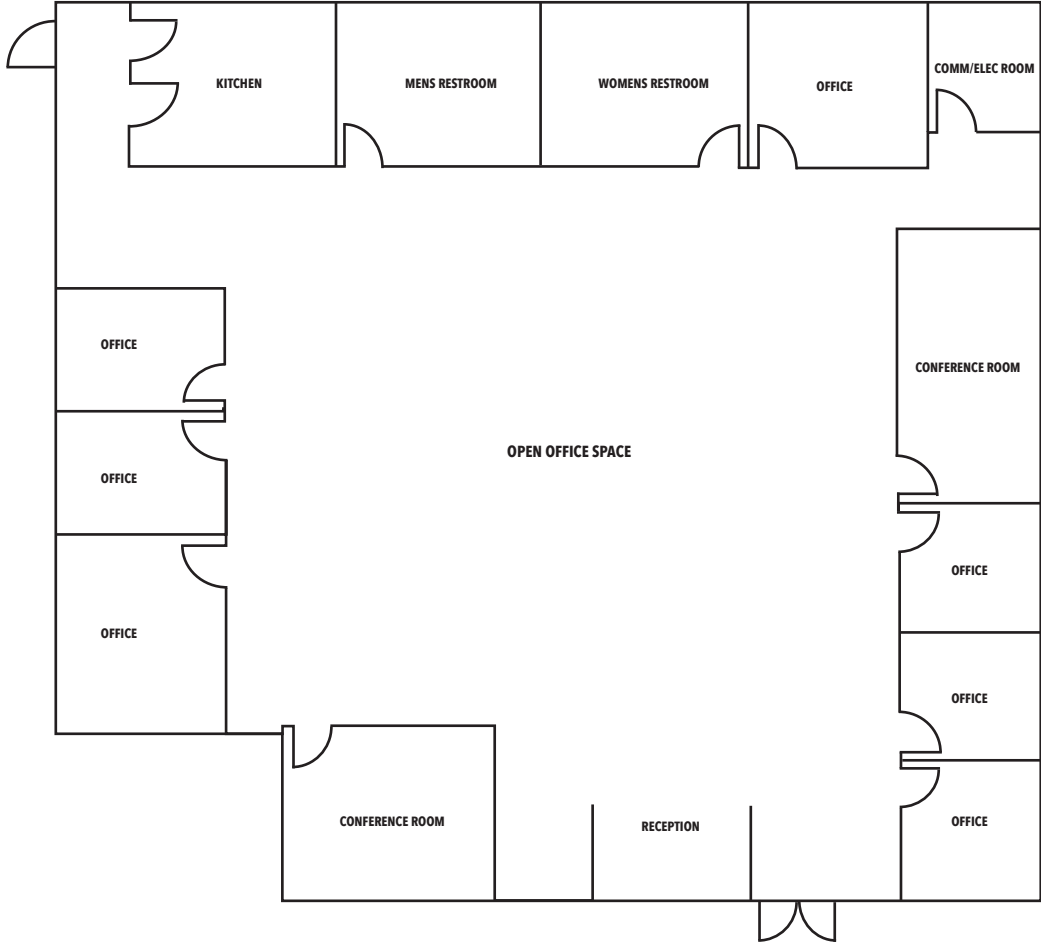


SECOND FLOOR



SUITE 1323

5,020 SQUARE FEET



PLACERVILLE AERIAL

Placerville, CA



BROADWAY PLAZA

US 50

SHIELD STORAGE

76

McDonald's

RITE AID
STARBUCKS
TACO BELL

Save Mart
WELLS FARGO

VALERO

Chevron

UPS

TSC TRACTOR SUPPLY CO

JIMBOY'S TACOS

LES SCHWAB

GROCERY OUTLET

DOLLAR TREE

SIERRA ELEMENTARY SCHOOL

SCHNELL ELEMENTARY SCHOOL

ESKATON VILLAGE PLACERVILLE

MARSHALL MEDICAL CENTER

42,400 ADT

36,400 ADT

31,800 ADT

41,900 ADT

BROADWAY PLAZA PHOTOS

Placerville, CA



DEMOGRAPHICS

Placerville, CA



POPULATION	1-Mile	2-Mile	3-Mile	4-Mile	5-Mile
2022 Total Population	5,069	10,830	16,205	23,895	31,816
2027 Total Population	5,069	10,830	16,205	23,895	31,816
2022 Total Daytime Population	5,437	9,671	16,163	23,436	30,041
2022 Total Employees	3,546	5,528	10,014	14,239	17,428
2022 Total Daytime at Home Population	106	323	442	655	938
% 2022 Female population: Adult	52.2%	51.5%	51.3%	51.2%	51.1%
% 2022 Male population: Adult	47.8%	48.5%	48.7%	48.8%	48.9%
RACE AND ETHNICITY	1-Mile	2-Mile	3-Mile	4-Mile	5-Mile
White	3,910	8,410	12,547	18,646	25,038
Black or African American	98	219	323	363	410
Hispanic	266	513	799	1,148	1,470
Asian	79	172	258	373	483
Two or More Races	324	619	1,011	1,638	2,254
OCCUPATION	1-Mile	2-Mile	3-Mile	4-Mile	5-Mile
Employed Population 16 years and over	4,295	9,217	13,724	20,238	26,994
White collar	56.7%	55.0%	56.0%	56.9%	57.3%
Blue collar	43.3%	45.0%	44.0%	43.1%	42.7%
EDUCATION	1-Mile	2-Mile	3-Mile	4-Mile	5-Mile
Population 25 years and over	3,741	8,063	11,998	17,703	23,667
No High School Diploma	7.3%	5.7%	5.3%	5.1%	4.9%
High school graduate, GED, or alternative	27.0%	28.0%	27.3%	26.8%	26.9%
College No Degree	20.4%	22.5%	23.3%	24.9%	25.6%
College or Advanced Degree	16.9%	17.8%	19.3%	19.6%	19.2%
HOUSEHOLD VALUE	1-Mile	2-Mile	3-Mile	4-Mile	5-Mile
2022 Home value: Median	\$398,369	\$416,349	\$416,290	\$416,030	\$425,070

HOUSEHOLD INCOME	1-Mile	2-Mile	3-Mile	4-Mile	5-Mile
2022 Household Income: Median	\$70,781	\$67,701	\$68,884	\$71,288	\$72,934
% Median Income Change 2022 to 2027	3.7%	3.8%	3.9%	3.9%	3.8%
% Median Income Change 2000 to 2022	4.0%	2.8%	3.1%	3.2%	3.2%
2000 Household income: Average	\$45,434	\$50,464	\$51,375	\$52,256	\$53,307
2022 Household income: Average	\$70,288	\$79,381	\$84,908	\$87,831	\$91,378
2027 Household income: Average	\$79,609	\$90,531	\$97,815	\$102,254	\$107,785
\$200,000 or More	6.0%	6.4%	7.0%	7.2%	7.8%
\$150,000 to \$199,999	3.8%	5.6%	6.3%	6.6%	7.2%
\$125,000 to \$149,999	12.0%	10.1%	10.8%	10.5%	9.5%
\$100,000 to \$124,999	11.7%	8.8%	8.1%	8.4%	8.6%
\$75,000 to \$99,999	13.1%	13.2%	13.0%	13.9%	14.0%
\$50,000 to \$74,999	18.3%	19.9%	18.5%	18.0%	18.3%
\$35,000 to \$49,999	9.1%	10.6%	9.8%	9.7%	10.4%
\$25,000 to \$34,999	5.4%	5.4%	6.1%	7.6%	7.8%
\$15,000 to \$24,999	5.8%	6.1%	6.9%	7.2%	7.2%
HOUSEHOLD TRENDS	1-Mile	2-Mile	3-Mile	4-Mile	5-Mile
2022 Households	2,204	4,648	6,902	10,035	13,291
2027 Households	2,260	4,775	7,101	10,329	13,668
% Household Change 2010 to 2022	0.6%	0.7%	0.4%	0.5%	0.5%
% Household Change 2022 to 2027	0.5%	0.5%	0.6%	0.6%	0.6%
Average Household Size	2.2	2.3	2.3	2.3	2.4
Owner occupied	65.2%	68.3%	67.7%	68.4%	70.4%
Renter occupied	34.8%	31.7%	32.3%	31.6%	29.6%
% Households with children	43.1%	42.3%	41.9%	41.3%	40.3%
% Households with no children	56.9%	57.7%	58.1%	58.7%	59.7%