

MISSOURI FLAT VILLAGE

NWQ Highway 50 & Missouri Flat Road - Placerville, CA

A PROUD MEMBER OF
CHAINLINKS
RETAIL ADVISORS



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MISSOURI FLAT VILLAGE

PROPERTY HIGHLIGHTS & DEMOGRAPHICS

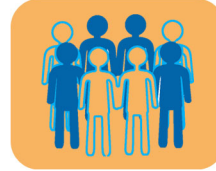
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location: NWQ Highway 50 and Missouri Flat Road
Placerville, CA

anchor tenants: Safeway, TJ Maxx

shopping center GLA: ±119,928 Square Feet (GLA)

availability: ±1,000 & ±1,200 SF End Cap Space
±1,240 & ±1,035 SF Retail Space
±1.03 AC Pad Space for Sale
Up to ±5,800 SF Pad Space for Lease



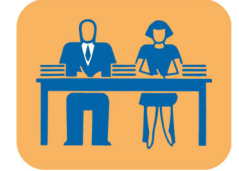
2023 total population

3-mile	21,249
5-mile	33,668
10-mile	85,738



2023 daytime population

3-mile	27,667
5-mile	39,796
10-mile	86,1343



2023 total employees

3-mile	14,468
5-mile	19,613
10-mile	33,801



2023 total households

3-mile	8,926
5-mile	13,999
10-mile	34,355



2023 average HH income

3-mile	\$102,807
5-mile	\$112,081
10-mile	\$127,287



traffic counts

Highway 50 (east of Missouri Flat Rd)	44,500
Missouri Flat Rd (south of Plaza Dr)	23,118



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PROPERTY OVERVIEW

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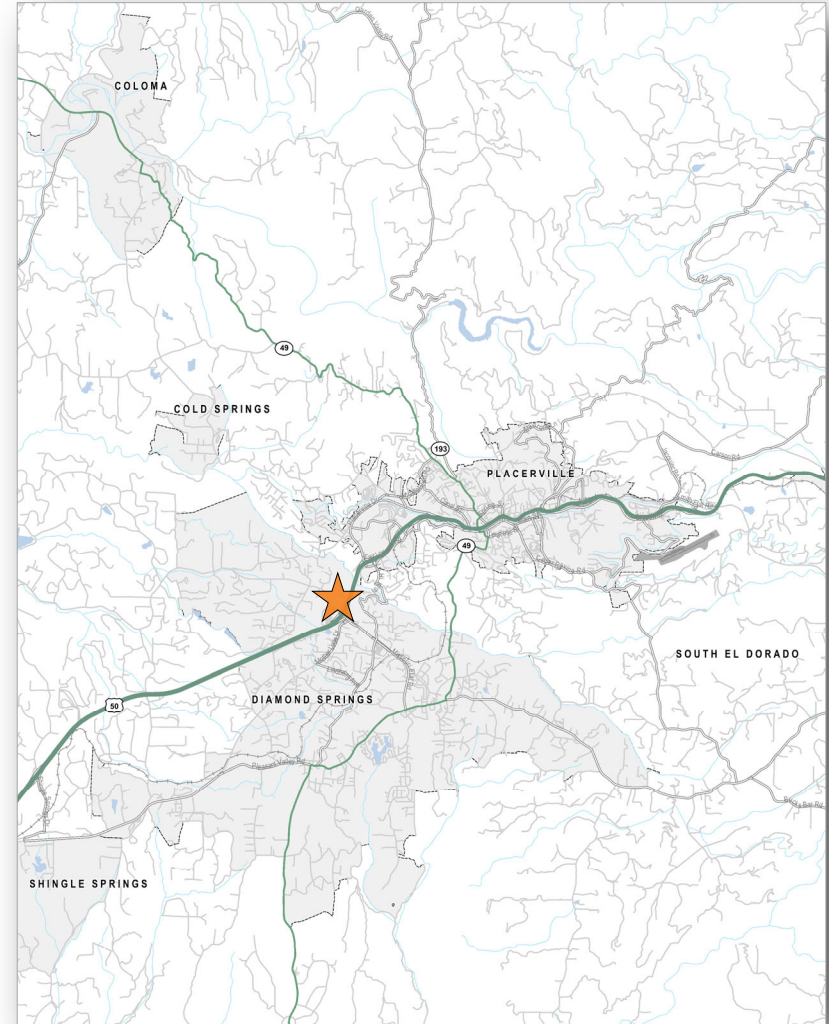
Missouri Flat Village benefits from excellent visibility and exposure to high traffic volume on US Highway 50 with $\pm 44,500$ cars per day and Missouri Flat Road with $\pm 23,118$ cars per day.

This $\pm 119,928$ square foot shopping center is anchored by Safeway and TJ Maxx and contains approximately $\pm 35,264$ square feet of high visibility shops and pad space.

The center has a strong list of co-tenants which are Pacific Dental, Starbucks, Jamba Juice, AAA, Round Table Pizza, and Chipotle.

The City of Placerville is the County Seat of El Dorado County and boasts a strong tourism trade.

Placerville is the commercial hub centered among several small tourist communities such as Camino, Apple Hill and Coloma and is the “last stop” of major commercial retail along US Highway 50 for eastbound travelers going to Lake Tahoe and the Sierra Nevada foothills.



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SITE PLAN



SUITE	TENANT	SQ. FT.
Major A	Safeway	56,609
Major B	TJ Maxx	28,054
F-100	AVAILABLE	1,000
F-120	AAA	3,000
G-1	Jamba Juice	1,600
G-2	Verizon 4G Wireless	1,714
G-3	Fresh Cleaners	1,000
G-4	AVAILABLE	1,240
G-5	Star Nails	1,000
G-6	Great Clips	1,000
G-7	Chipotle	2,000
D-1	Starbucks	1,500
D-2	Pacific Dental Services	3,500
E-1	AVAILABLE	1,200
E-2	AVAILABLE	1,035
E-4	Round Table Pizza	4,265
Pad H	Safeway Gas	450
I-1	Sally Beauty	1,375
I-3-1	Xfinity	1,306
I-3	Sourdough & Co.	1,320
Pad C	AVAILABLE - SALE OR LEASE	Up to 5,800

For leasing information, please contact:

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INTERSECTION AERIAL

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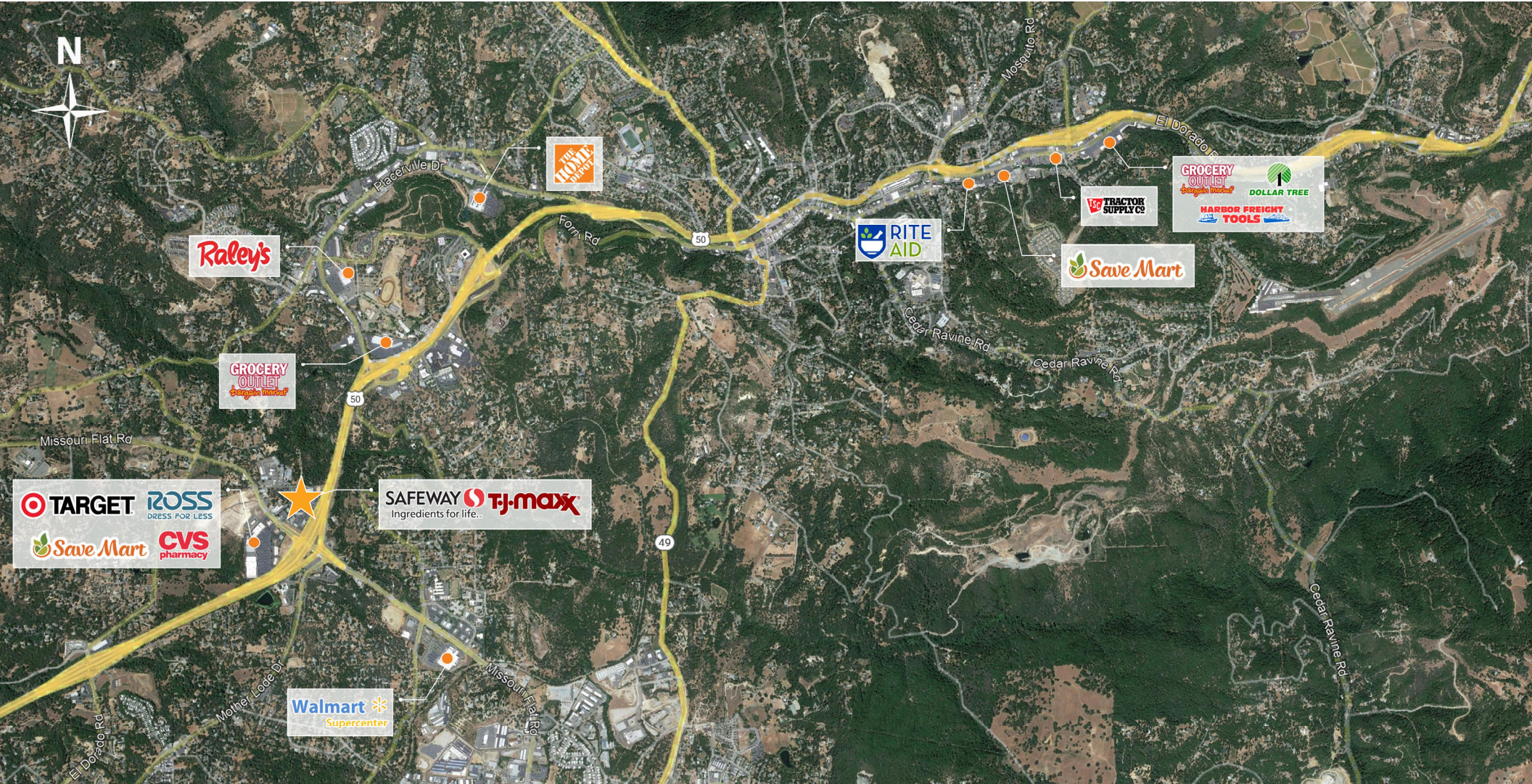
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RETAIL TRADE AREA AERIAL

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