



GALLELLI
REAL ESTATE

MISSOURI FLAT VILLAGE

NWQ HIGHWAY 50 & MISSOURI FLAT ROAD - PLACERVILLE, CA



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PROPERTY HIGHLIGHTS & DEMOGRAPHICS

LOCATION OVERVIEW

NWQ Highway 50 and Missouri Flat Road
Placerville, CA

ANCHOR TENANTS:

Safeway, TJ Maxx

SHOPPING CENTER GLA:

±119,928 Square Feet (GLA)

AVAILABILITY:

±1.03 AC Pad Space for Sale, Up to ±5,800 SF Pad Space for Lease

TRAFFIC COUNTS








Highway 50
(east of Missouri Flat Rd)

±54,450

Missouri Flat Rd
(south of Plaza Dr)

±23,005

	3-MILE	5-MILE	10-MILE
 2024 TOTAL POPULATION	20,690	33,279	84,673
 2024 DAYTIME POPULATION	27,769	40,857	88,496
 2024 TOTAL EMPLOYEES	15,117	20,441	34,895
 2024 TOTAL HOUSEHOLDS	8,751	13,895	33,978
 2024 AVERAGE HOUSEHOLD INCOME	\$116,928	\$124,077	\$144,547

CO-TENANTS



PROPERTY OVERVIEW

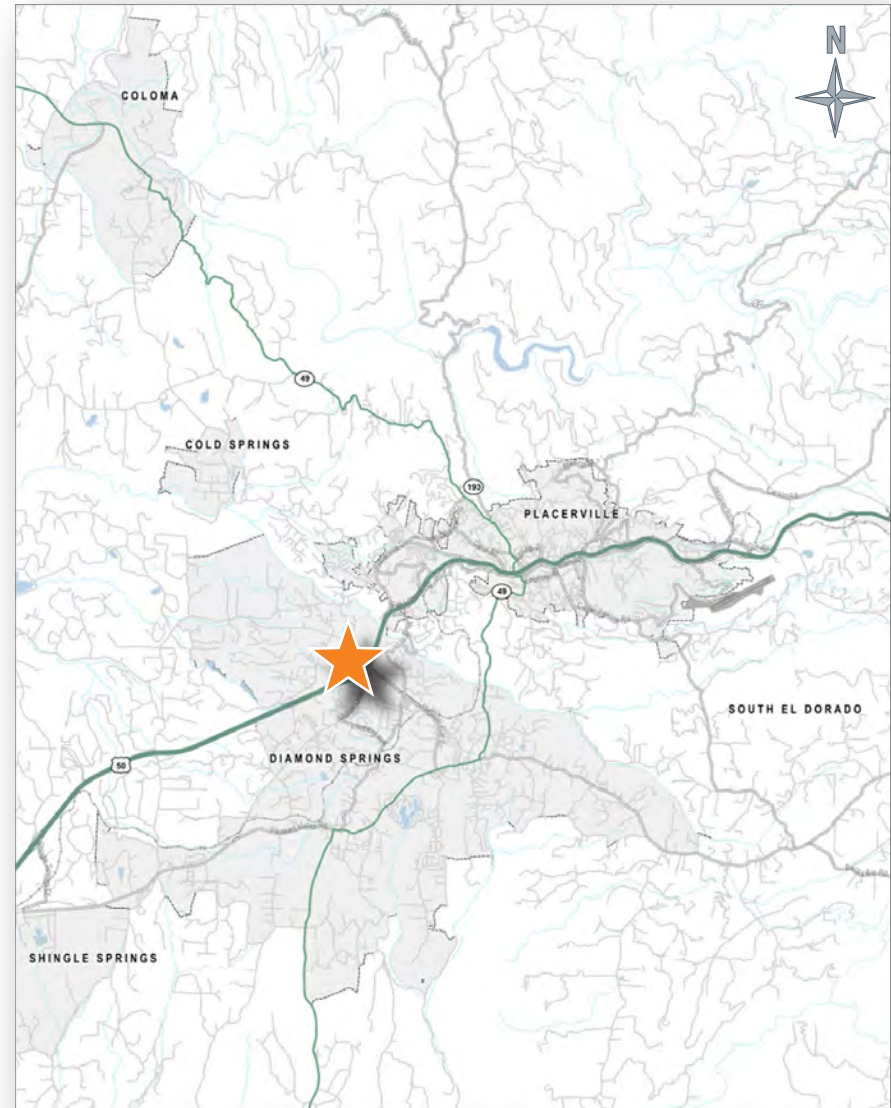
Missouri Flat Village benefits from excellent visibility and exposure to high traffic volume on US Highway 50 with $\pm 54,450$ cars per day and Missouri Flat Road with $\pm 23,005$ cars per day.

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 Verizon, Pacific Dental, Starbucks, 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.



SITE PLAN & LEASING



SUITE	TENANT	SQUARE FEET
Major A	Safeway	56,609
Major B	TJ Maxx	28,054
F-100	The Goldsmith	1,000
F-120	AAA	3,000
G-1	Woof Gang Bakery & Grooming	1,600
G-2	Verizon 4G Wireless	1,714
G-3	Fresh Cleaners	1,000
G-4	Cold Stone Creamery & Planet Fitness	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 & E-2	Peace Yoga	2,235
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



GALLELLI RETAIL TEAM

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INTERSECTION AERIAL



PLACERVILLE RETAIL TRADE AERIAL



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