

MISSOURI FLAT VILLAGE

NEQ Highway 50 & Missouri Flat Road - Placerville, CA

A PROUD MEMBER OF
CHAINLINKS
RETAIL ADVISORS



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PROPERTY HIGHLIGHTS & DEMOGRAPHICS

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

anchor tenants: Safeway, TJ Maxx

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

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



2022 total population

3-mile	21,282
5-mile	33,692
10-mile	87,198



2022 daytime population

3-mile	29,113
5-mile	39,775
10-mile	84,189



2022 total employees

3-mile	16,371
5-mile	19,429
10-mile	31,176



2022 total households

3-mile	8,828
5-mile	13,849
10-mile	34,235



2022 average HH income

3-mile	\$94,986
5-mile	\$102,726
10-mile	\$117,650



traffic counts

Highway 50 (east of Missouri Flat Rd)	52,500
Missouri Flat Rd (north of Plaza Dr)	8,466
Missouri Flat Rd (south of Plaza Dr)	22,600

SAFEWAY
Ingredients for life...

TJ-maxx



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PROPERTY OVERVIEW

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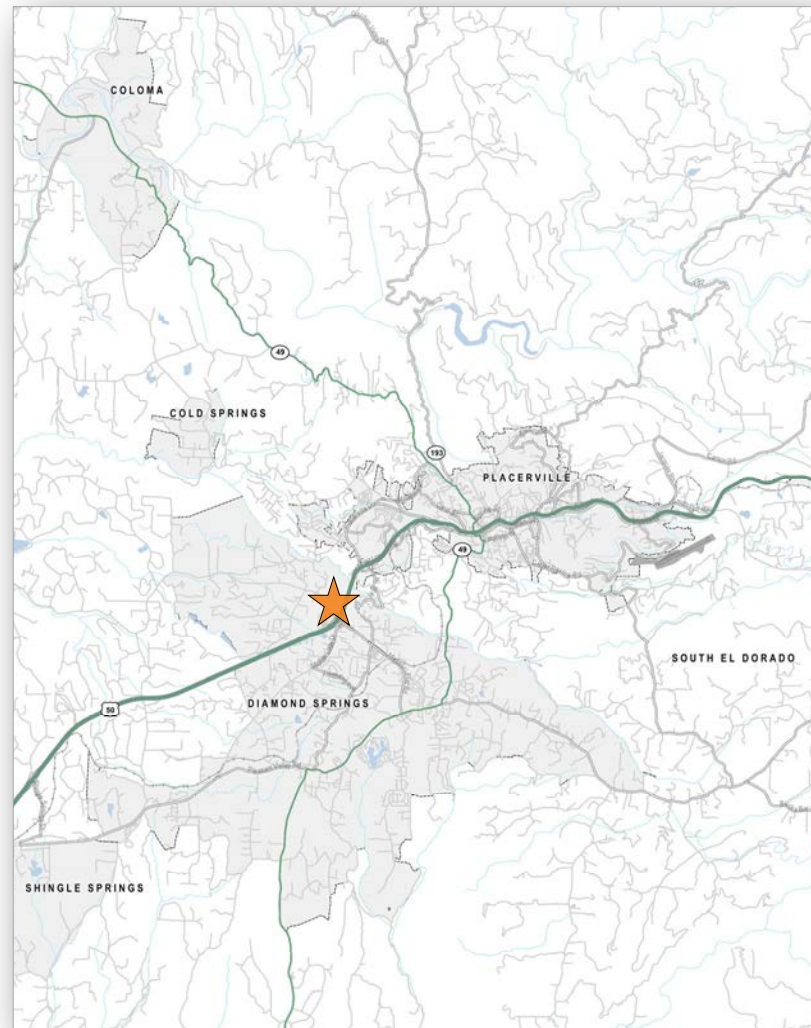
Missouri Flat Village benefits from excellent visibility and exposure to high traffic volume on US Highway 50 with $\pm 52,500$ cars per day and Missouri Flat Road with $\pm 31,066$ cars per day.

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, Chipotle, European Wax Center and Gamestop.

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	The UPS Store	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	Gamestop	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	European Wax Center	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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MISSOURI FLAT VILLAGE

INTERSECTION AERIAL

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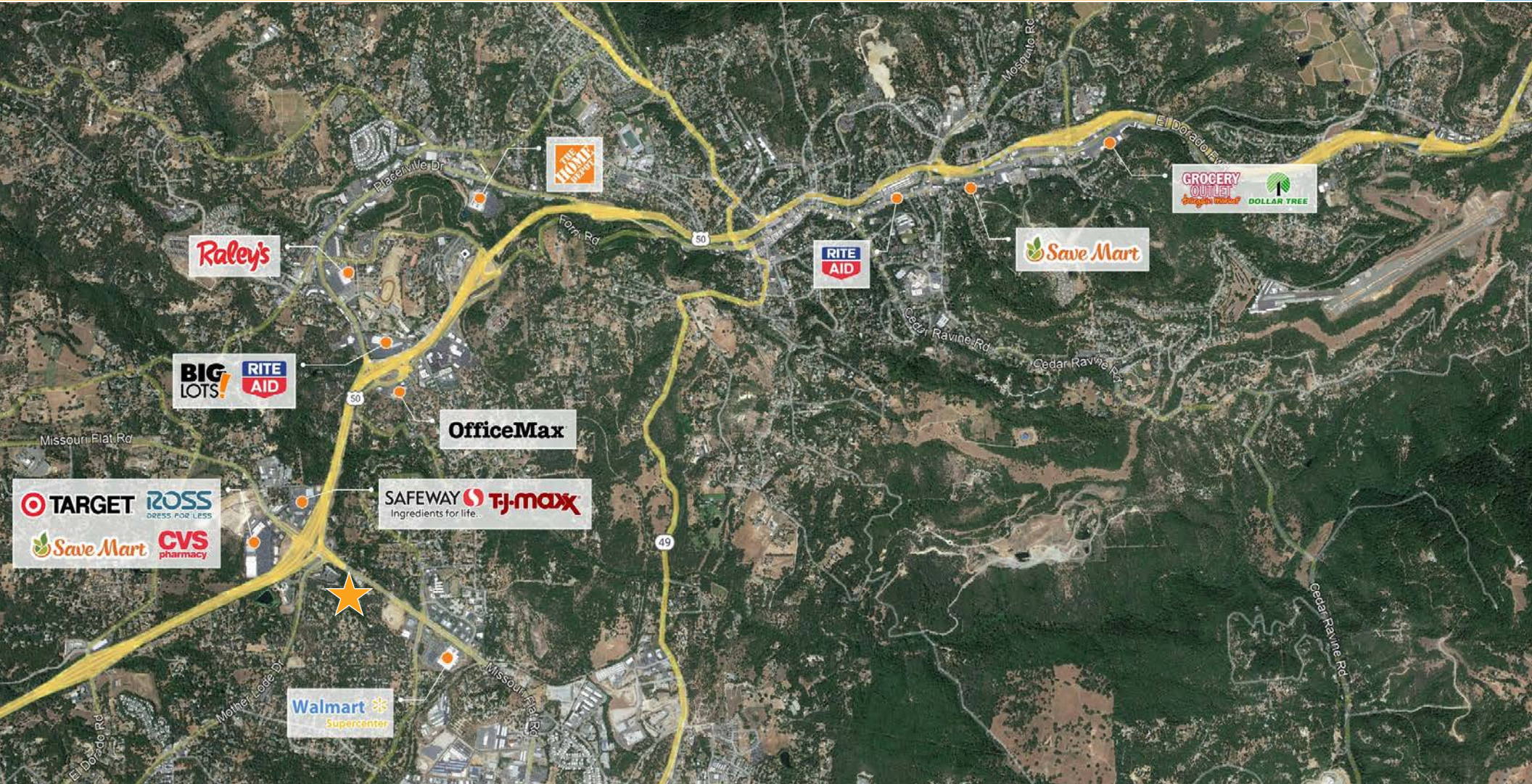


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RETAIL TRADE AREA AERIAL

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