

# MISSOURI FLAT VILLAGE

SAFeway & TJ MAXX ANCHORED SHOPPING CENTER

NWQ MISSOURI FLAT ROAD & HIGHWAY 50  
PLACERVILLE, CA

# PAD FOR SALE OR LEASE

# DRIVE-THRU OPPORTUNITY

## ENTITLED 12' PYLON SIGN - VISIBLE ALONG HIGHWAY 50



1.03 ACRES PAD SITE  
AVAILABLE

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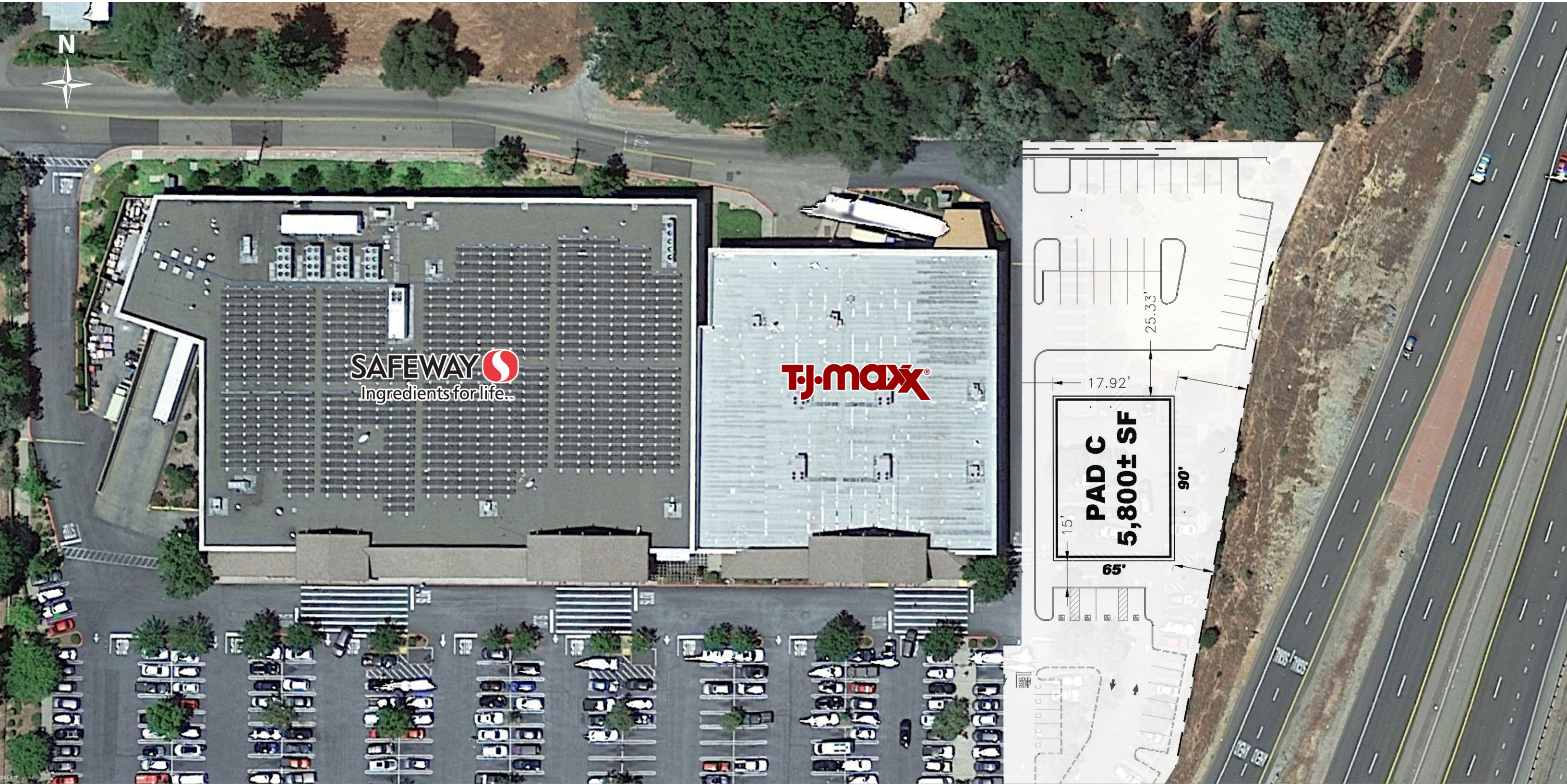
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SUITE	TENANT	SQ. FT.
Major A	Safeway	56,609
Major B	TJ Maxx	28,054
F-100	<b>AVAILABLE</b>	1,000
F-120	AAA	3,000
G-1	Jamba Juice	1,600
G-2	Verizon 4G Wireless	1,714
G-3	Fresh Cleaners	1,000
G-4	<b>AVAILABLE</b>	1,240
G-5	Star Nails	1,000
G-6	Great Clips	1,000
G-7	Chipotle	2,000
D-1	Starbucks	1,500
D-2	Pacific Dental Services	3,500
E-1	<b>AVAILABLE</b>	1,200
E-2	<b>AVAILABLE</b>	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	<b>AVAILABLE - SALE OR LEASE</b>	Up to 5,800

Site Plan - Subject To Change



# MISSOURI FLAT VILLAGE

# RETAIL TRADE AREA AERIAL



**Raley's**

**THE HOME DEPOT**

**RITE AID**

**Save Mart**

**GROCERY OUTLET**  
bargain market  
**DOLLAR TREE**

**BIG LOTS!** **RITE AID**

**OfficeMax**

**TARGET** **ROSS**  
DRESS FOR LESS  
**Save Mart** **CVS**  
pharmacy

**SAFEWAY** **TJ-maxx**  
Ingredients for life...

**MISSOURI FLAT VILLAGE**

**Walmart**  
Supercenter

DEMOGRAPHICS	3-mile	5-mile	10-mile
2023 total population	21,249	33,668	85,738
2023 total daytime population	27,667	39,796	86,134
2023 total employees	14,468	19,613	33,801
2023 HH income: average	\$102,807	\$112,081	\$127,287
2023 households	8,926	13,999	34,355

# MISSOURI FLAT VILLAGE

A SAFEWAY ANCHORED NEIGHBORHOOD CENTER

1.03 ACRE SITE - FOR SALE OR LEASE

POTENTIAL DRIVE-THRU

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