

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

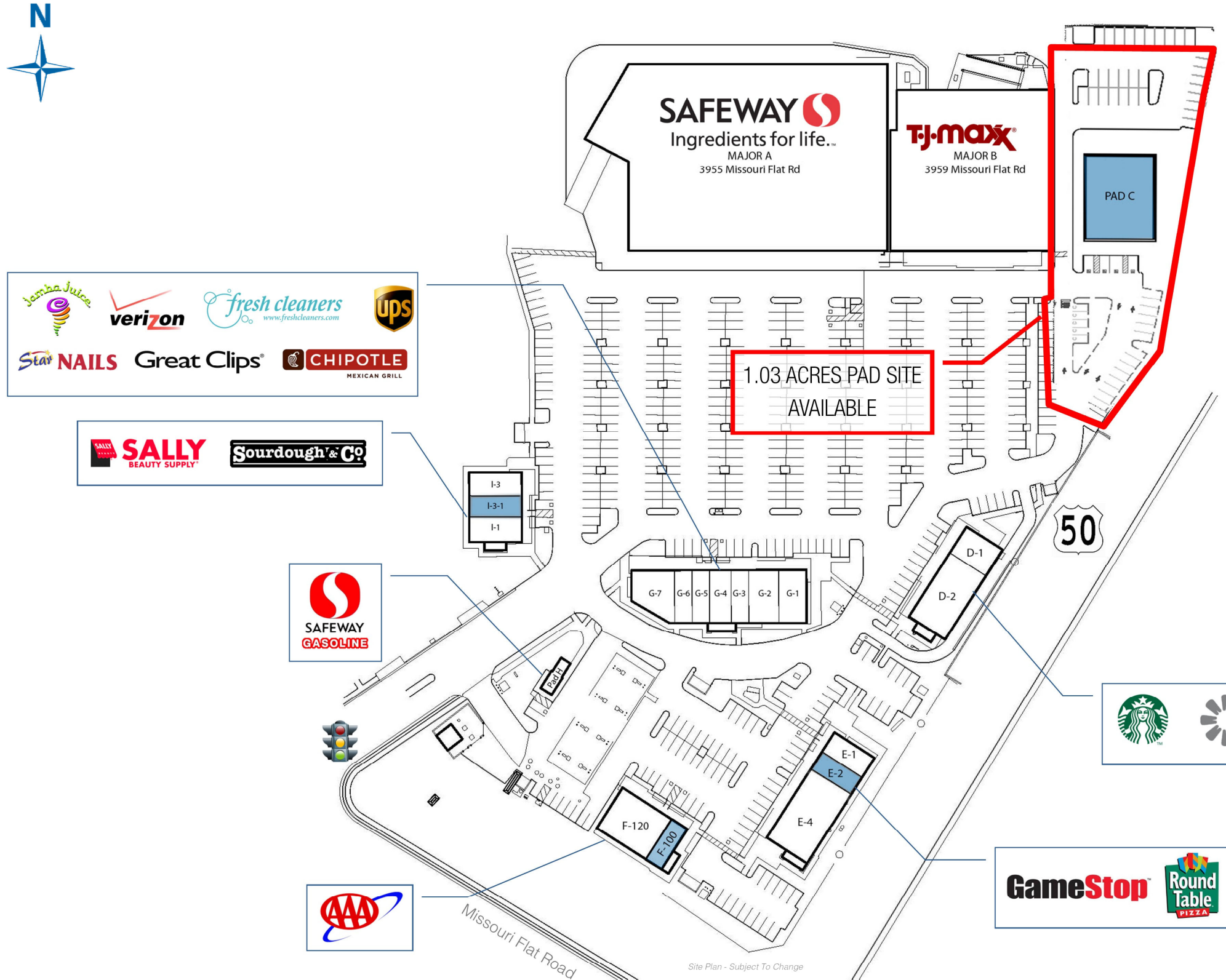


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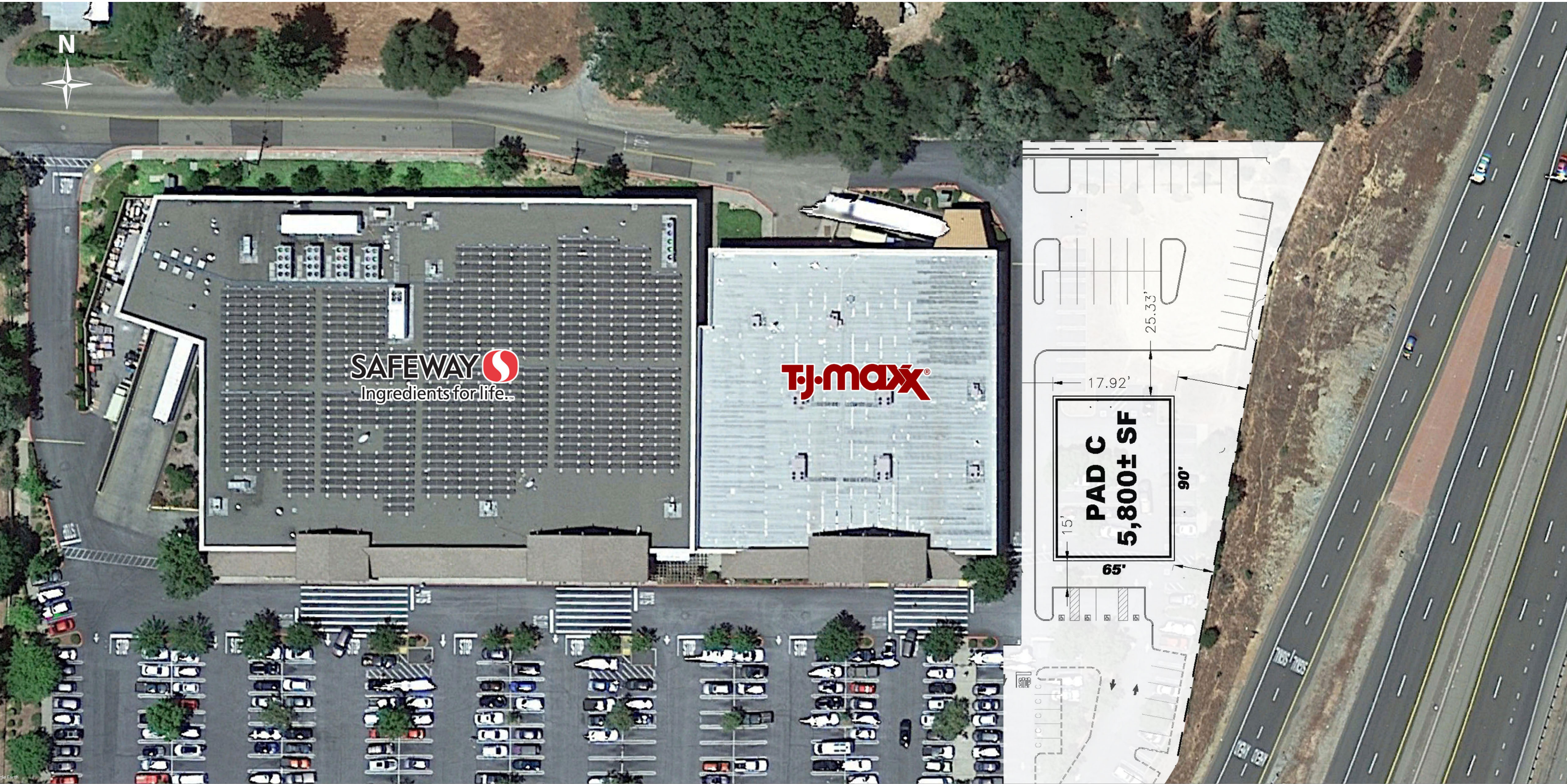
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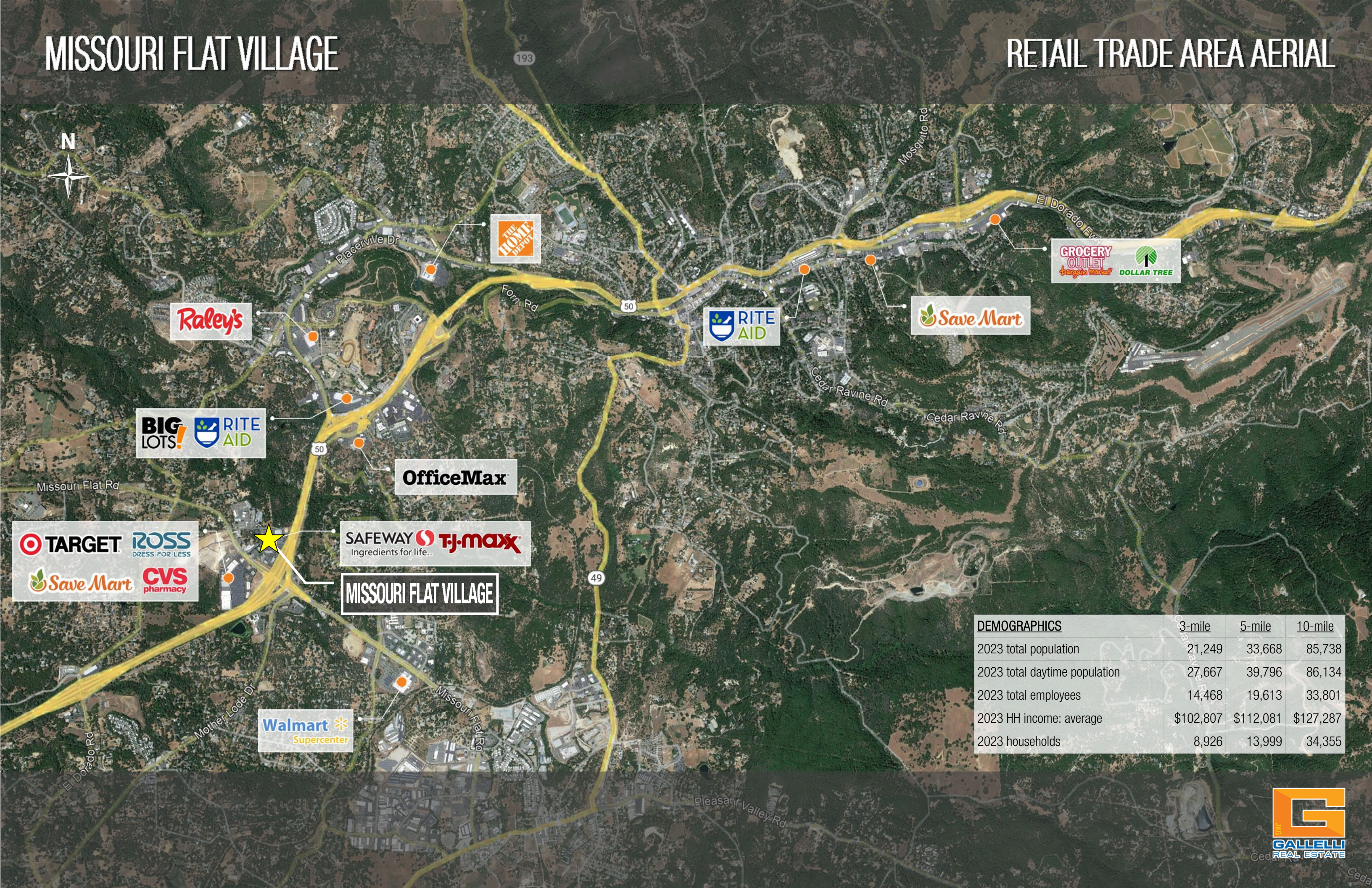
SUITE	TENANT	SQ. FT.
Major A	Safeway	56,609
Major B	TJ Maxx	28,054
F-100	AVAILABLE	1,000
F-120	AAA	3,000
G-1	Jamba Juice	1,600
G-2	Verizon 4G Wireless	1,714
G-3	Fresh Cleaners	1,000
G-4	The UPS Store	1,240
G-5	Star Nails	1,000
G-6	Great Clips	1,000
G-7	Chipotle	2,000
D-1	Starbucks	1,500
D-2	Pacific Dental 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	AVAILABLE	1,306
I-3	Sourdough & Co.	1,320
Pad C	AVAILABLE - SALE OR LEASE	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

