

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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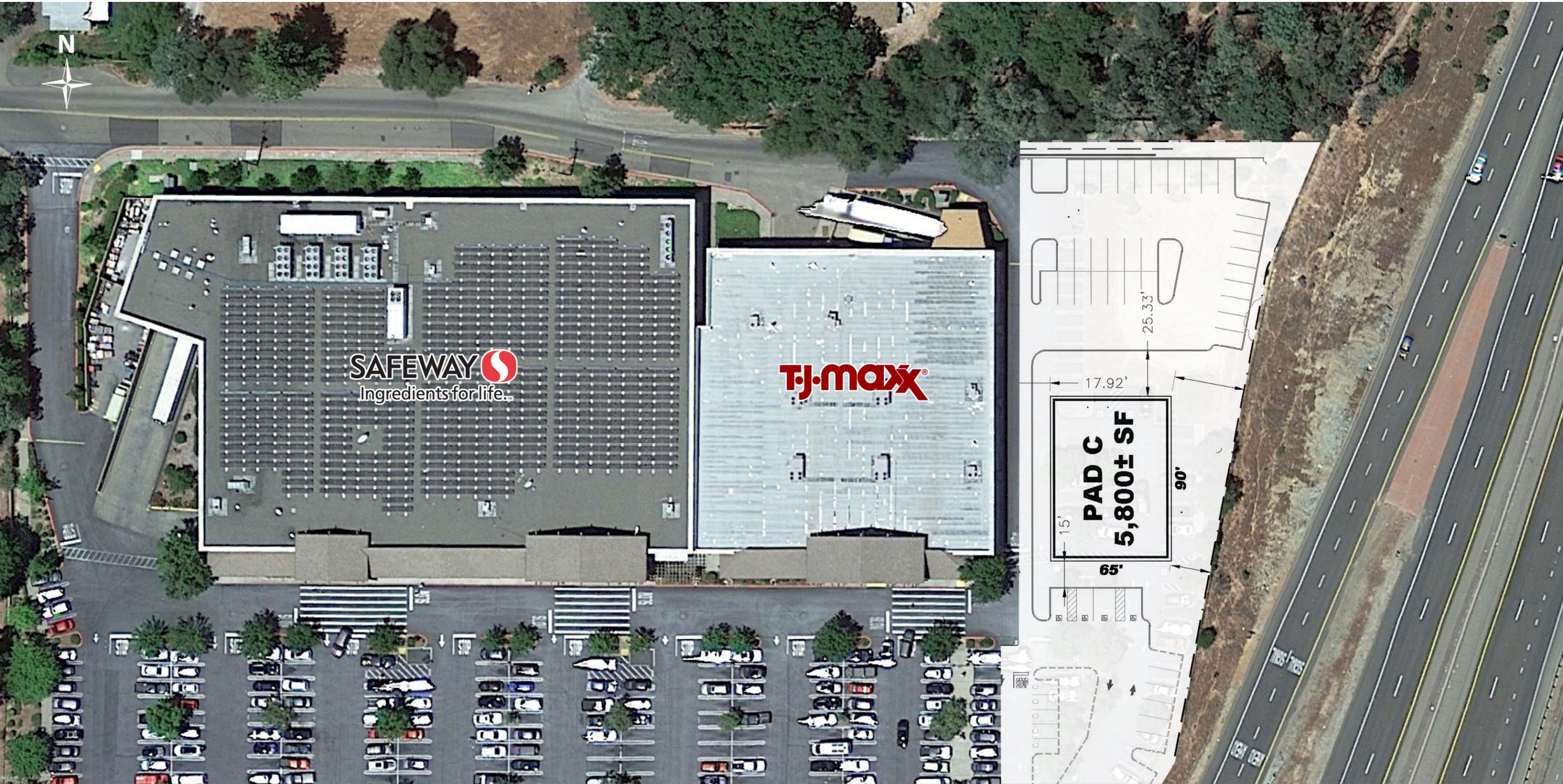
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SUITE	TENANT	SQ. FT.
Major A	Safeway	56,609
Major B	TJ Maxx	28,054
F-100	AVAILABLE	1,000
F-120	AAA	3,000
G-1	Woof Gang Bakery & Grooming	1,600
G-2	Verizon 4G Wireless	1,714
G-3	Fresh Cleaners	1,000
G-4	AVAILABLE	1,240
G-5	Star Nails	1,000
G-6	Great 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

Site Plan - Subject To Change



MISSOURI FLAT VILLAGE

RETAIL TRADE AREA AERIAL



DEMOGRAPHICS	3-mile	5-mile	10-mile
2024 total population	20,690	33,279	84,673
2024 total daytime population	27,769	40,857	88,496
2024 total employees	15,117	20,857	34,895
2024 HH income: average	\$116,928	\$124,007	\$144,547
2024 households	8,926	13,999	34,355