

# 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

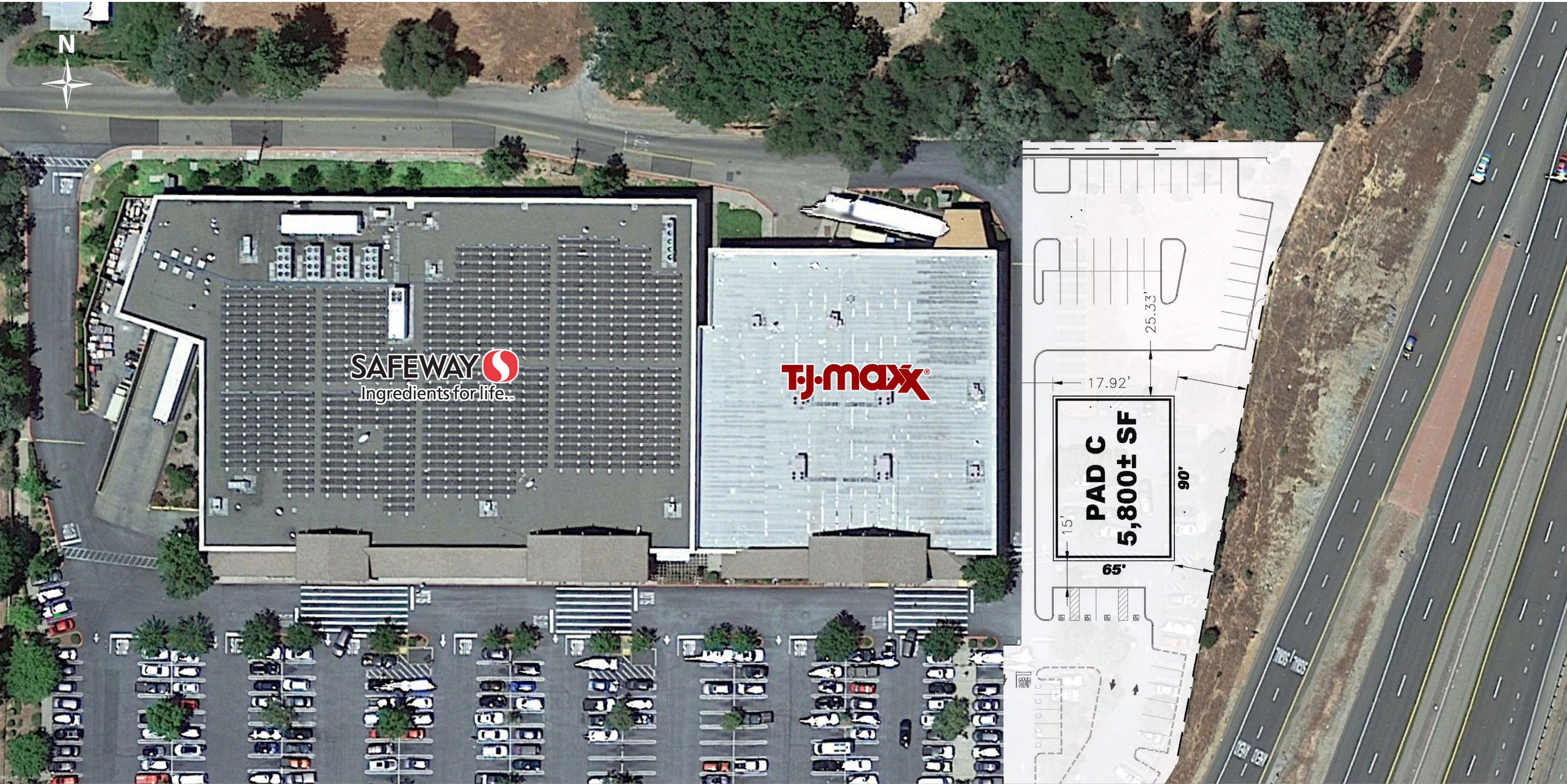
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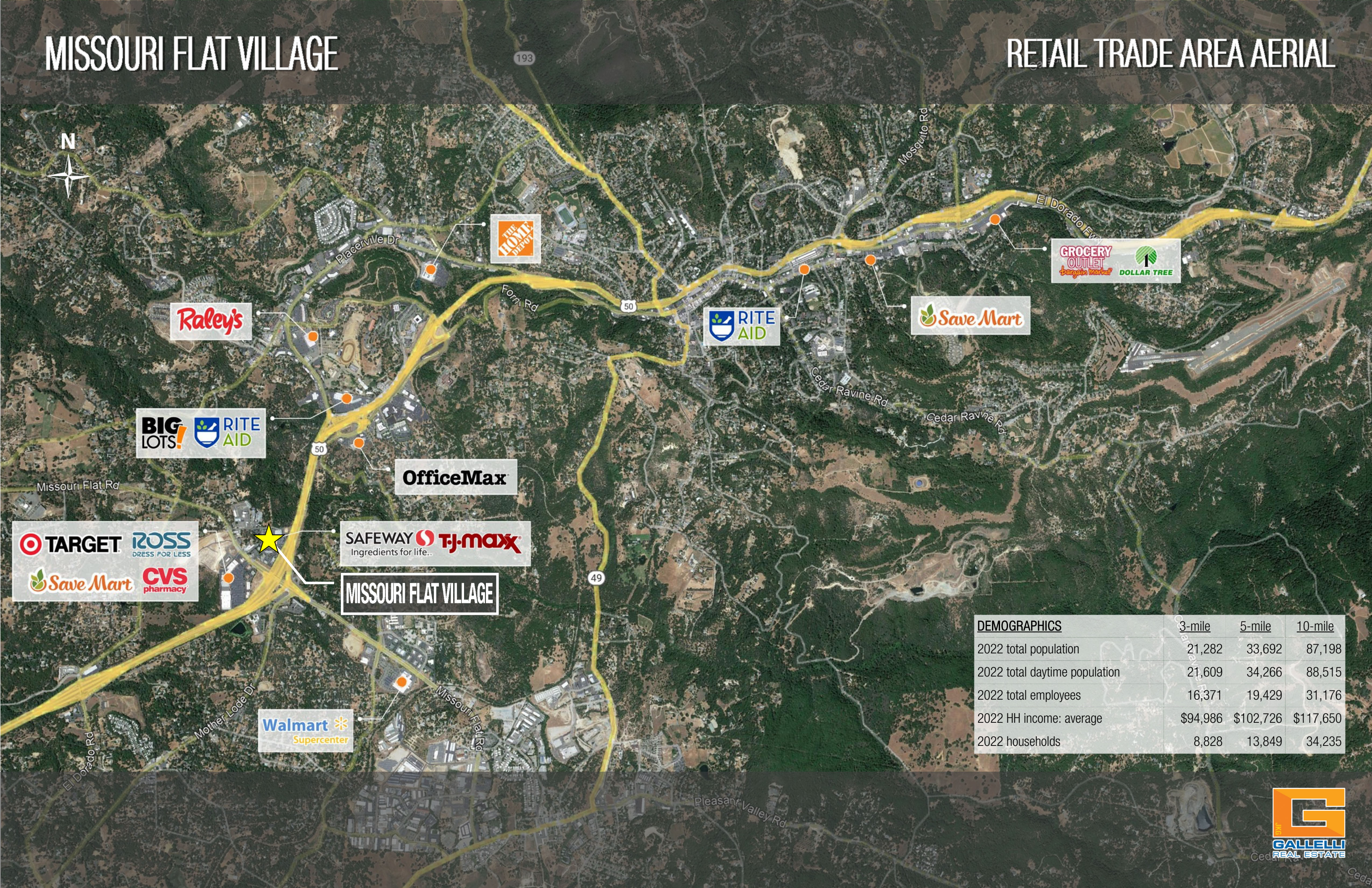






# MISSOURI FLAT VILLAGE

# RETAIL TRADE AREA AERIAL



Raley's

THE HOME DEPOT

GROCERY OUTLET  
bargain market  
DOLLAR TREE

RITE AID

Save Mart

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
2022 total population	21,282	33,692	87,198
2022 total daytime population	21,609	34,266	88,515
2022 total employees	16,371	19,429	31,176
2022 HH income: average	\$94,986	\$102,726	\$117,650
2022 households	8,828	13,849	34,235