

MISSOURI FLAT VILLAGE

NEQ Highway 50 & Missouri Flat Road - Placerville, CA

A PROUD MEMBER OF
CHAINLINKS
RETAIL ADVISORS



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MISSOURI FLAT VILLAGE

PROPERTY HIGHLIGHTS & DEMOGRAPHICS

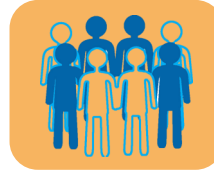
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location: NEC Highway 50 and Missouri Flat Road
Placerville, CA

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



2023 total population

3-mile	21,266
5-mile	33,498
10-mile	85,778



2023 daytime population

3-mile	27,331
5-mile	39,707
10-mile	86,159



2023 total employees

3-mile	14,469
5-mile	19,524
10-mile	33,908



2023 total households

3-mile	8,981
5-mile	13,950
10-mile	34,366



2023 average HH income

3-mile	\$105,060
5-mile	\$112,122
10-mile	\$127,351



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

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PROPERTY OVERVIEW

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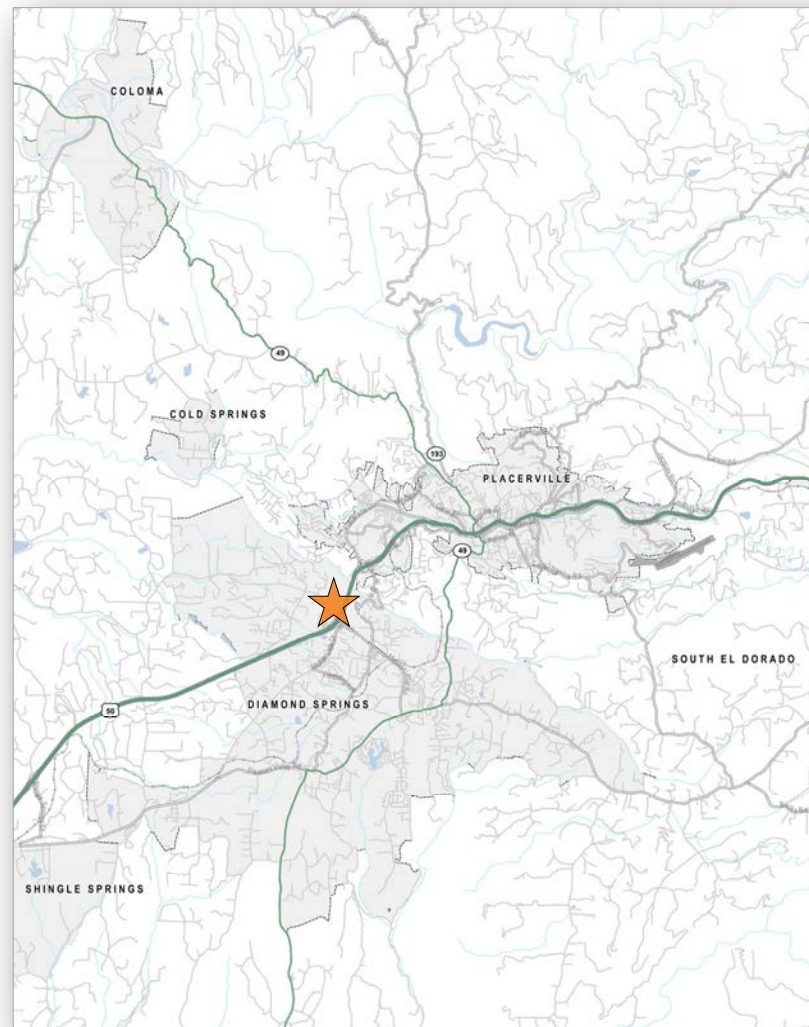
Missouri Flat Village benefits from excellent visibility and exposure to high traffic volume on US Highway 50 with $\pm 52,500$ cars per day and Missouri Flat Road with $\pm 31,066$ cars per day.

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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[PLEASE CLICK THE LINK ON THE AVAILABLE SUITE \(ON SITE PLAN OR TENANT KEY\) TO VIEW A VIRTUAL TOUR](#)



MISSOURI FLAT VILLAGE

INTERSECTION AERIAL

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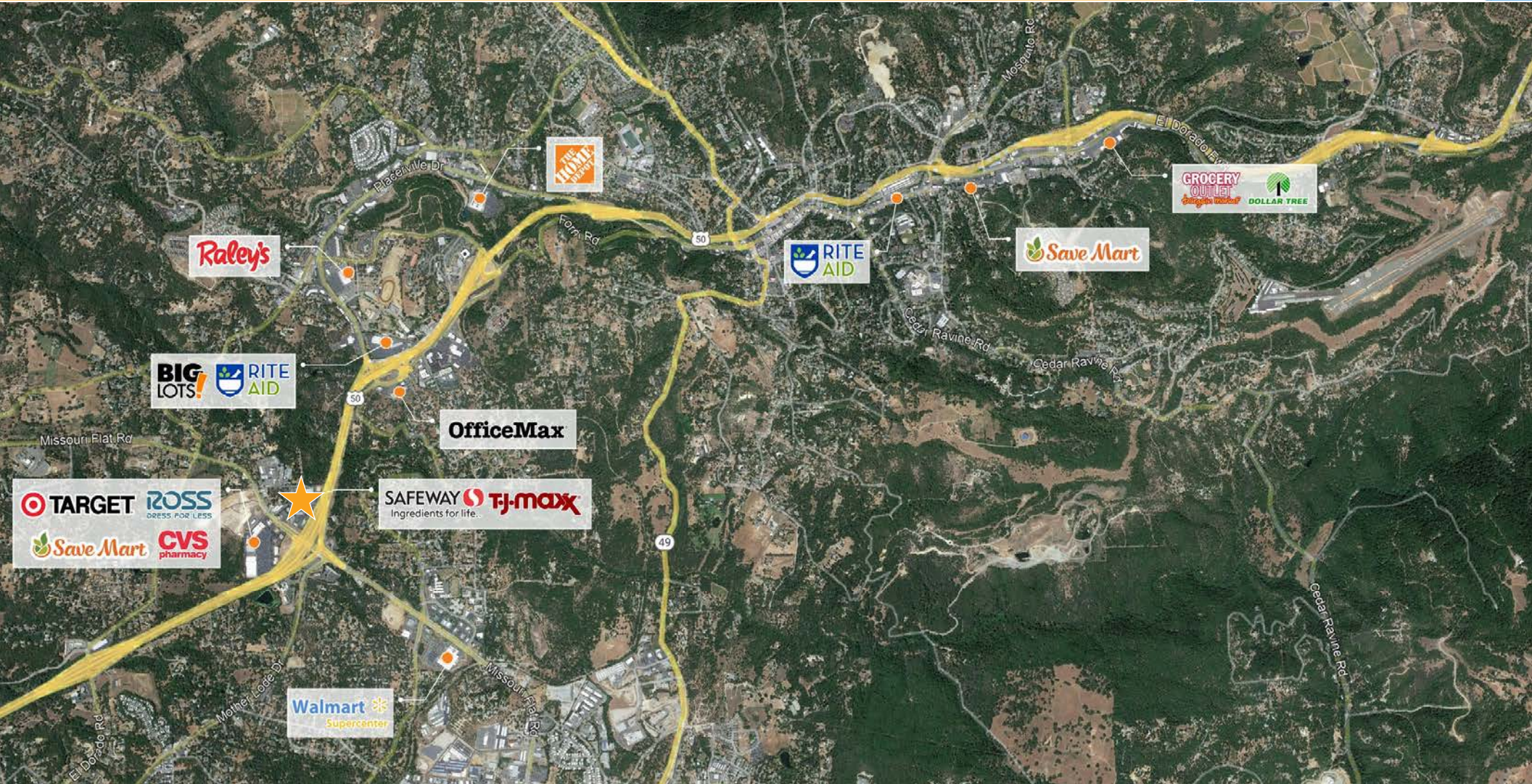
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MISSOURI FLAT VILLAGE

RETAIL TRADE AREA AERIAL

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