

# MISSOURI FLAT VILLAGE

NWQ Highway 50 & Missouri Flat Road - Placerville, CA

A PROUD MEMBER OF  
**CHAINLINKS**  
RETAIL ADVISORS



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## PROPERTY HIGHLIGHTS & DEMOGRAPHICS

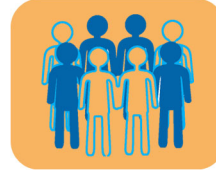
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**location:** NWQ Highway 50 and Missouri Flat Road  
Placerville, CA

**anchor tenants:** Safeway, TJ Maxx

**shopping center GLA:** ±119,928 Square Feet (GLA)

**availability:** ±1,000 & ±2,235 SF End Cap Space  
±1,035 & ±1,240 SF Retail Space  
±1.03 AC Pad Space for Sale  
Up to ±5,800 SF Pad Space for Lease



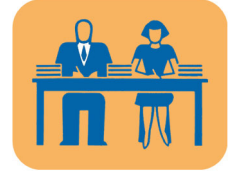
### 2024 total population

|         |        |
|---------|--------|
| 3-mile  | 20,690 |
| 5-mile  | 33,279 |
| 10-mile | 84,673 |



### 2024 daytime population

|         |        |
|---------|--------|
| 3-mile  | 27,769 |
| 5-mile  | 40,857 |
| 10-mile | 88,496 |



### 2024 total employees

|         |        |
|---------|--------|
| 3-mile  | 15,117 |
| 5-mile  | 20,441 |
| 10-mile | 34,895 |



### 2024 total households

|         |        |
|---------|--------|
| 3-mile  | 8,751  |
| 5-mile  | 13,895 |
| 10-mile | 33,978 |



### 2024 average HH income

|         |           |
|---------|-----------|
| 3-mile  | \$116,928 |
| 5-mile  | \$124,077 |
| 10-mile | \$144,547 |



### traffic counts

|                                       |         |
|---------------------------------------|---------|
| Highway 50 (east of Missouri Flat Rd) | ±54,450 |
| Missouri Flat Rd (south of Plaza Dr)  | ±23,005 |

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## PROPERTY OVERVIEW

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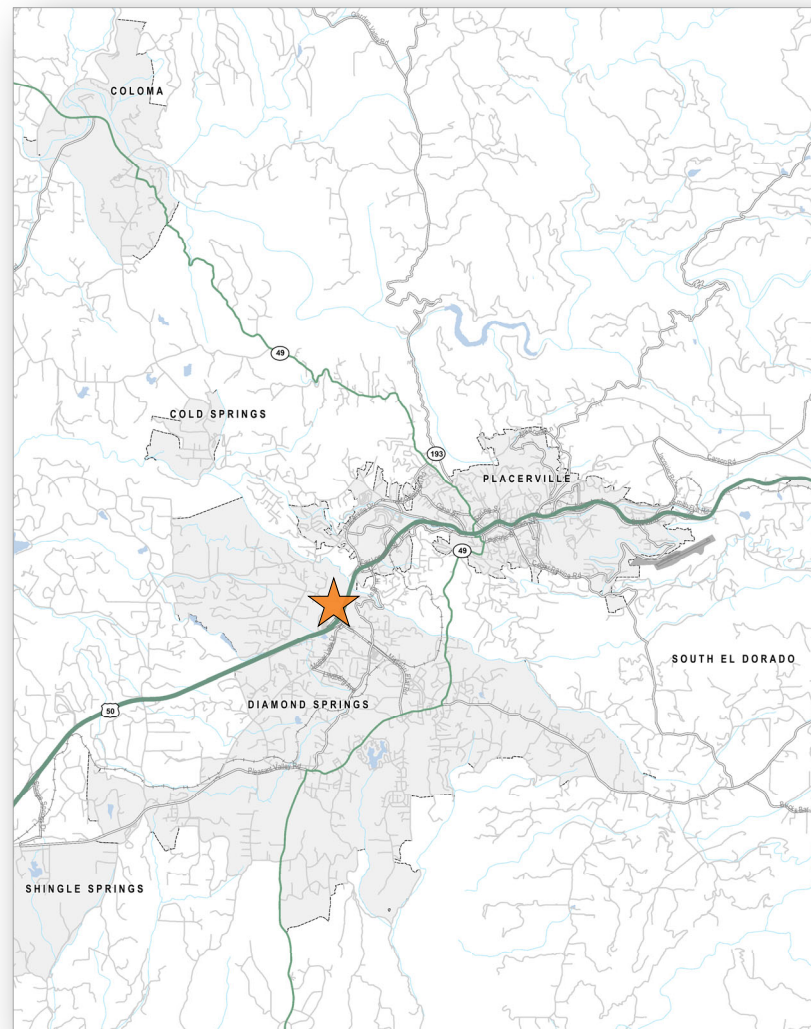
**Missouri Flat Village** benefits from excellent visibility and exposure to high traffic volume on US Highway 50 with  $\pm 54,450$  cars per day and Missouri Flat Road with  $\pm 23,005$  cars per day.

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, AAA, Round Table Pizza, and Chipotle.

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     | 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 |

For leasing information,  
please contact:

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## INTERSECTION AERIAL

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## RETAIL TRADE AREA AERIAL

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