

# 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

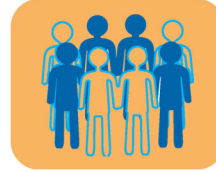
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**location:** NEC Highway 50 and Missouri Flat Road  
Placerville, CA

**anchor tenants:** Safeway, TJ Maxx

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

**availability:** ±1,000 SF End Cap Space  
±1,035 & ±1,306 SF Retail Space  
±1.03 AC Pad Space for Sale  
Up to ±5,800 SF Pad Space for Lease



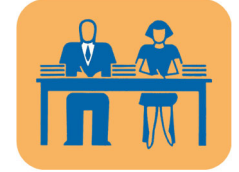
### 2023 total population

|         |        |
|---------|--------|
| 3-mile  | 21,249 |
| 5-mile  | 33,668 |
| 10-mile | 85,738 |



### 2023 daytime population

|         |         |
|---------|---------|
| 3-mile  | 27,667  |
| 5-mile  | 39,796  |
| 10-mile | 86,1343 |



### 2023 total employees

|         |        |
|---------|--------|
| 3-mile  | 14,468 |
| 5-mile  | 19,613 |
| 10-mile | 33,801 |



### 2023 total households

|         |        |
|---------|--------|
| 3-mile  | 8,926  |
| 5-mile  | 13,999 |
| 10-mile | 34,355 |



### 2023 average HH income

|         |           |
|---------|-----------|
| 3-mile  | \$102,807 |
| 5-mile  | \$112,081 |
| 10-mile | \$127,287 |

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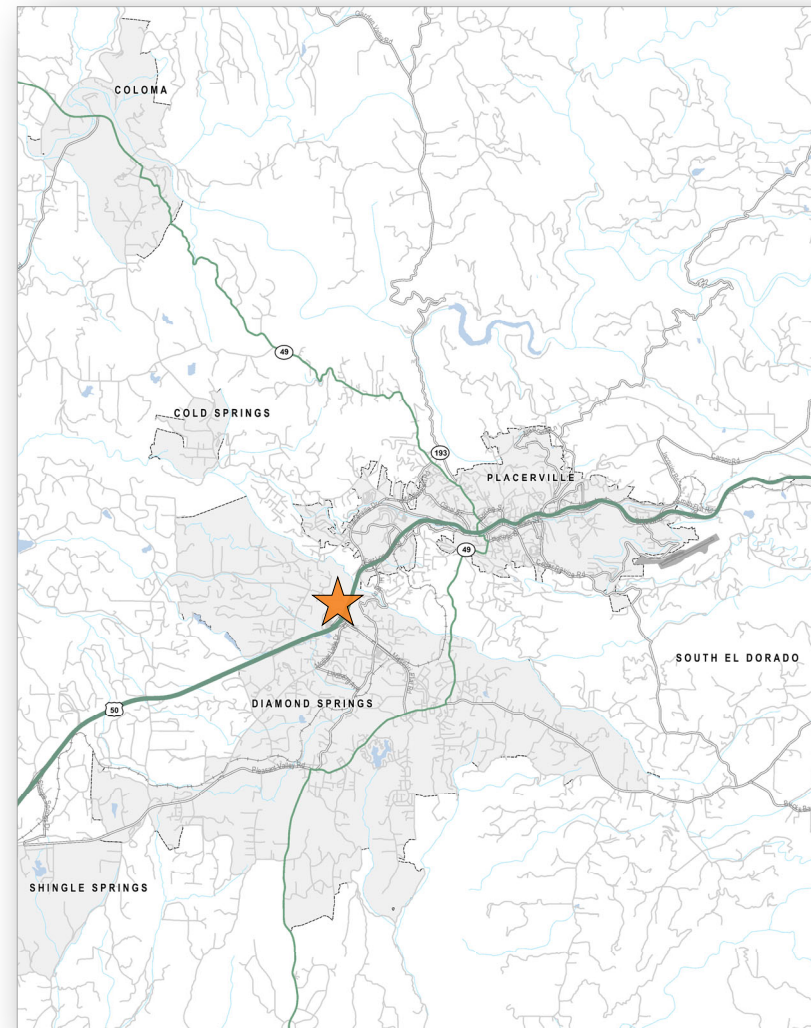
**Missouri Flat Village** benefits from excellent visibility and exposure to high traffic volume on US Highway 50 with  $\pm 52,500$  cars per day and Missouri Flat Road with  $\pm 31,066$  cars per day.

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 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   | <b>AVAILABLE</b>                 | 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     | <b>AVAILABLE</b>                 | 1,035       |
| E-4     | Round Table Pizza                | 4,265       |
| Pad H   | Safeway Gas                      | 450         |
| I-1     | Sally Beauty                     | 1,375       |
| I-3-1   | <b>AVAILABLE</b>                 | 1,306       |
| I-3     | Sourdough & Co.                  | 1,320       |
| Pad C   | <b>AVAILABLE - SALE OR LEASE</b> | Up to 5,800 |

For leasing information,  
please contact:

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## INTERSECTION AERIAL

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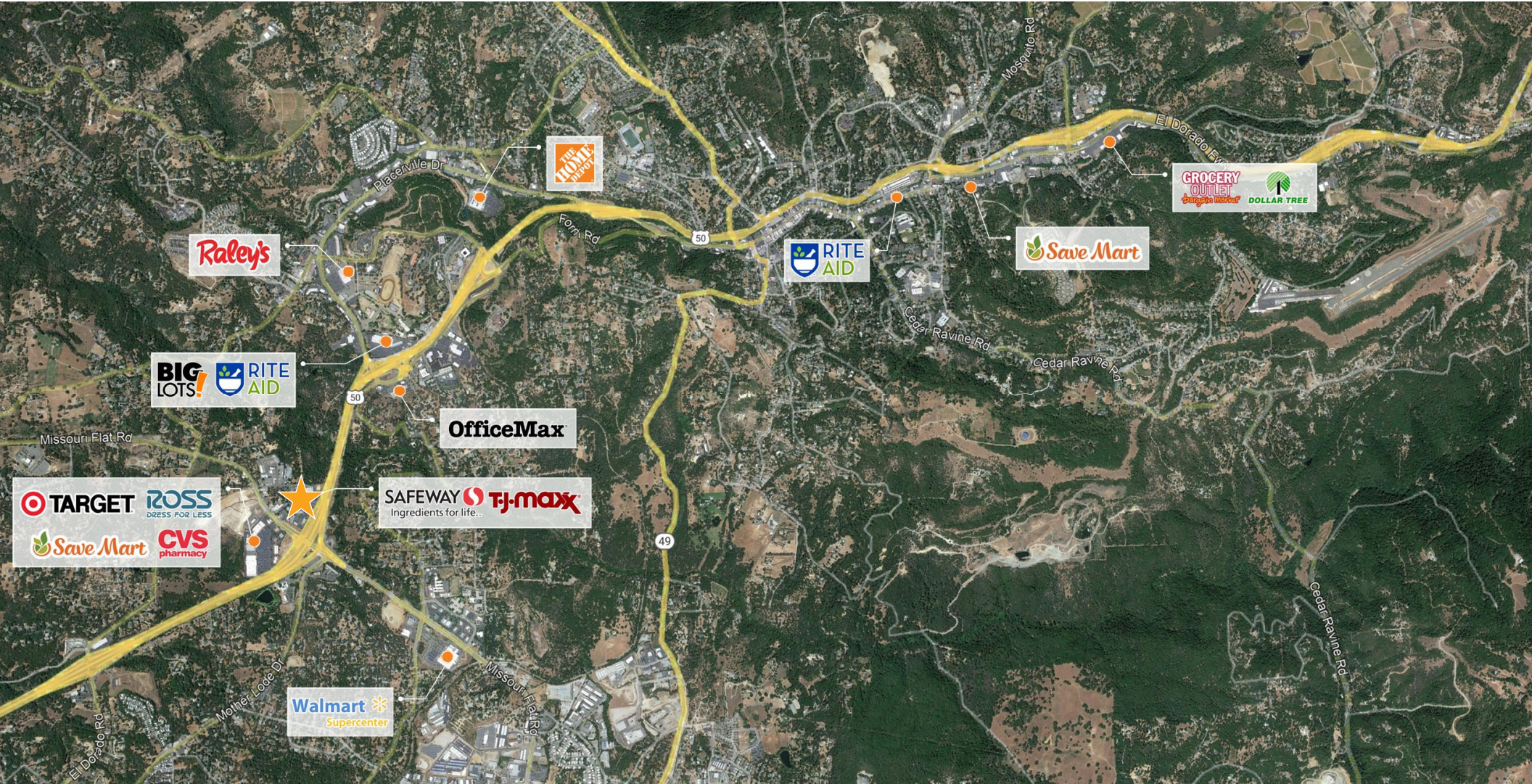
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## RETAIL TRADE AREA AERIAL

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