

# MISSOURI FLAT VILLAGE

NWQ Highway 50 & Missouri Flat Road - Placerville, CA

A PROUD MEMBER OF  
**CHAINLINKS**  
RETAIL ADVISORS



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# MISSOURI FLAT VILLAGE

## PROPERTY HIGHLIGHTS & DEMOGRAPHICS

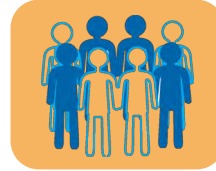
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**location:** NWQ Highway 50 and Missouri Flat Road  
Placerville, CA

**anchor tenants:** Safeway, TJ Maxx

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

**availability:** ±1,000 & ±2,235 SF End Cap Space  
±1,035 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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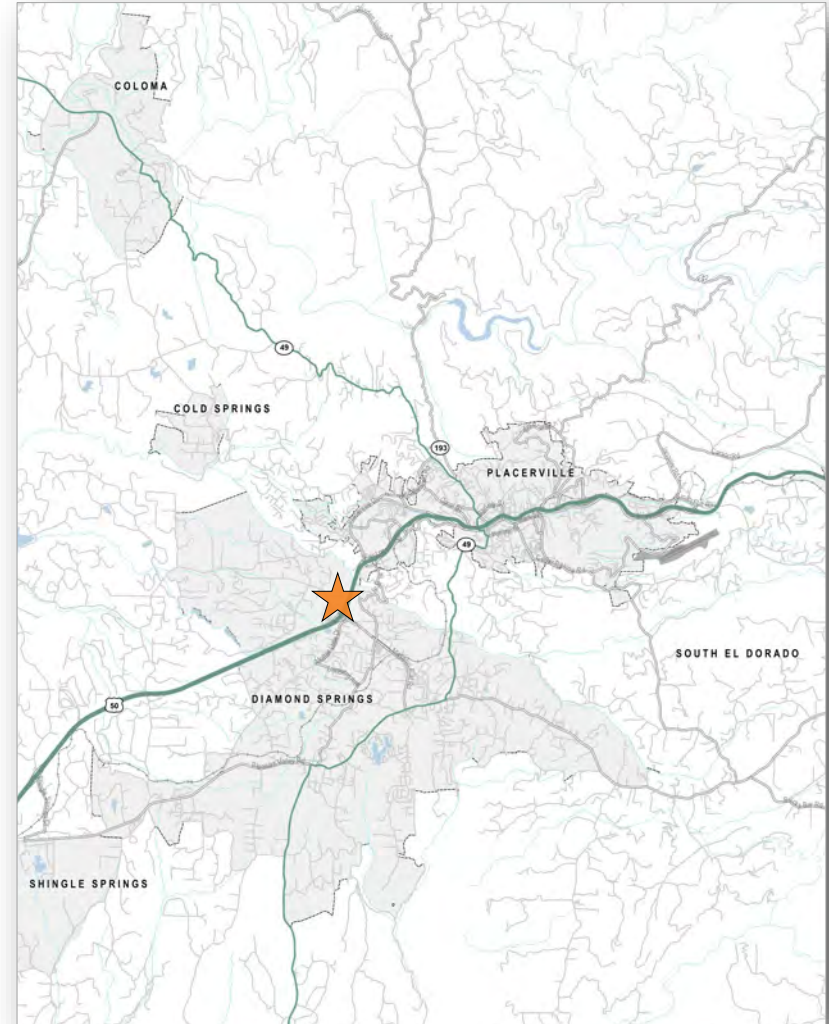
*Missouri Flat Village* benefits from excellent visibility and exposure to high traffic volume on US Highway 50 with  $\pm 54,450$  cars per day and Missouri Flat Road with  $\pm 23,005$  cars per day.

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	<b>AVAILABLE</b>	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	Cold Stone Creamery + Planet Smoothie	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	<b>AVAILABLE</b>	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	Xfinity	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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## RETAIL TRADE AREA AERIAL

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