

NOW LEASING

Crossings at El Dorado

NWQ HIGHWAY 50 & MISSOURI FLAT ROAD, PLACERVILLE, CA 95667

RETAIL

NEW SHOPPING CENTER DEVELOPMENT | PADS AVAILABLE



CONTACT US

Jon Schultz

+1 916 446 8261
jon.schultz@cbre.us
www.cbre.us/jon.schultz
Lic. 00844740

CBRE, Inc.
500 Capitol Mall, Suite 2400
Sacramento, CA 95814
+1 916 446 6800

www.cbre.us/sacramentodt

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DEMOGRAPHICS (2018 est.)

Population

3-mile radius	21,772
5-mile radius	34,257
Trade Area	68,875

Average Household Income

3-mile radius	\$78,331
5-mile radius	\$86,109
Trade Area	\$87,460

Median Household Income

3-mile radius	\$58,643
5-mile radius	\$61,082
Trade Area	\$63,973

Daytime Employment (3-mile radius)

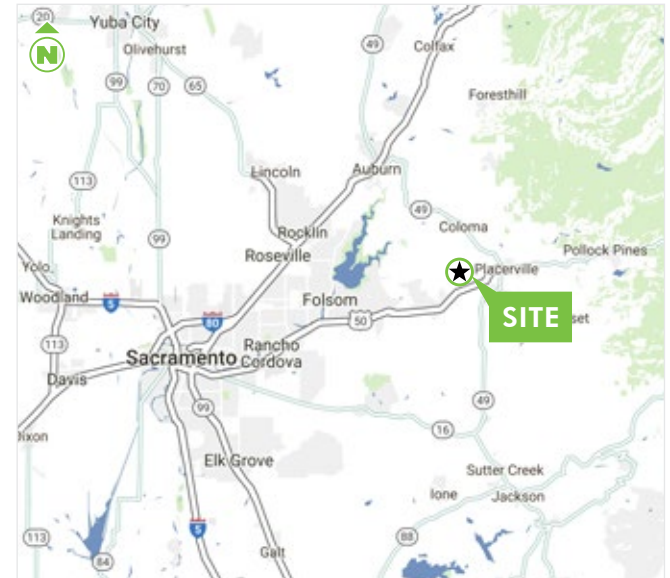
Employees	15,319
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Source: Esri

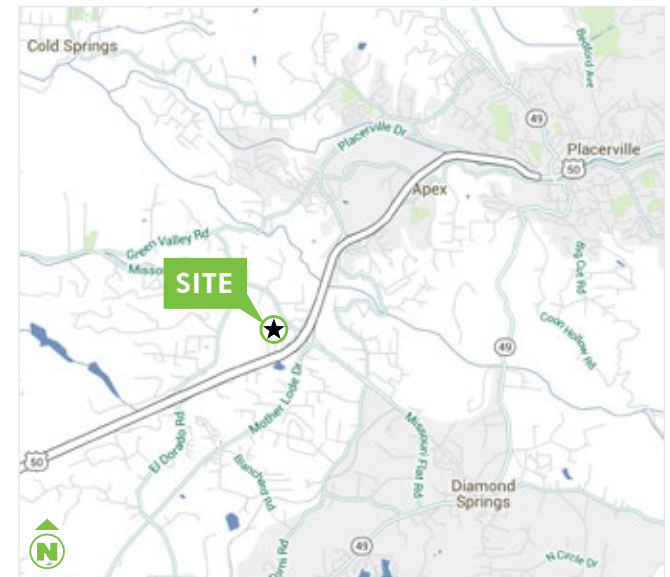
Traffic Counts

Highway 50	52,500 ADT
Highway 49	15,000 ADT
Missouri Flat Road	22,702 ADT

Source: El Dorado County; Caltrans



MAPS NOT TO SCALE.



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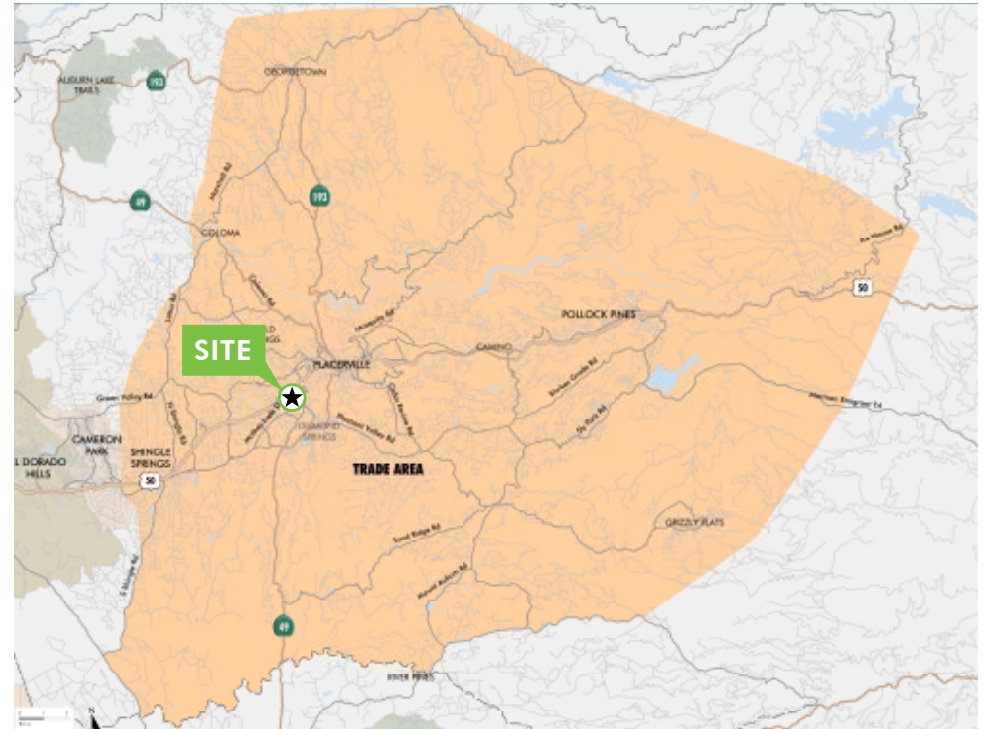
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PROPERTY FEATURES

- + Pad and Shop Space available
- + A ±58-acre planned Retail Community Center with a vineyard look and feel, and entertainment component
- + Located at the Missouri Flat Road interchange of Highway 50
- + Strong retail corridor serving a large trade area
- + Excellent access via four curb-cuts and two signals; plenty of parking
- + Significant tourist activity due to its proximity to Highway 50, Lake Tahoe, El Dorado National Forest, El Dorado Wineries, Apple Hill Orchards and Christmas Tree Farms



ABOUT PLACERVILLE EL DORADO COUNTY, CA

The City of Placerville is centrally located between Sacramento—the State capitol—and South Lake Tahoe, world-famous recreation area. Accessibility to Placerville is via State Highway 49 and U.S. Highway 50, along one of the most traveled corridors in California.

Placerville is the County seat and the center of financial, commercial, civic and Government activity for El Dorado County.

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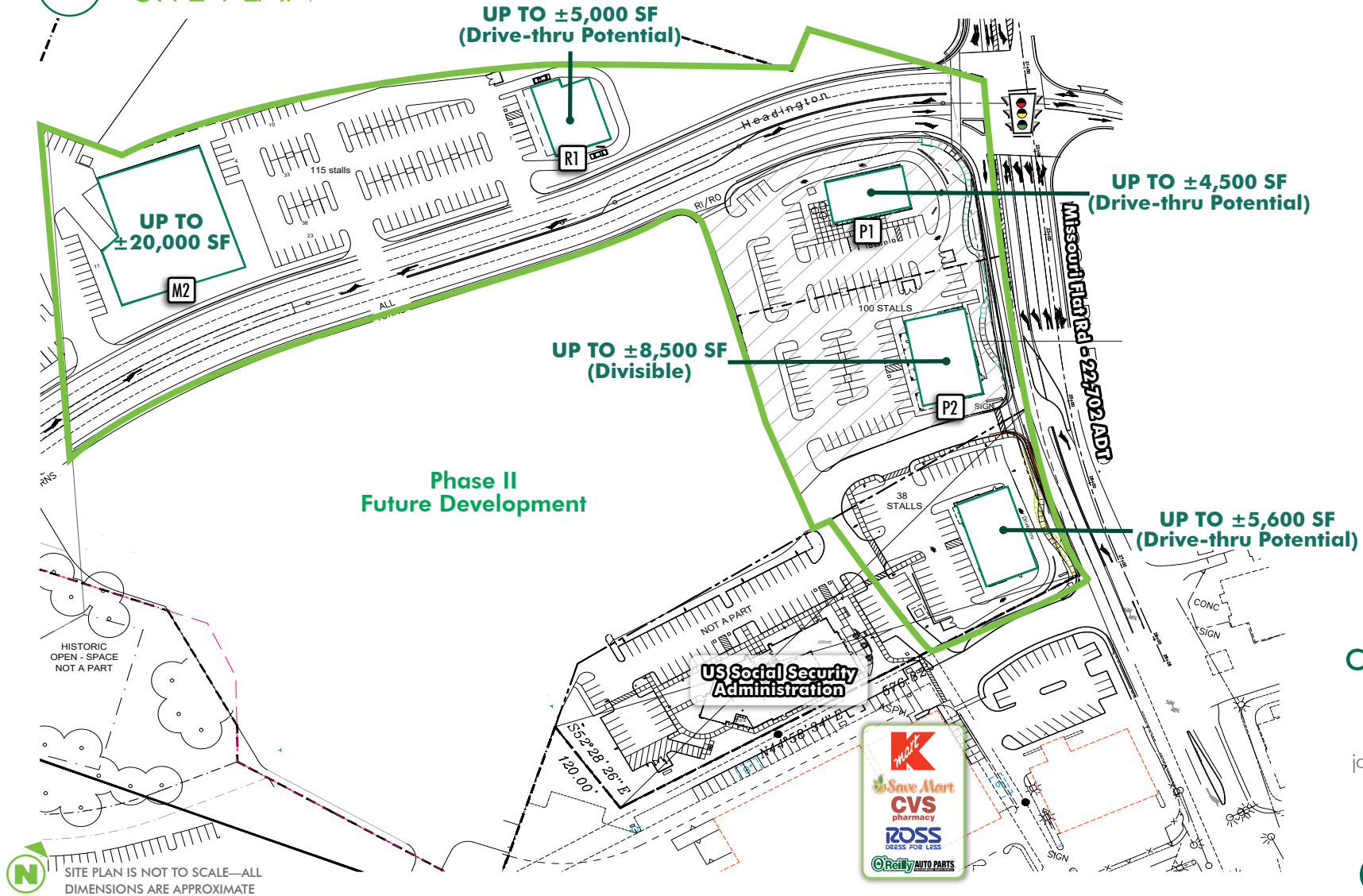
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SITE PLAN



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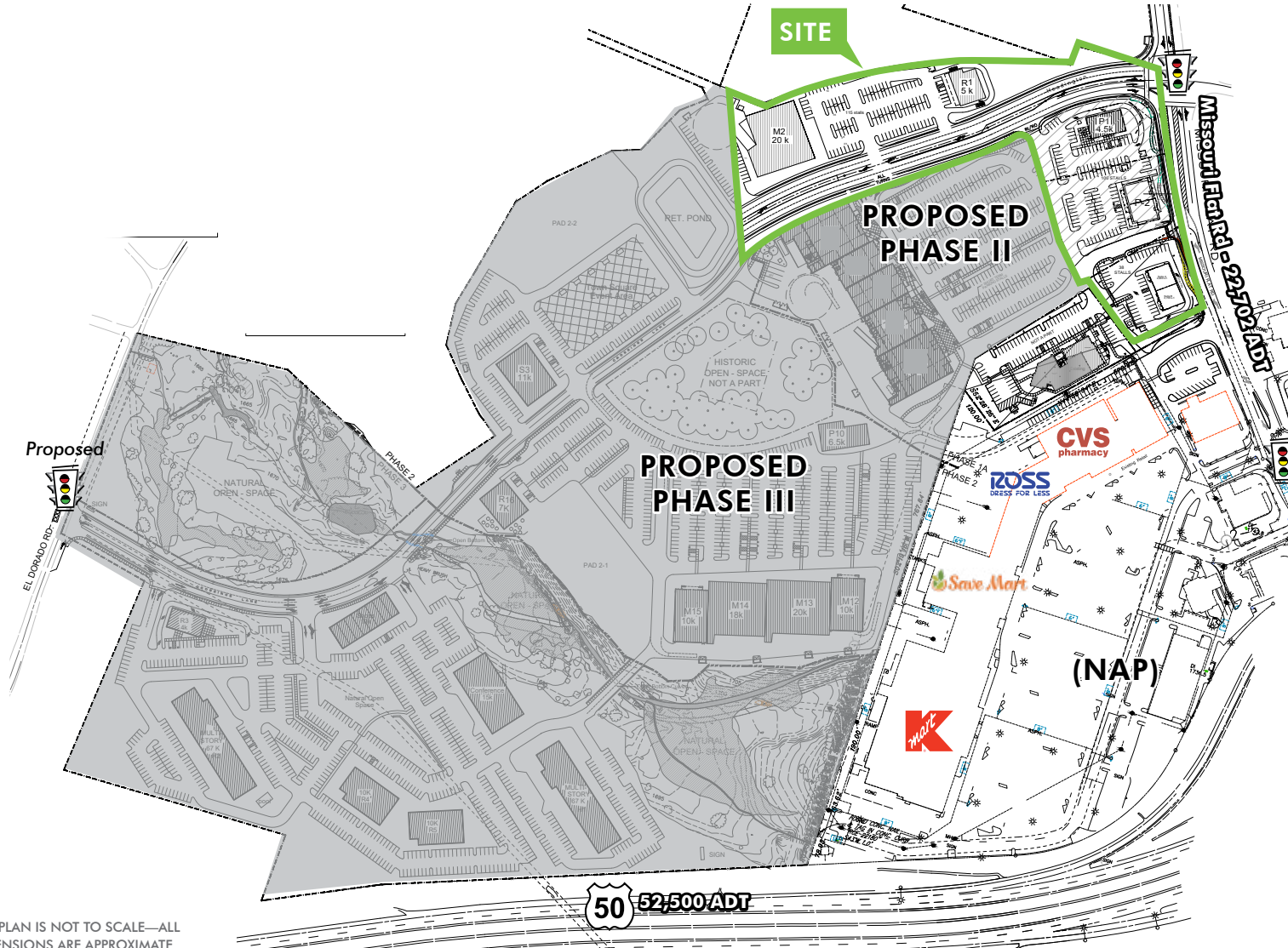
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PROPOSED MASTER SITE PLAN



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Jon Schultz

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SITE PLAN IS NOT TO SCALE—ALL DIMENSIONS ARE APPROXIMATE

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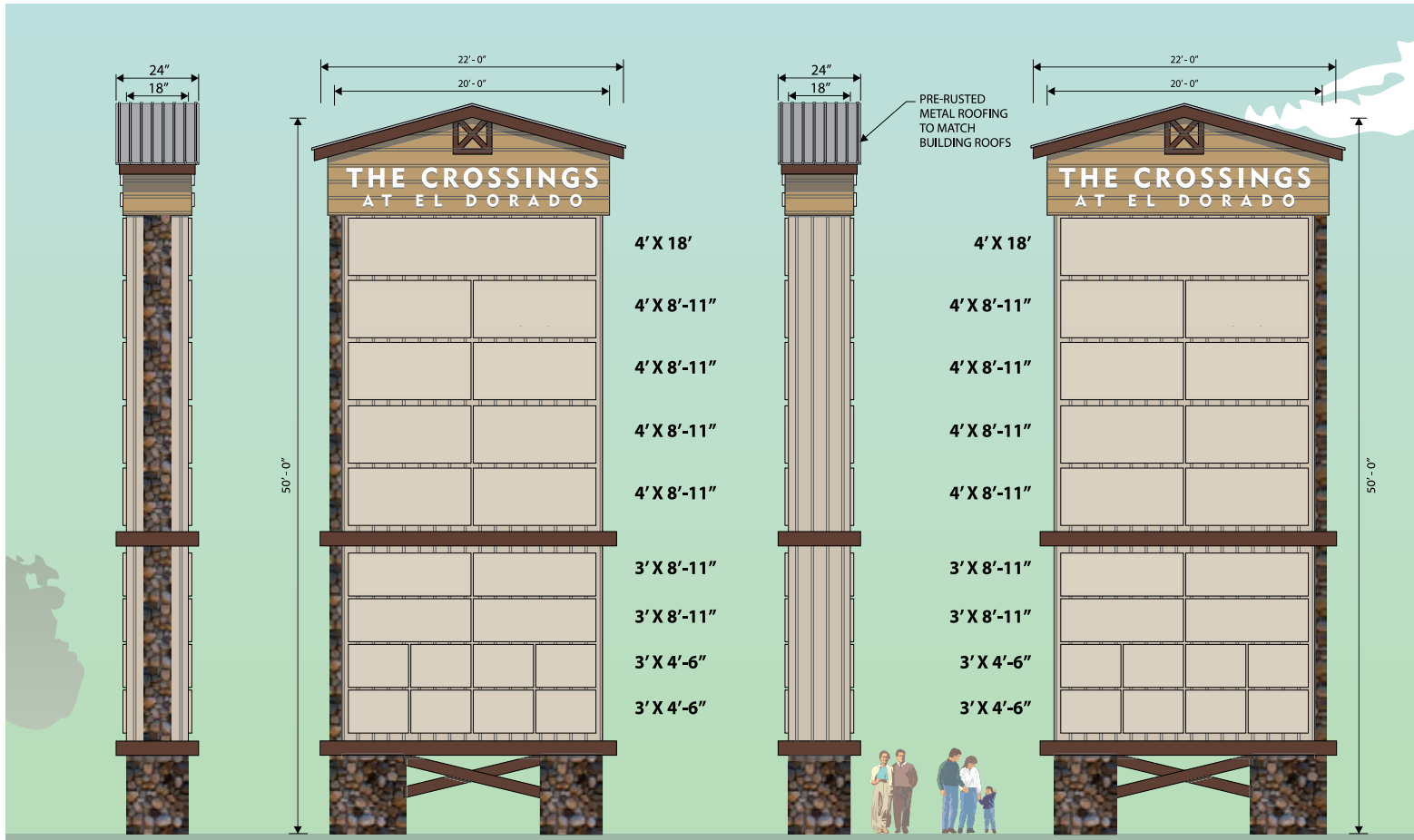
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PROPOSED 50' PYLON SIGN



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Missouri Flat Rd

50

SITE



Phase II



Phase III

50

52,500 ADT



Fornli Rd



El Dorado Rd

Mother Lode Dr



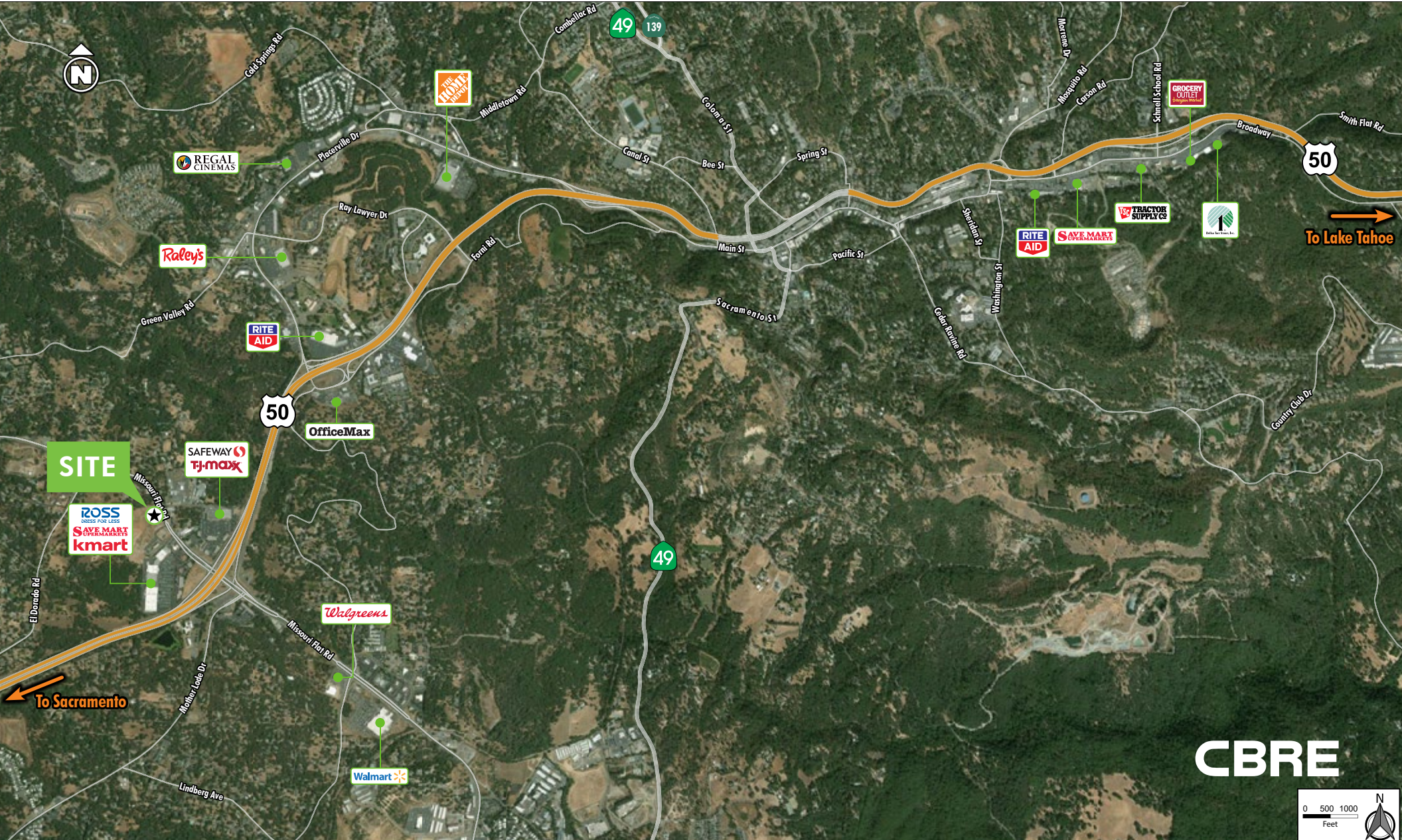
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