



Colliers



Prospector's Plaza

Freestanding Bank Building with Drive-Thru | ±3,765 SF

For Lease | 3970 Missouri Flat Road
Placerville, CA

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Accelerating success.

Property Overview

Available

- ±3,765 SF

Land Size

- ±0.68 Acres

Ground Lease

- Fast food drive-thru/retail/office/medical possible

Lease Rate

- Unpriced

Average Daily Traffic

- Missouri Flat Road ADT: 43,250

Highlights

- Located in the Premier Shopping Center for the rapidly expanding Placerville trade area. Prospector's Plaza - Co-Tenants include, CVS, Ross, Save-Mart, Target and O'Reilly's
- Available for lease and/or ground lease. Looking for retail, fast food, medical and financial uses
- The only freestanding building currently available on this premier intersection
- High Identity building in the shopping center
- The retail focal point for Placerville, Shingle Springs, Coloma, Apple Hill, Camino, Pollock Pines as well as Amador County to the South
- Neighboring Tenants: Safeway, TJ Maxx, Boot Barn, Petco, ULTA, Burger King, Jack in the Box, Chipotle, Starbucks, America's Tire



Nearby Amenities



SAVE MART
SUPERMARKETS



ROSS
DRESS FOR LESS®

O'Reilly
AUTO PARTS

SITE

Bath & Body Works

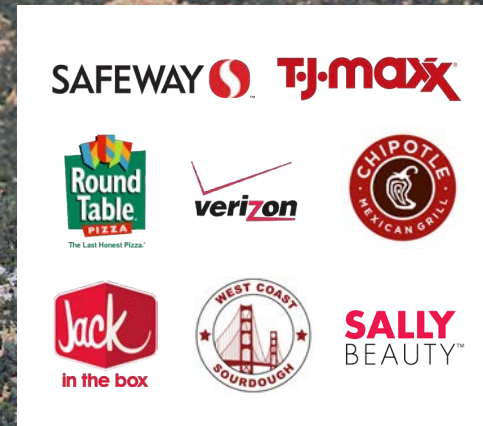
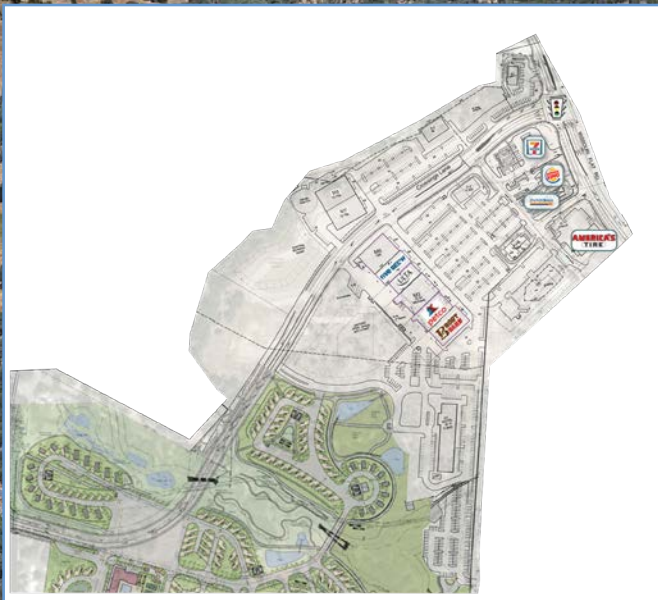
CVS
pharmacy™



ANYTIME
FITNESS

Quick Quack
CAR WASH

Location Overview



Crossings at El Dorado

SITE

US
50

Missouri Flat Road

Mother Lode Drive

Best
Western

ADT: 48,500

ADT: 43,250

Demographics

| Population | 1 Mile | 3 Miles | 5 Miles |
|----------------------------|----------------|-----------------|------------------|
| 2025 Population | 2,815 | 20,965 | 33,007 |
| 2030 Population | 2,822 | 21,021 | 33,062 |
| Daytime Population | 3,884 | 25,783 | 35,461 |
| Household | | | |
| 2025 Households | 1,321 | 9,168 | 14,268 |
| 2025 Housing Units | 1,340 | 9,299 | 14,588 |
| 2025 Families | 831 | 5,665 | 9,026 |
| 2025 H.H. Income | \$96,833 | \$87,180 | \$94,678 |
| Consumer Spending | | | |
| Apparel and Services | \$3,282,877/yr | \$21,304,508/yr | \$35,888,900/yr |
| Entertainment & Recreation | \$5,881,731/yr | \$37,238,227/yr | \$62,880,550/yr |
| Food | \$9,976,015/yr | \$64,454,588/yr | \$108,394,322/yr |



Photos



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