

# MISSOURI FLAT VILLAGE

A NEIGHBORHOOD CENTER



**LOCATION** Northeast corner of Missouri Flat Road and U.S. Highway 50  
Placerville, CA

**ANCHOR TENANTS** Safeway and TJ Maxx

**SIZE** ±119,928 square feet (GLA)

**AVAILABILITY** ±1,015 SQ FT *INLINE RETAIL*

**TRAFFIC COUNTS** US Highway 50 ±53,000 AADT (Caltrans 2012)  
Missouri Flat Road ±9,079 ADT (El Dorado County - 2012)

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NOTE: While the information contained herein is from sources deemed reliable and is believed to be correct, it is not in any way warranted or guaranteed by Voit Real Estate Services



## MISSOURI FLAT VILLAGE - MARKET OVERVIEW

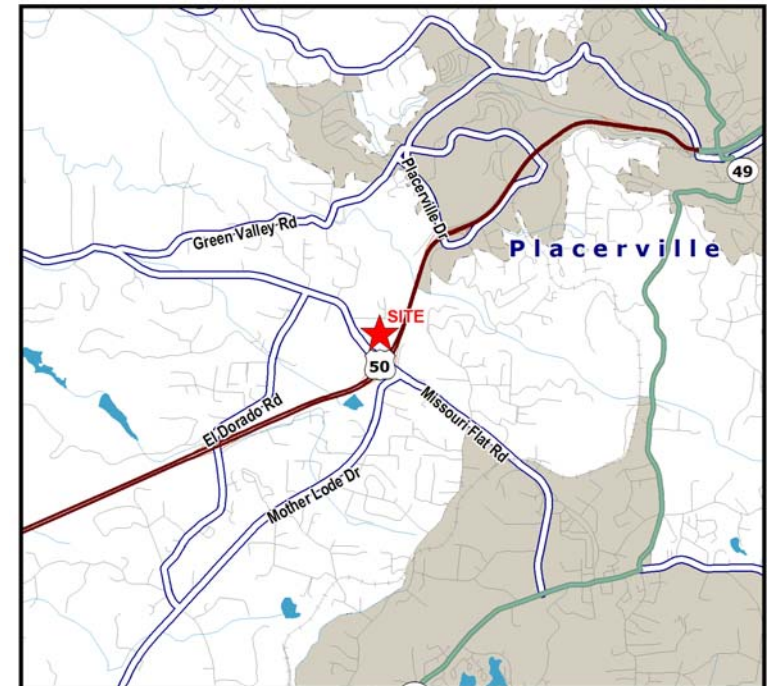
**Missouri Flat Village** benefits from excellent visibility and exposure to high traffic volume on US Highway 50 with  $\pm 53,000$  cars per day and Missouri Flat Road with  $\pm 9,079$  cars per day.

The only Safeway anchored center in the Placerville Trade Area, this  $\pm 119,928$  square foot shopping center is anchored by Safeway and TJ Maxx and contains approximately  $\pm 35,264$  square feet of shops and pad space. Among the center's strong list of co-tenants are Pacific Dental, Starbuck's, Jamba Juice, AAA, Round Table Pizza, Chipotle and Gamestop.



### Other Notable Facts About Placerville Include:

- The City of Placerville is the County Seat of El Dorado County and boasts a strong tourism trade. It is the commercial hub centered among several small tourist communities such as Camino, Apple Hill and Coloma.
- The City of Placerville is the "last stop" of major commercial retail along US Highway 50 for eastbound travelers going to Lake Tahoe and the Sierra Nevada foothills.



### Demographics:

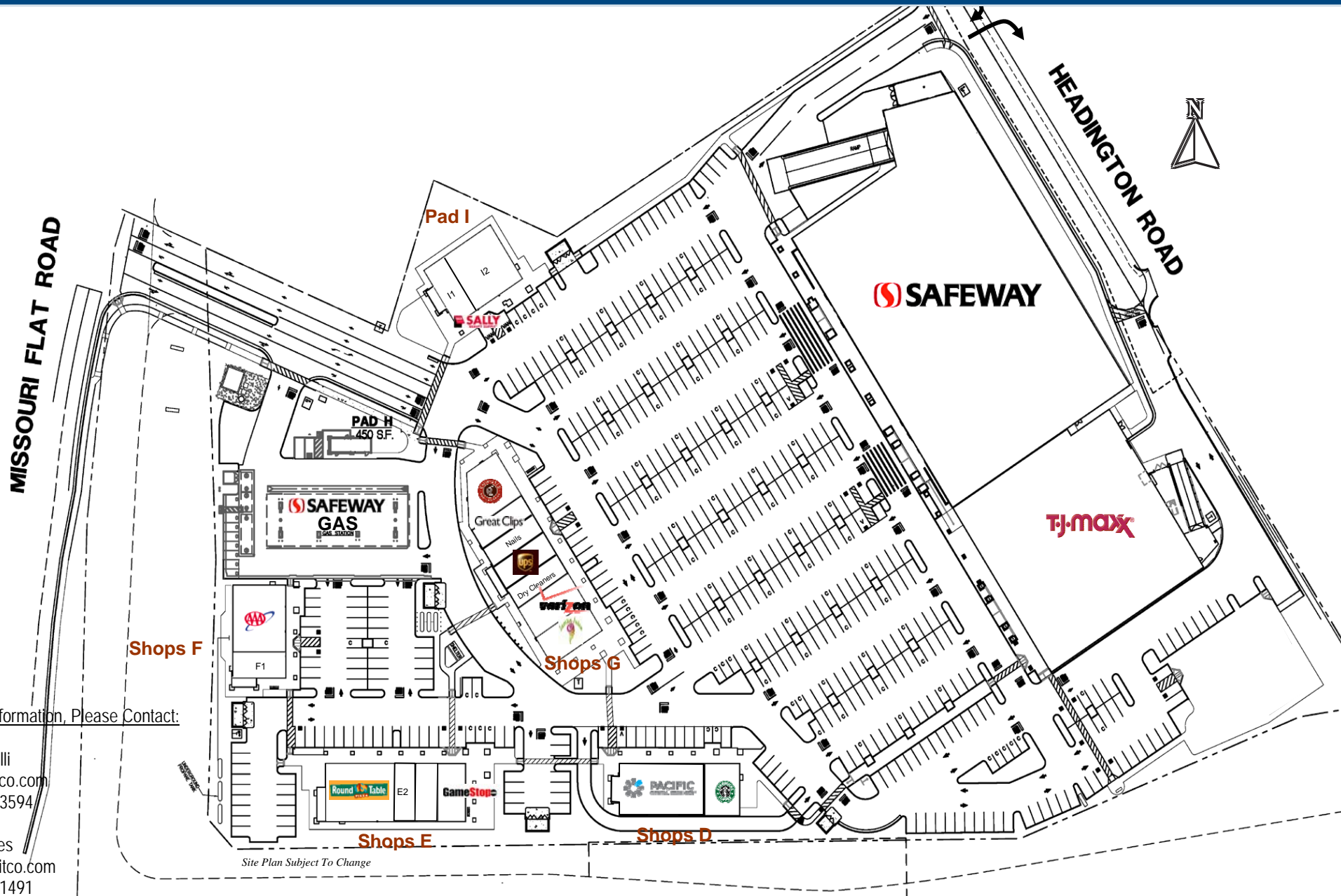
	<u>3 Mile</u>	<u>5 Mile</u>	<u>10 Mile</u>
2013 Total Population:	20,905	33,193	85,122
2013 Total Households:	8,360	13,250	32,947
2013 Average Household Income:	\$66,875	\$71,794	\$82,583

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**GALLELLI**  
TEAM RETAIL SPECIALISTS



## MISSOURI FLAT VILLAGE - SITE PLAN



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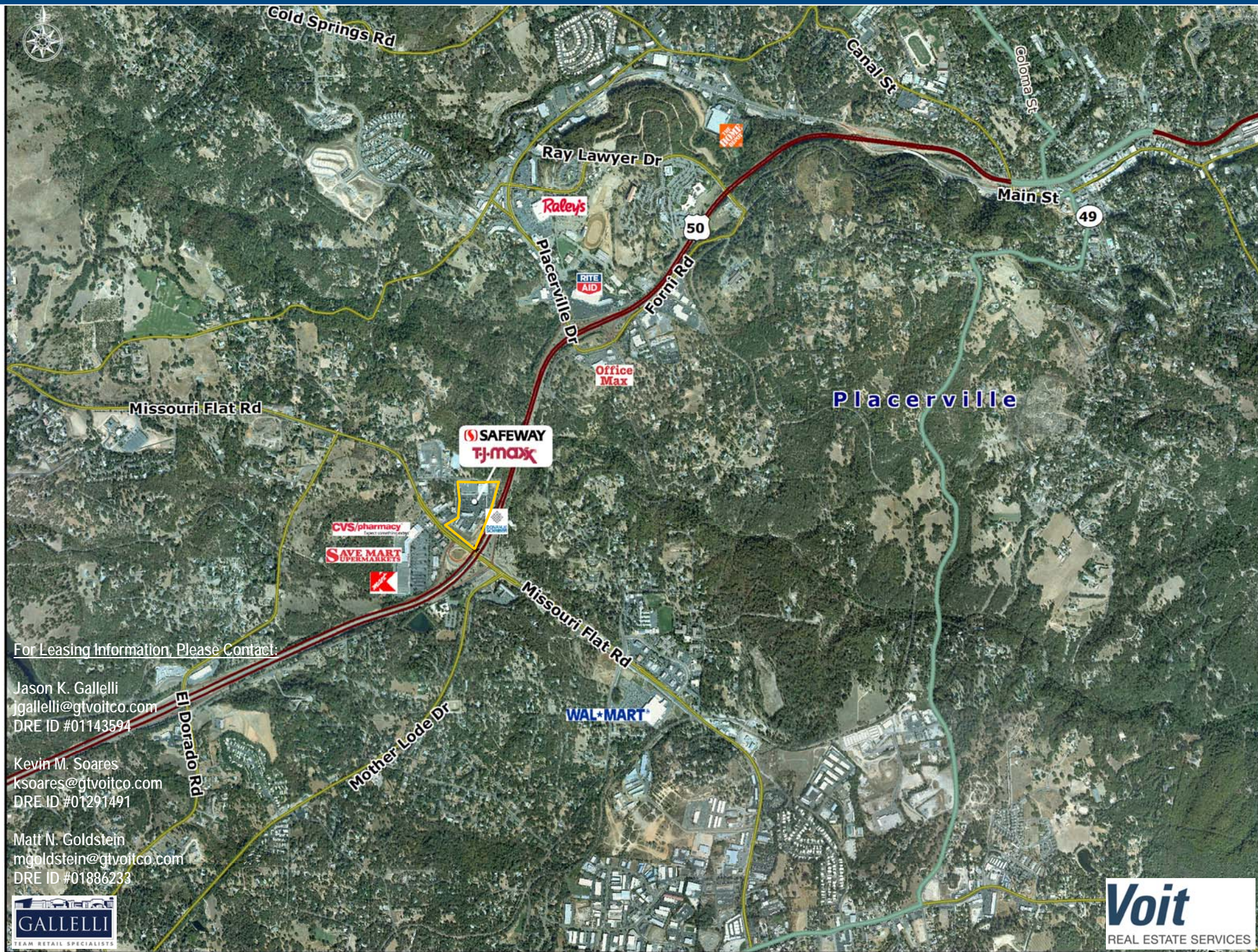
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U.S. HIGHWAY 50

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