

**GROCERYOUTLET**  
*bargain market*

COMING SOON!

**JR. ANCHOR SPACE AVAILABLE**

**\*DIRECT VISIBILITY  
TO HWY 50**



**COUNTY FAIRE**

NEC PLACERVILLE ROAD & FAIR LANE,  
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# OVERVIEW

## HIGHLIGHTS

- Neighborhood center anchored by Grocery Outlet
- Unique leasing opportunity with one of the only freeway visible centers in El Dorado County.
- Few spaces remaning:
  - 31,035 SF (Jr. Anchor)
  - 1,200 SF (inline)
  - 1,475 SF (inline)
  - 1,200 SF (inline)
- Ample parking



## BY THE NUMBERS

Demographics	1 mile	3 miles	5 miles
Population	21,377	137,691	393,910
Average household income	\$107,808	\$111,249	\$97,188
Daytime population	22,895	168,477	490,484

Source: Esri 2022

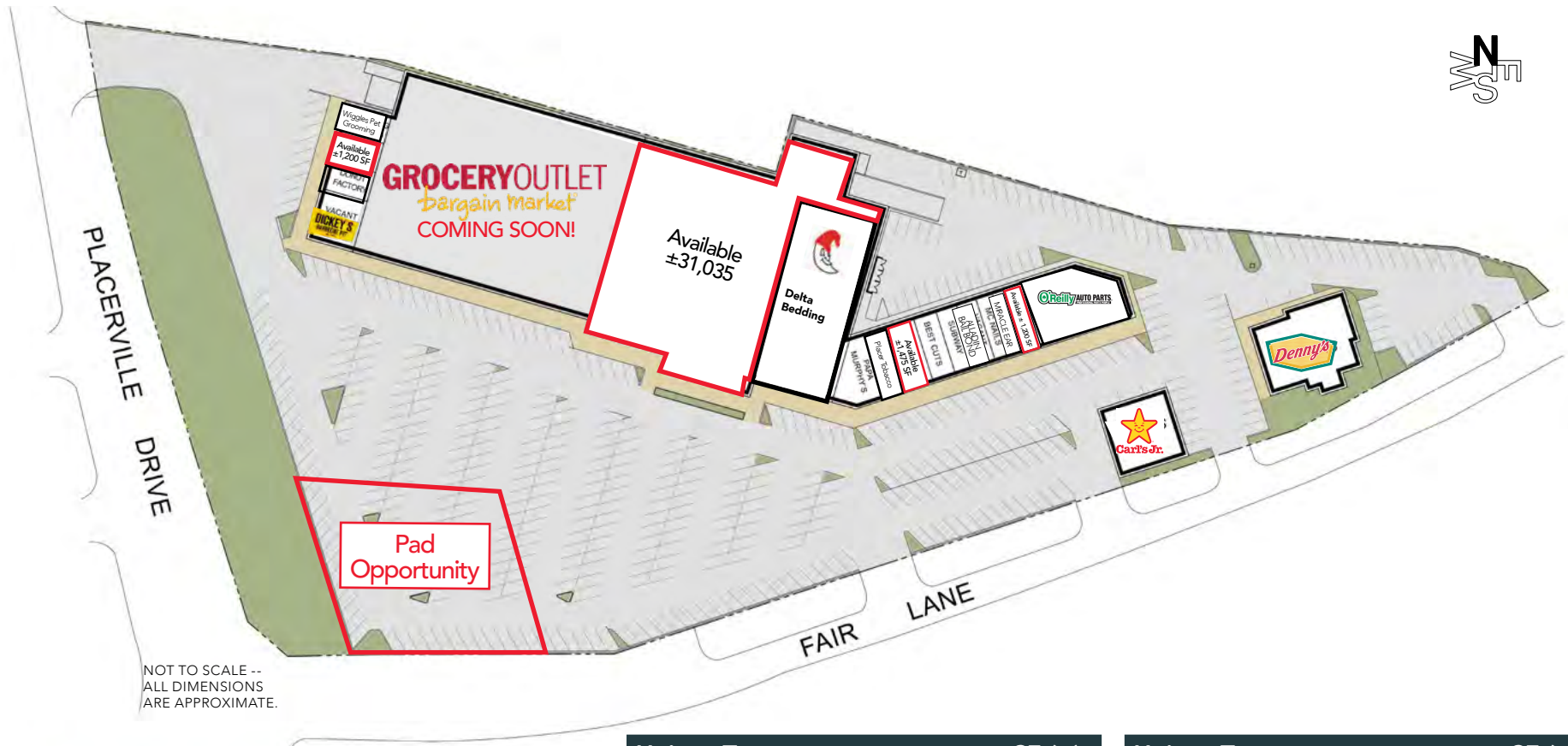
### Traffic counts

HWY 50 @ Placerville	40,800 ADT
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Source: County of Sacramento



# SITE PLAN

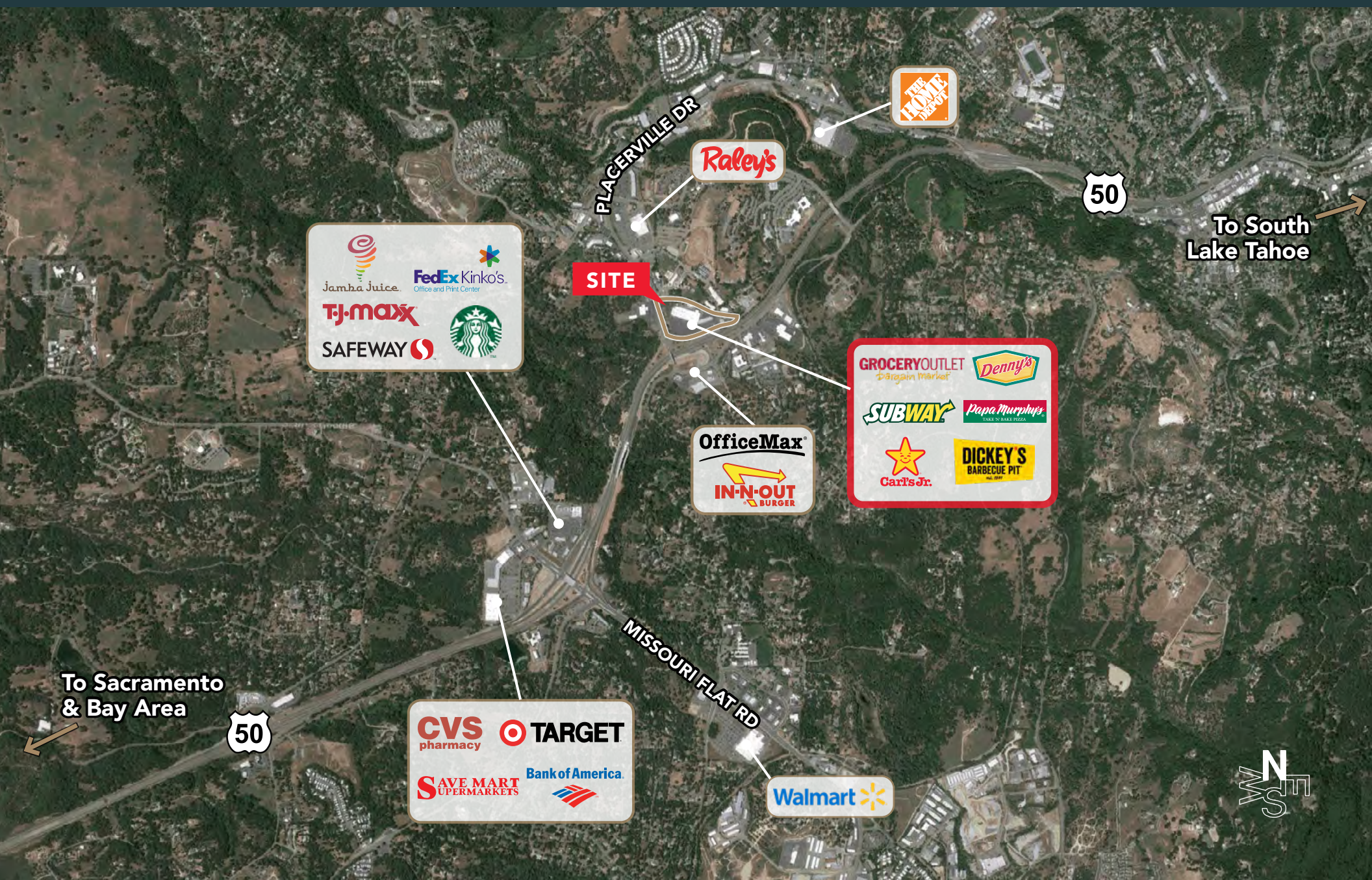


Unit	Tenant	SF (±)
21	Dickey's BBQ	1,600
23	Donut Factory	1,200
25	AVAILABLE	1,200
27	Wiggles Pet Grooming	800
31	Grocery Outlet - Coming Soon	33,440
47	AVAILABLE	31,035
55	Delta Bedding	7,995
65	Papa Murphy's	1,608

Unit	Tenant	SF (±)
67	Placer Tobacco	1,200
69	AVAILABLE	1,475
71	Best Cuts	900
73	Subway	1,200
75	Bail Bonds	1,800
79	McNails	900
81	Miracle Ear	900
83	AVAILABLE	1,200
85/87	O'Reilly Auto	3,037
93	Carl's Jr.	2,759



# AREA MAP





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