

JR. ANCHOR SPACE AVAILABLE



*DIRECT VISIBILITY
TO HWY 50



COUNTY FAIRE

NEC PLACERVILLE ROAD & FAIR LANE,
PLACERVILLE, CA

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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 remaining:
 - 31,035 SF (Jr. Anchor)
 - 1,600 SF (inline - 2nd Gen Restaurant)
 - 1,475 SF (inline)
 - 1,200 SF (inline - 2nd Gen Restaurant)
 - 900 SF (inline)
- Ample parking



BY THE NUMBERS

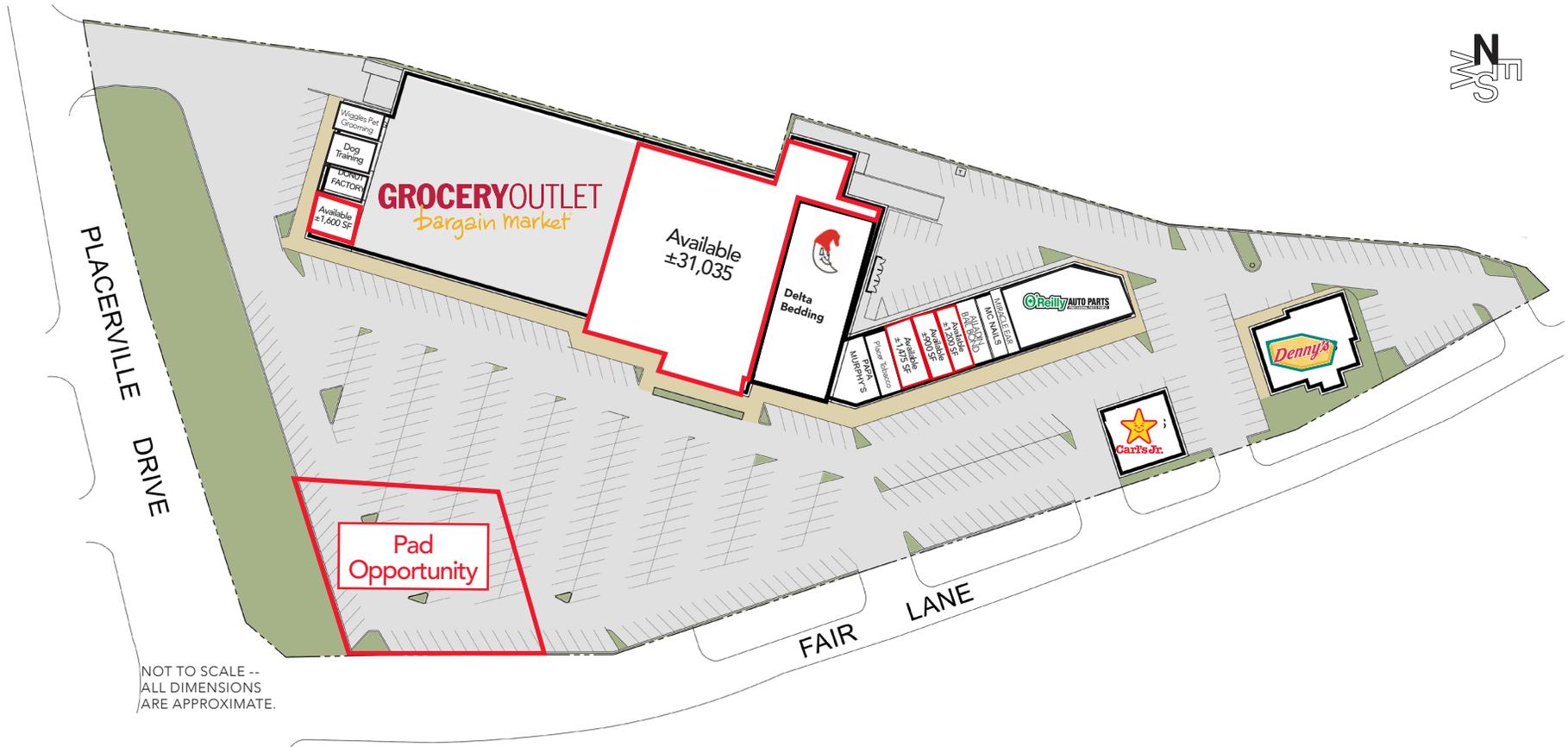
Demographics	1 mile	3 miles	5 miles
Population	21,377	137,691	393,910
Average household income	\$107,808	\$111,249	\$97,188
Daytime population	22,895	168,477	490,484

Source: Esri 2022

Traffic counts	
HWY 50 @ Placerville	40,800 ADT

Source: County of Sacramento

SITE PLAN



Unit	Tenant	SF (±)
21	AVAILABLE - 2ND GEN	1,600
23	Donut Factory	1,200
25	Furry Friends Dog Training	1,200
27	Wiggles Pet Grooming	800
31	Grocery Outlet	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	AVAILABLE	900
73	AVAILABLE - 2ND GEN	1,200
75	Bail Bonds	1,800
79	McNails	900
81	Miracle Ear	900
83/85/87	O'Reilly Auto	4,237
93	Carl's Jr.	2,759
99	Denny's	1,200

AREA MAP



SITE

Jamba Juice
FedEx Kinko's
Office and Print Center
T.J. Maxx
Starbucks
SAFeway

THE HOME DEPOT

Raley's

50

To South Lake Tahoe

GROCERY OUTLET
Denny's
SUBWAY
Papa Murphy's
Carl's Jr.
O'Reilly AUTO PARTS

OfficeMax
IN-N-OUT BURGER

To Sacramento & Bay Area

50

MISSOURI FLAT RD

CVS pharmacy
TARGET
SAVE MART SUPERMARKETS
Bank of America

Walmart



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