

JR. ANCHOR SPACE AVAILABLE



*DIRECT VISIBILITY
TO HWY 50



COUNTY FAIRE

NEC PLACERVILLE ROAD & FAIR LANE,
PLACERVILLE, CA

JOHN BRECHER
Sr. Vice President
JLL Retail Advisory Services
+1 916 440 1826
john.brecher@jll.com
RE License #01897931

TORREN RAGAN
Senior Associate
JLL Retail Advisory Services
+1 916 440 1827
torren.ragan@jll.com
RE License #02046828

DAVE WHITE
Vice President
JLL Retail Advisory Services
+1 916 440 1831
dave.white@jll.com
RE License #01759894

Jones Lang LaSalle Brokerage, Inc. Real Estate License #: 01856260



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)
 - 1,475 SF (inline)
 - 1,200 SF (inline - 2nd Gen Restaurant)
 - 900 SF (inline)
- Ample parking

BY THE NUMBERS

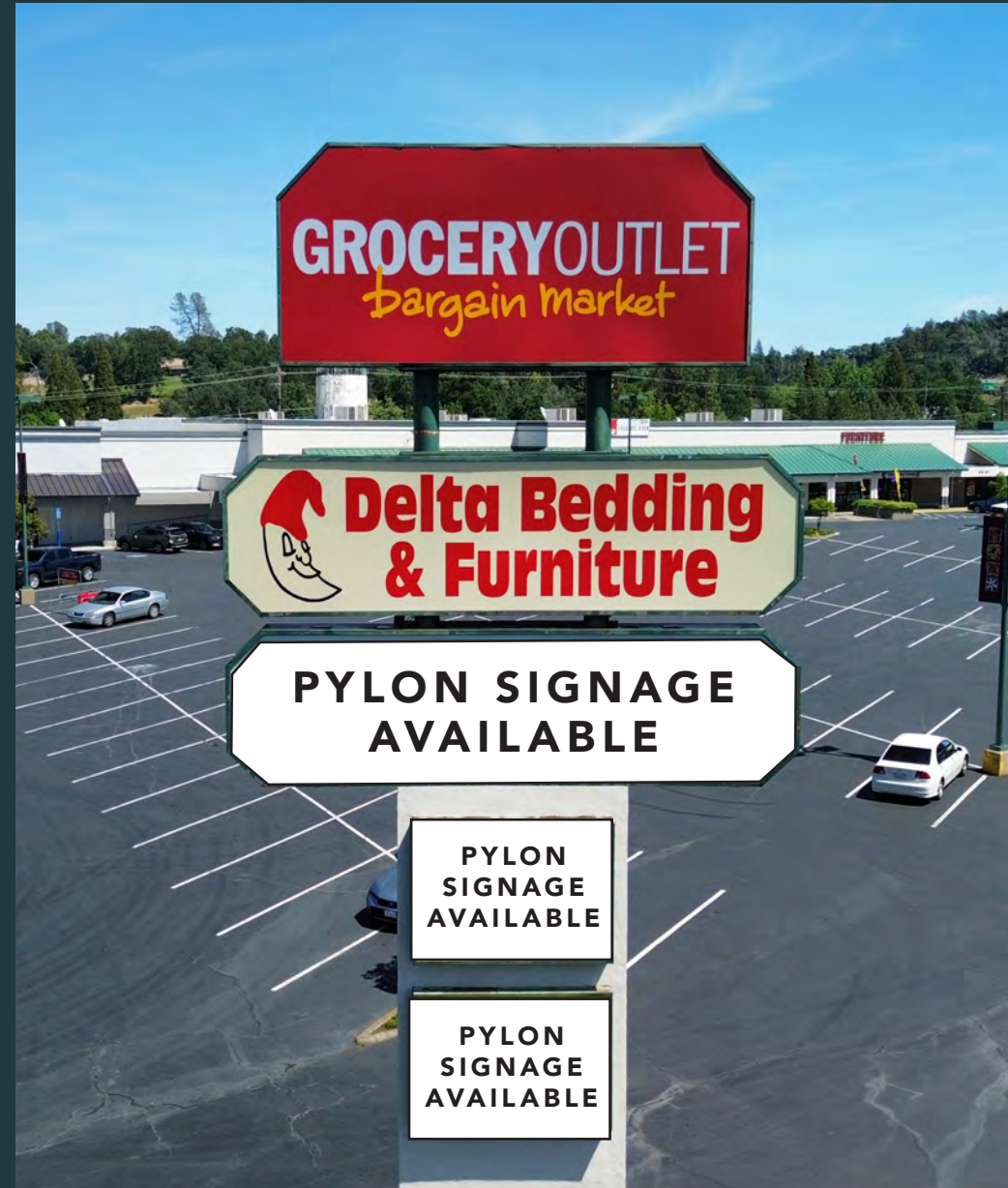
Demographics	1 mile	3 miles	5 miles
Population	21,377	137,691	393,910
Average household income	\$107,808	\$111,249	\$97,188
Daytime population	22,895	168,477	490,484

Source: Esri 2022

Traffic counts

HWY 50 @ Placerville	40,800 ADT
----------------------	------------

Source: County of Sacramento



AREA MAP



To Sacramento & Bay Area



Jamba Juice
FedEx Kinko's Office and Print Center
TJ-maxx
SAFeway
Starbucks

SITE

PLACERVILLE DR

Raley's



To South Lake Tahoe

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



MISSOURI FLAT RD

CVS pharmacy
TARGET
SAVE MART SUPERMARKETS
DUNKIN' DONUTS



JR. ANCHOR SPACE AVAILABLE



*DIRECT VISIBILITY TO HWY 50



COUNTY FAIRE

NEC PLACERVILLE ROAD & FAIR LANE,
PLACERVILLE, CA

JOHN BRECHER
Vice President
JLL Retail Advisory Services
+1 916 440 1826
john.brecher@jll.com
RE License #01897931

TORREN RAGAN
Senior Associate
JLL Retail Advisory Services
+1 916 440 1827
torren.ragan@jll.com
RE License #02046828

DAVE WHITE
Vice President
JLL Retail Advisory Services
+1 916 440 1831
dave.white@jll.com
RE License #01759894



jll.com

Although information has been obtained from sources deemed reliable, neither Owner nor JLL makes any guarantees, warranties or representations, express or implied, as to the completeness or accuracy as to the information contained herein. Any projections, opinions, assumptions or estimates used are for example only. There may be differences between projected and actual results, and those differences may be material. The Property may be withdrawn without notice. Neither Owner nor JLL accepts any liability for any loss or damage suffered by any party resulting from reliance on this information. If the recipient of this information has signed a confidentiality agreement regarding this matter, this information is subject to the terms of that agreement. ©2026. Jones Lang LaSalle IP, Inc. All rights reserved.

