

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)
 - 4,237 SF (Endcap - divisible)
 - 1,475 SF (Inline)
 - 1,200 SF (Inline - 2nd Gen Restaurant)
 - 900 SF (Inline)
- Ample parking

BY THE NUMBERS

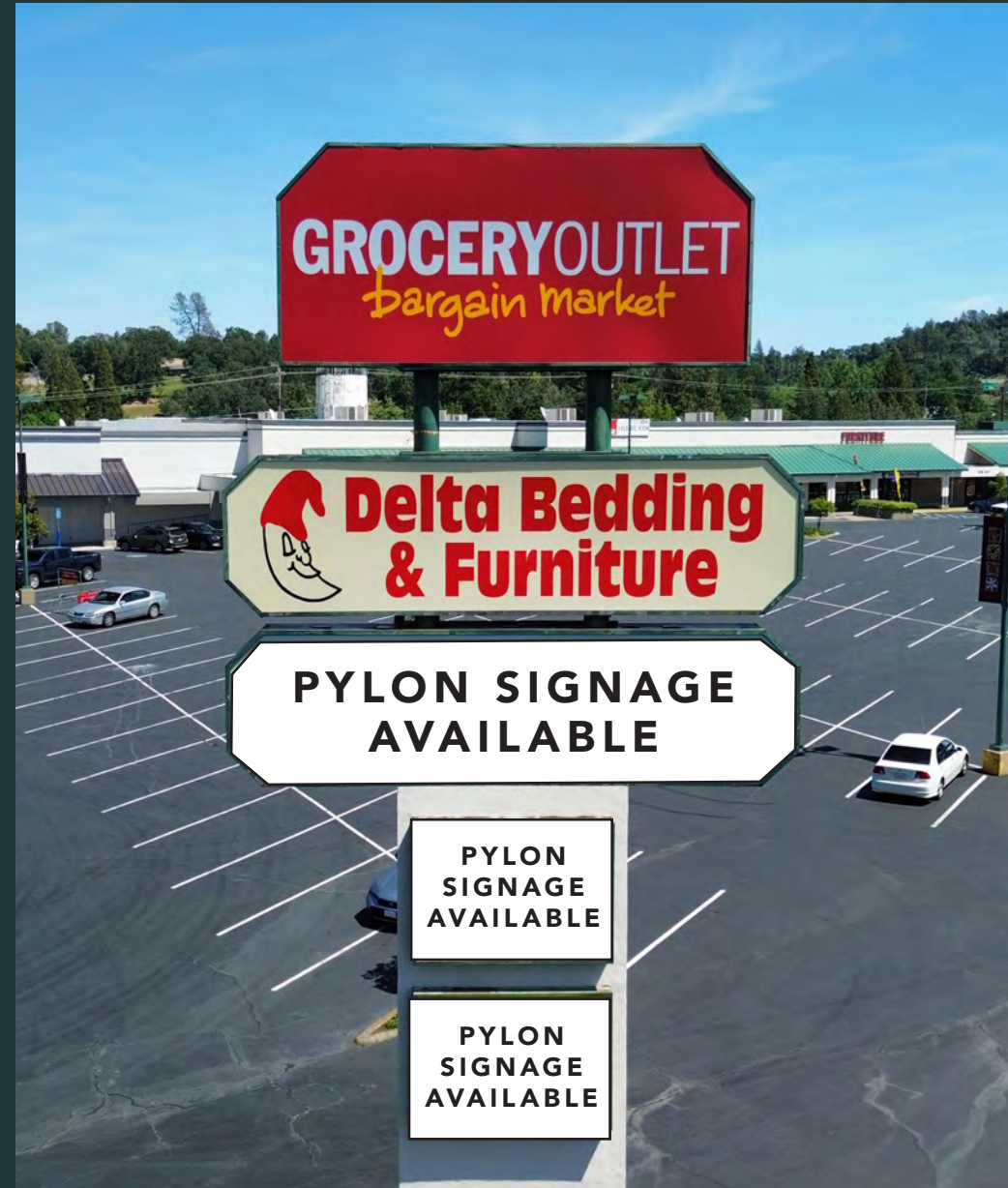
Demographics	1 mile	3 miles	5 miles
Population	21,377	137,691	393,910
Average household income	\$107,808	\$111,249	\$97,188
Daytime population	22,895	168,477	490,484

Source: Esri 2022

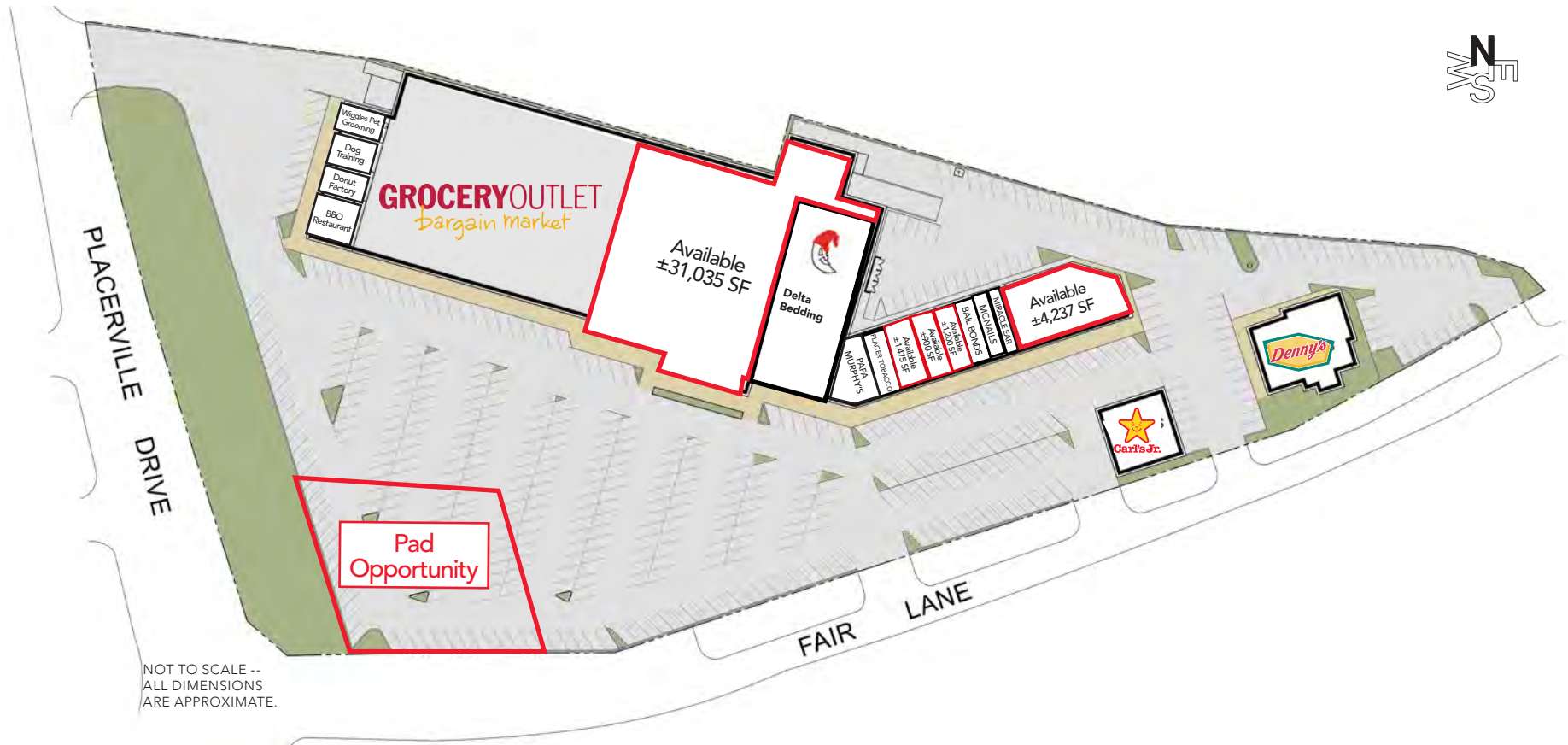
Traffic counts

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



SITE PLAN



Unit	Tenant	SF (±)
21	BBQ Restaurant	1,600
23	Donut Factory	1,200
25	Furry Friends Dog Training	1,200
27	Wiggle's Pet Grooming	800
31	Grocery Outlet	33,440
47	AVAILABLE	31,035
55	Delta Bedding	7,995
65	Papa Murphy's	1,608
67	Placer Tobacco	1,200

Unit	Tenant	SF (±)
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	AVAILABLE - DIVISIBLE	4,237
93	Carl's Jr.	2,759
99	Denny's	1,200
TOTAL SF		95,449

AREA MAP



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