JR. ANCHOR SPACE | UP TO 39,030 SF

2ND GEN RESTAURANT OPPORTUNITIES

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 remaning:
  - 31,035 SF (Jr. Anchor)
  - 7,995 SF (Inline)
  - 4,237 SF (Endcap - divisible)
  - 1,600 SF (Endcap - 2nd Gen Restaurant)
  - 1,475 SF (Inline)
  - 1,200 SF (Inline - 2nd Gen Restaurant)
  - 900 SF (Inline)
- Ample parking

BY THE NUMBERS

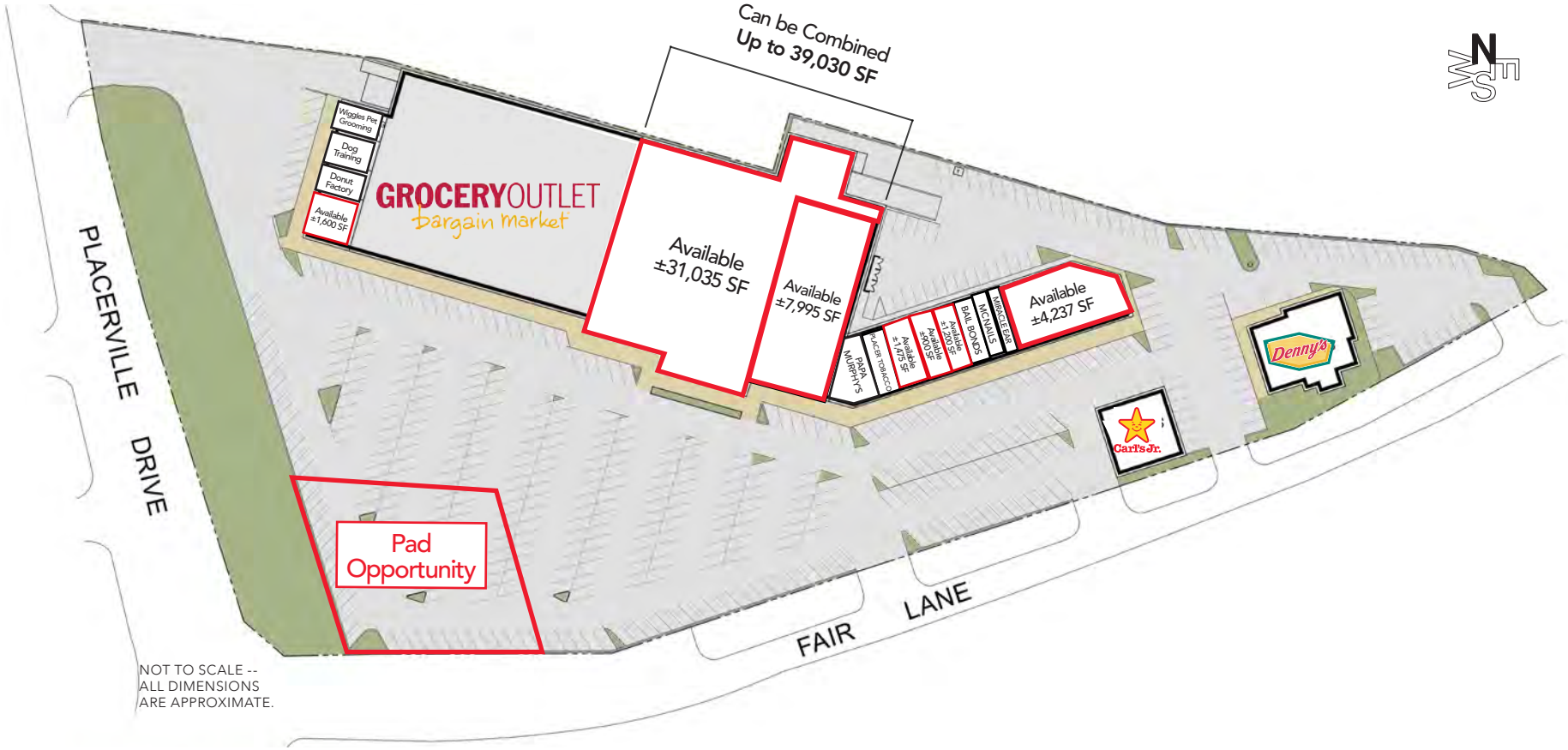
Demographics	1 mile	3 miles	5 miles
Population	21,377	137,691	393,910
Average household income	$107,808	$111,249	$97,188
Daytime population	22,895	168,477	490,484

Source: Esri 2022

Traffic counts	
HWY 50 @ Placerville	40,800 ADT

Source: County of Sacramento

SITE PLAN



NOT TO SCALE --
ALL DIMENSIONS
ARE APPROXIMATE.

Unit	Tenant	SF (±)
21	**AVAILABLE**	**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	**AVAILABLE - 12/1/26**	**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

PLACERVILLE DR
Raley's
THE HOME DEPOT
50
To South Lake Tahoe
SITE
Jamba Juice
FedEx Kinko's
Office and Print Center
T.J.maxx
SAFEWAY
GROCERYOUTLET
bargain market
Carl's Jr.
Denny's
Papa Murphy's
TAKE 'N' BAKE PIZZA
IN-N-OUT BURGER
MISSOURI FLAT RD
To Sacramento & Bay Area
50
CVS pharmacy
TARGET
SAVE MART SUPERMARKETS
DUNKIN' DONUTS
Walmart
N
W
E
S

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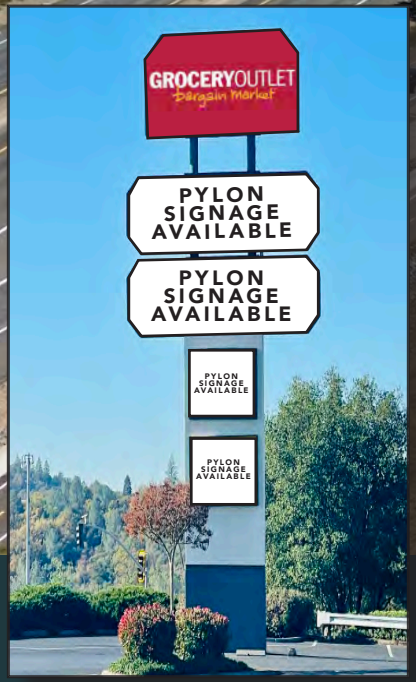

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