

PROSPECTOR'S PLAZA

PLACERVILLE, CA





Prospector's Plaza is the Commercial Hub of the trade area; the closest community centers along Highway 50 are located 25 miles to the West in Folsom and 50 miles to the East in South Lake Tahoe.

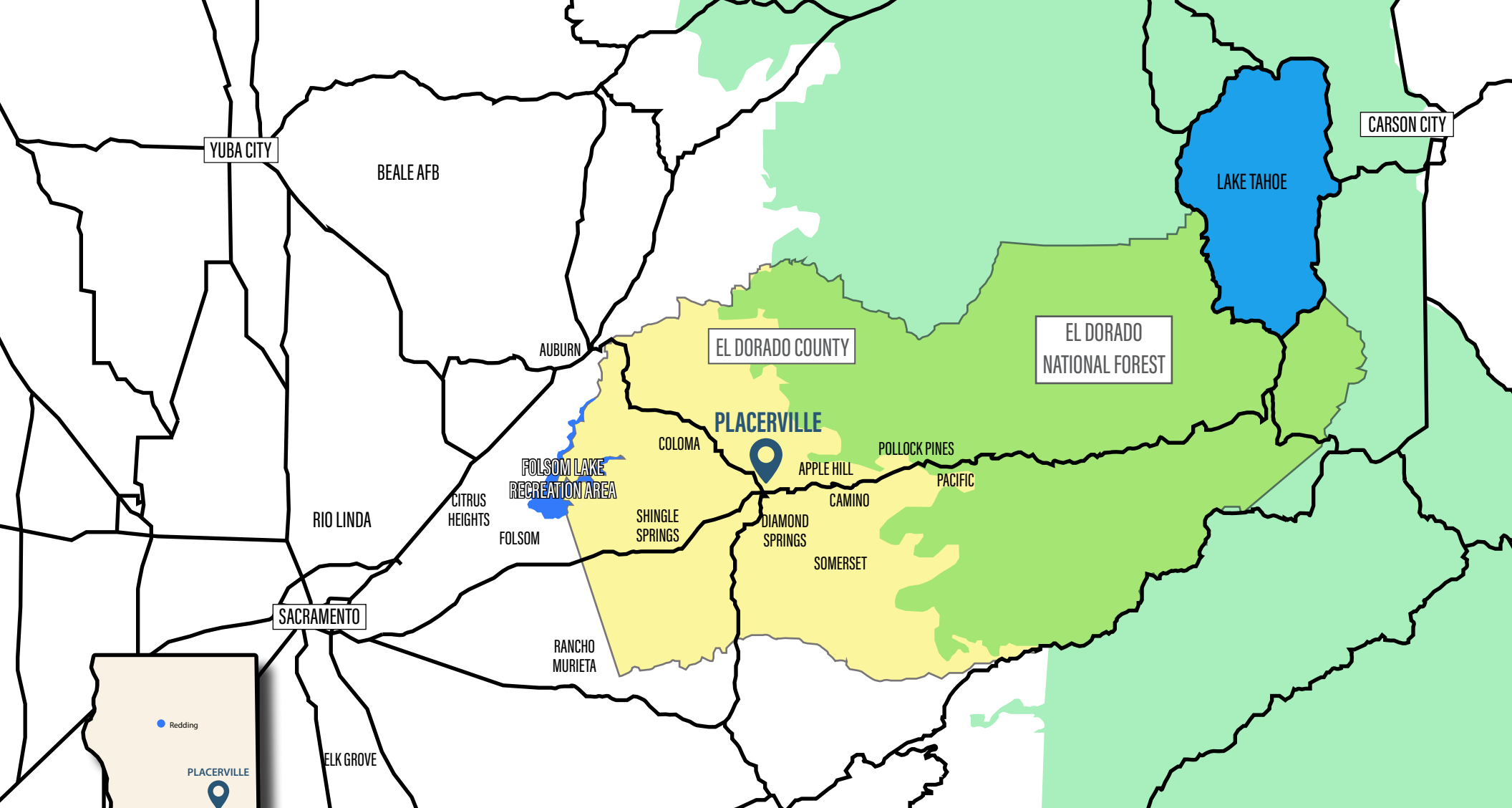
With more than 243,000 SF of GLA, Prospector's Plaza is one of the largest shopping centers in El Dorado County.

This daily-needs oriented center includes banks, grocery, fitness, quick-serve, and drug store use - National Retailers and Grocery Store with compelling performance, exceeding average sales for comparable markets.

The center, originally built in 1982, has undergone a renovation & strategic re-leasing (updated facade, features, landscaping & signage) with updates being completed at the end of 2021.



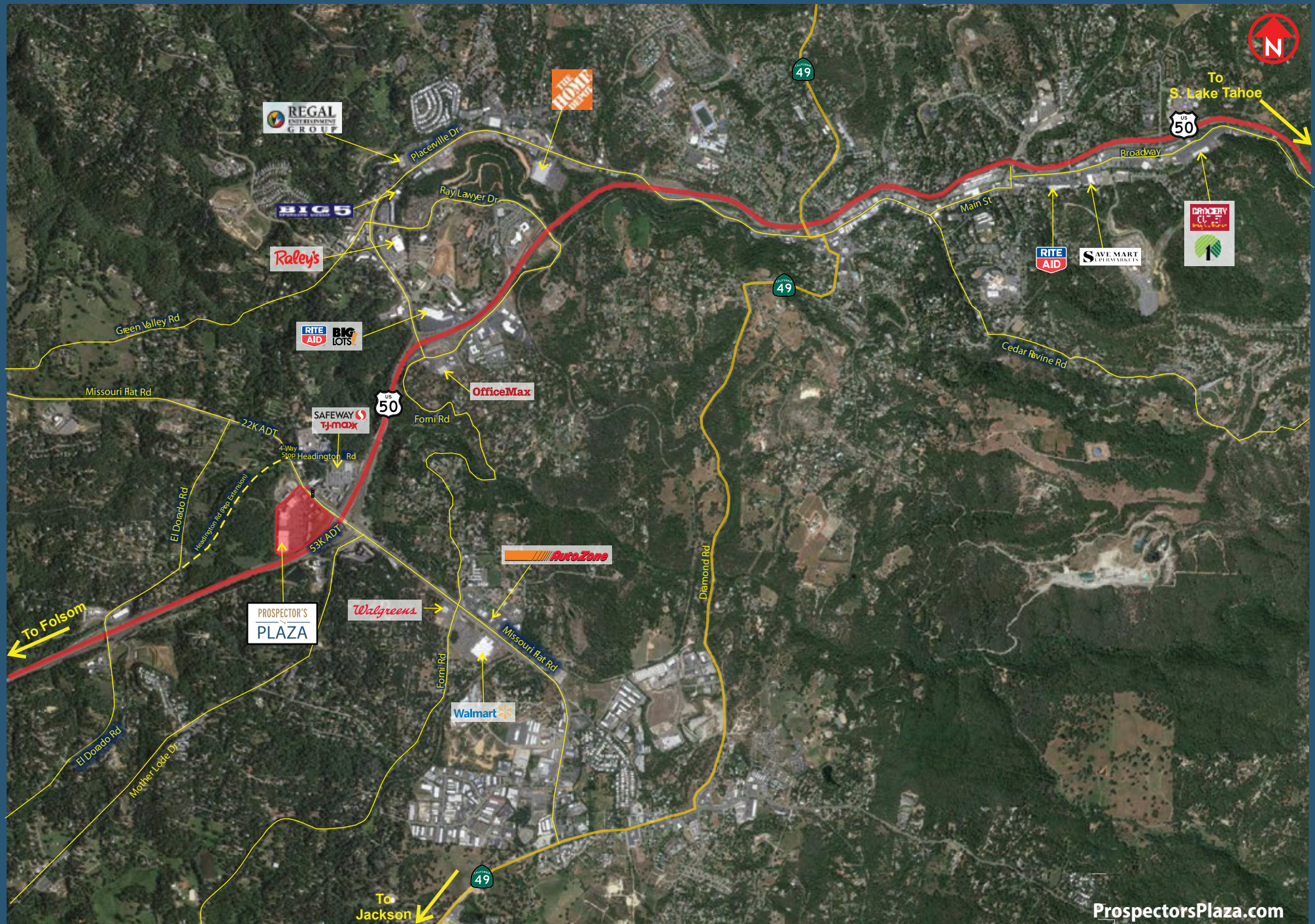
THE CENTER



VICINITY

Placerville has high barriers to entry due to topography and entitlement challenges. Placerville is the County Seat of El Dorado County. The Center services the communities of Placerville, Shingle Springs, Coloma, Apple Hill, Camino, Pollock Pines as well as Amador County to the South.

RETAIL TRADE AREA MAP





Extensively upgraded interchange provides easy access on and off Highway 50

Highway visible center and prominent signage to Highway 50 with +/-53,000 cars per day and Missouri Flat Road with +/-27,000 cars per day



PROSPECTOR'S
PLAZA

TARGET

MATTRESS FIRM
at&t

ROSS
DRESS FOR LESS

SAVE MART
SUPERMARKETS

Bath & Body Works

CVS
pharmacy

CHASE

NEW 10' FOUR TENANT
MONUMENT SIGN

Little Caesars
ANYTIME FITNESS

NEW 20' MULTI-TENANT
PYLON DIRECTORY

EXISTING 50'
MULTI-TENANT FREEWAY
PYLON DIRECTORY

Missouri
Flat Village

SAFEWAY

TJ-maxx

ups
Jamba Juice
Great Clips

AAA

GameStop

Starbucks

US
50

Highway 50 - 53,000 ADT

Missouri Flat Road - 27,525 ADT

Best
Western
PLUS

ProspectorsPlaza.com



Target
Ross Dress For Less
Save Mart Supermarkets
CVS Pharmacy

Bath & Body Works
Anytime Fitness
The Habit Burger Grill
Mattress Firm

AT&T Wireless
Classic Cleaners
FreshMex Express
Golden 1 Credit Union

Little Caesars
Oasis Nail Spa
O'Reilly Auto Parts
Top Cuts

DEMOGRAPHICS



\$113,159

2022 Average
HH Income
(5 miles)



166,300

Trade Area
Population
2022



150,125

Trade Area
Daytime
Population



30.1%

Bachelor &
Grad Degrees
(5 miles)



48.6

Median Age
(5 miles)

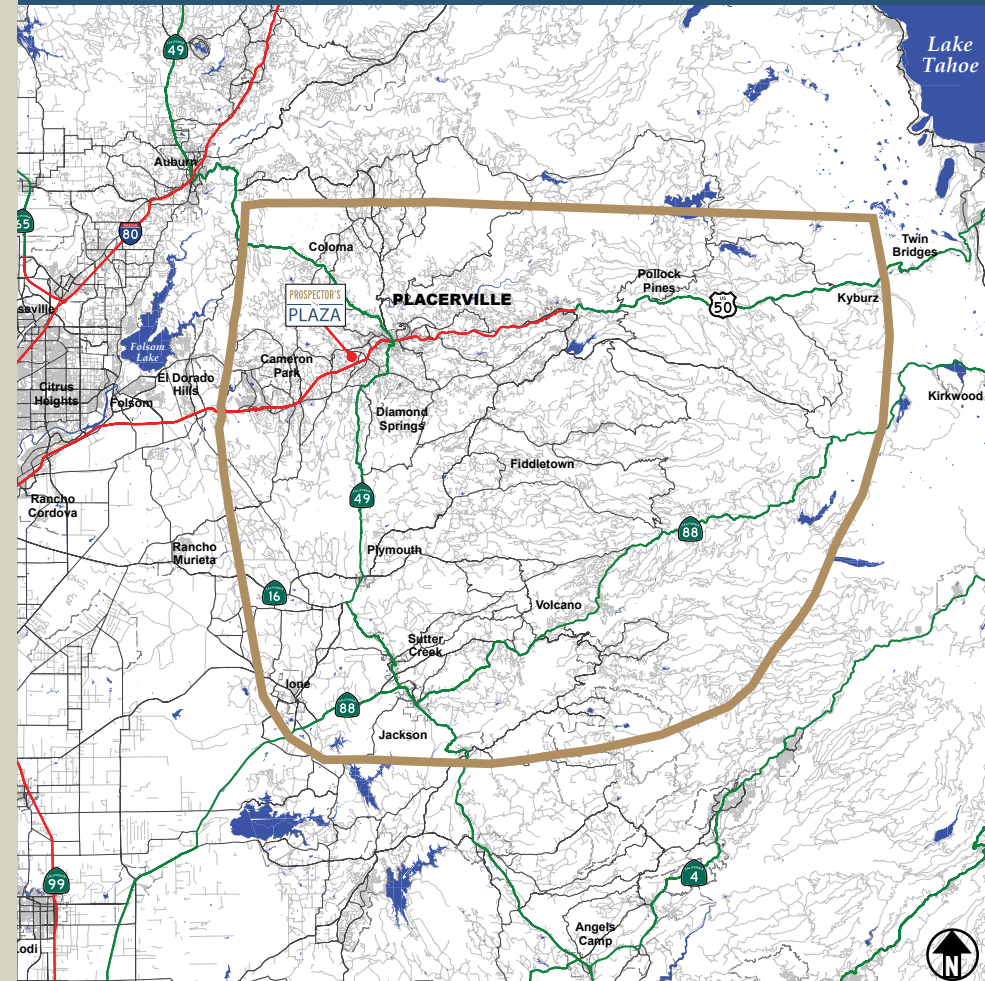


\$563,659

2022 Average
Home Value
(5 miles)

Source: CBRE (Esri 2022)

PROSPECTOR'S PLAZA TRADE AREA

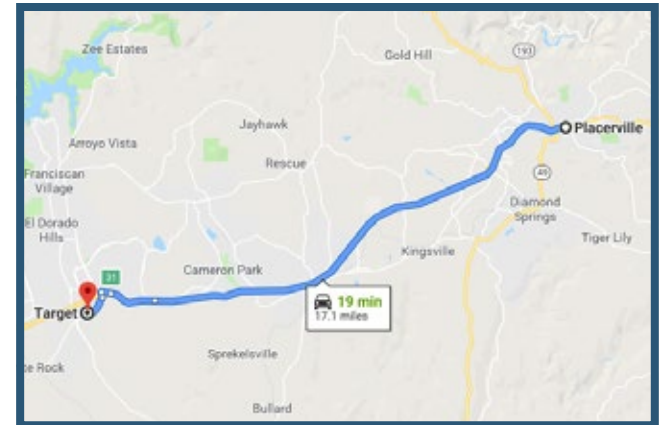




CENTER UPGRADES



TARGET NOW OPEN



The nearest Target is just over 17 miles away.





2' - 8" TALL x 5' - 0" WIDE PANELS
(FOUR TOP PANELS)

16" TALL x 5' - 0" WIDE PANELS
(FOUR LOWER PANELS)

20' - 0" TALL DIRECTORY PYLON
(ON MISSOURI FLAT ROAD)

SIGN B



20" TALL x 5' - 0"
WIDE PANELS

10' - 6" TALL DIRECTORY MONUMENT
(ON MISSOURI FLAT ROAD)

SIGN C



5' - 6" TALL x 20' - 0"
WIDE PANELS
(FOUR PANELS)

50' - 0" TALL DIRECTORY PYLON
(ON U.S. HIGHWAY 50)

SIGN A



8 Tesla Electric Car Charging Stalls



CBRE

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 gryphon
capital

RICH
DEVELOPMENT