

RETAIL SPACE AVAILABLE

SEC Missouri Flat Road & Forni Road Placerville, California



FOR INFORMATION
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FEATURES:

Location:

4278,4280 & 4282 Golden Center Road
Placerville, CA

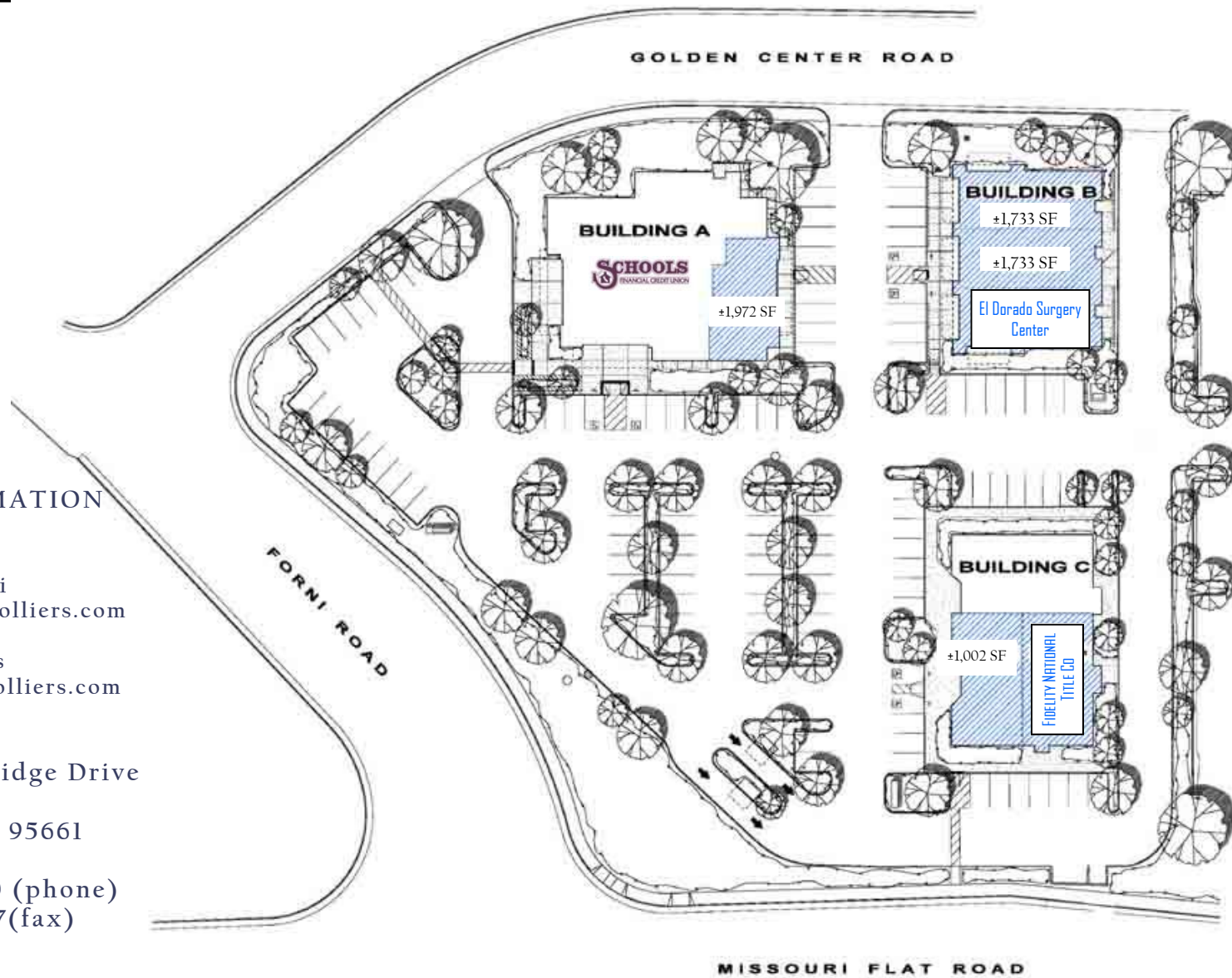
Traffic Counts:

Missouri Flat Village - 25,392 ADT (3-4-04)
Forni Road - 8,469 ADT (4-13-04)

Source: El Dorado County Department of Transportation



4278, 4280 & 4282 Golden Center Road



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Tentative Site Plan - Subject to Change

PROJECT SUMMARY:

Serving as a “hub” for many nearby destinations and activities, Placerville is well situated. Premier wineries, Apple Hill, Historic Coloma, the American River and El Dorado National Forest are all located within minutes of downtown Placerville.

The future of Placerville’s business economy will continue to be strengthened and infused by these established and newly developing areas of opportunity surrounding the hub.

Site is also near to the major retailers servicing El Dorado County to include a large industrial park approximately 1/2 miles south of the site.

- ◆ Located at the southeast corner of Missouri Flat Road and Forni Road approximately 1/2 mile from US Highway 50 in one of El Dorado County’s fastest growing retail area.
- ◆ Retail space available ranging in size from ±1,002 square feet to ±3,466 square feet.
- ◆ Excellent visibility with frontage on Missouri Flat Road, the major commercial arterial serving the trade area.
- ◆ Signalized left turn access to Missouri Flat Road from Golden Center Road and Forni Road.
- ◆ Offers a strong regional draw due to the surrounding towns of Cameron Park, Shingle Springs and Diamond Springs and the location of the new Wal-Mart directly across the street.



DEMOGRAPHICS:

	<u>1-Mile</u>	<u>3-Mile</u>	<u>5-Mile</u>
2007 Estimated Average Household Income	\$66,187	\$67,162	\$70,717
2007 Total Population	2,865	21,255	32,849
2012 Projected Population	2,963	22,189	34,691





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