±3,500 SF pad space available in newly constructed building at signalized entrance

PROSPECTOR'S PLAZA

PLACERVILLE, CA



gryphon capital

RICH DEVELOPMENT





TARGET ROSS DRESS FOR LESS CVS pharmacy SAVE MART SUPERMARKETS

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.

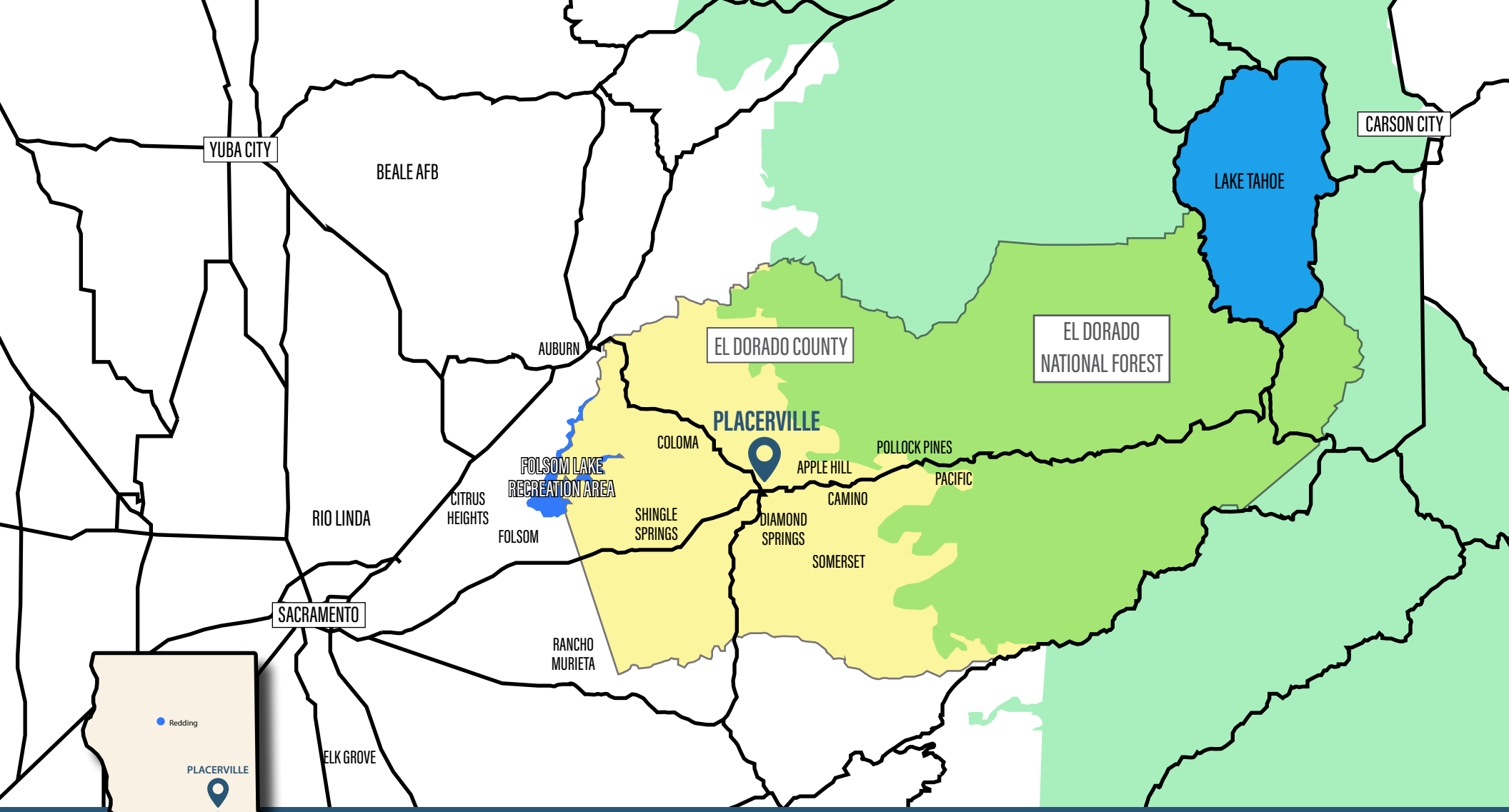
With more than 243,000 SF of GLA, Prospector's Plaza is one of the largest shopping centers in El Dorado County.

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 completed at the end of 2021.



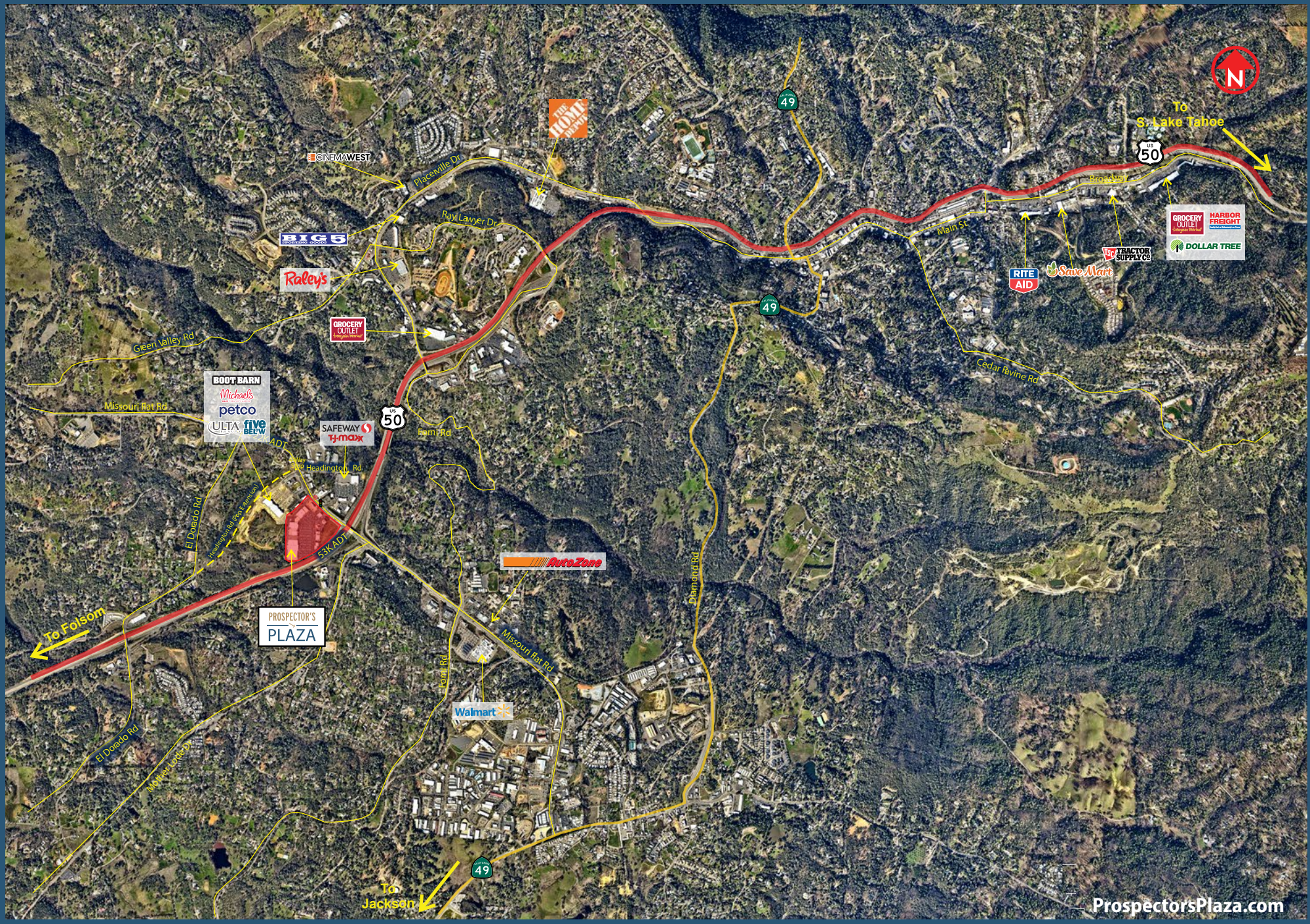
THE CENTER



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




PROSPECTOR'S PLAZA
New 10′ Four-Tenant Monument Sign
New 20′ Multi-Tenant Pylon Directory
Existing 50′ Multi-Tenant Freeway Pylon Directory
Missouri Flat Rd
50
50
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
ProspectorsPlaza.com



Target
Ross Dress For Less
Save Mart Supermarkets
CVS Pharmacy

Bath & Body Works
Anytime Fitness
Quick Quack Car Wash
Mattress Firm

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

Little Caesars
Oasis Nail Spa
O'Reilly Auto Parts

DEMOGRAPHICS

$127,072

2024 Average HH Income (5 miles)

169,583

Trade Area Population 2024

153,079

Trade Area Daytime Population

30.9%

Bachelor & Grad Degrees (5 miles)

48.7

Median Age (5 miles)

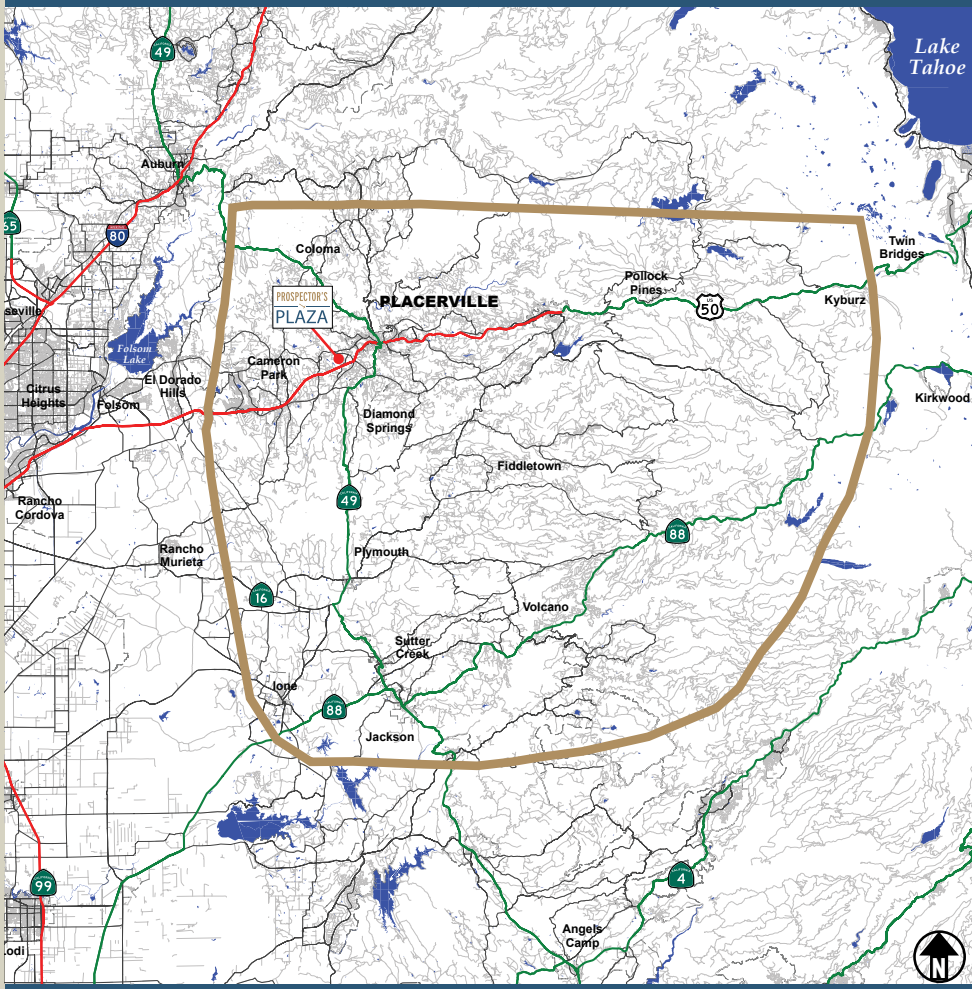
$659,499

2024 Average Home Value (5 miles)

Source: CBRE (Esri 2024)

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PROSPECTOR'S PLAZA TRADE AREA



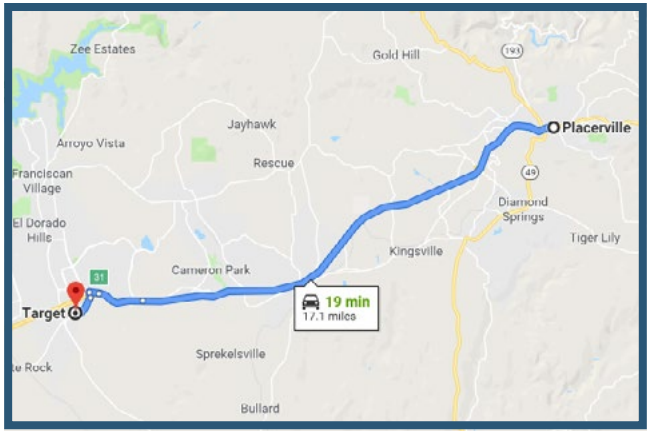
ProspectorsPlaza.com

CENTER UPGRADES



TARGET

TARGET NOW OPEN



The nearest Target is over 17 miles away.



ProspectorsPlaza.com

SIGNAGE



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







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