



## PROSPECTOR'S PLAZA

REGIONAL RETAIL

3964 MISSOURI FLAT ROAD, PLACERVILLE, CA 95667 | 243,000+ SF

[WWW.PROSPECTORSPLAZA.COM](http://WWW.PROSPECTORSPLAZA.COM)

Prospector's Plaza, a premier 243,000 SF regional retail center, was transformed by Gryphon Capital from a struggling shopping center, anchored by KMart, into a thriving, daily-needs destination. Target anchors a diverse mix of over a dozen retailers, restaurants, and services, including Tesla Superchargers and the Rivian Adventure Network, bringing new life to a location that badly needed modernizing, and solidifying the Plaza as a vital community resource. Located in Placerville, CA, the county seat of El Dorado County and a designated California Historical Landmark, and with the next closest dominant power centers 25 miles to the west in Folsom and 50 miles to the east in South Lake Tahoe, the vibrant Prospector's Plaza is strategically positioned as the primary commercial hub for the region.

### HIGHLIGHTS

- Extensively upgraded interchange provides easy access on and off Highway 50
- Highway visible center and prominent signage to Highway 50 with approximately 52,500 cars per day from Highway 50 and Missouri Flat Road
- 2023 average household income within a one-mile radius was \$126.5k and is projected to grow to \$136.2k by 2028
- The nearest Target is over 17 miles away

### MAJOR TENANTS



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■ Open

■ (NAP)

## STORE DIRECTORY

Aspen Dental  
AT&T Wireless  
Bath & Body Works  
Chase Bank (NAP)  
Classic Cleaners  
CVS Pharmacy

Dunkin' Donuts  
FreshMex Express  
Golden 1 Credit Union  
Habit Burger  
Jersey Mike's

Little Caesars  
Mattress Firm  
Mountain Mike's Pizza  
Oasis Nail Spa  
O'Reilly Auto Parts

Rivian  
Ross Dress For Less  
Save Mart Supermarkets  
Target  
Tesla Motors Superchargers



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