

SUB-LEASE OPPORTUNITY



PLACERVILLE, CA

*Walgreens* #11823

± 14.8K SF + DT | \$195K/yr, MG | Sept '34

4220 MISSOURI FLAT ROAD



# Placerville, CA

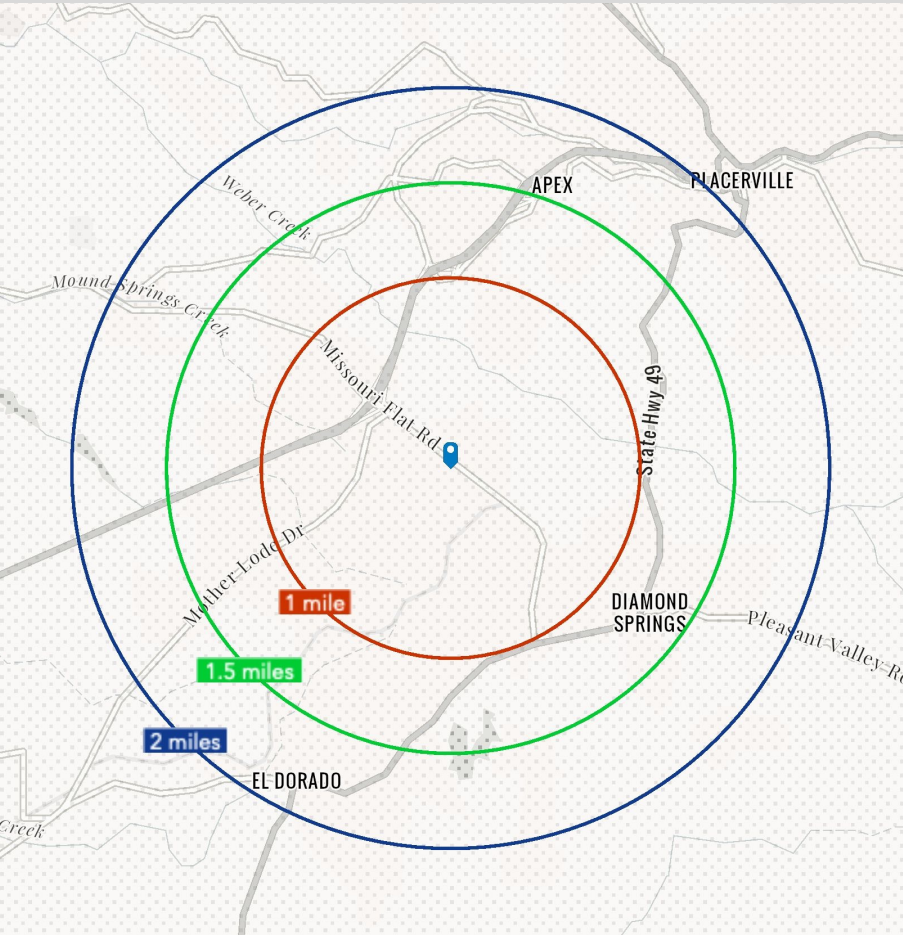
# 4220 Missouri Flat Rd

## Property Overview

- ✦ **Rent.** \$195,000/yr, Modified Gross\*  
\* (inclusive of RET; R&M, insurance, utilities separate)
- ✦ **Master Lease Expiration.** 9/30/34
- ✦ **Walgreens Premises.** ±14,820 SF + drive-thru
- ✦ **Signage.** Building + monument
- ✦ **Year Built.** 2010
- ✦ **Intersection.** SWC of Missouri Flat & Forni (~45K VPD)
- ✦ **Parking.** ± 63
- ✦ **Access.** 2 RI/ROs + 1 extended FI/FO on Forni Rd
- ✦ **Zoning.** Commercial Mainstreet CM – ALLOWED USE
- ✦ **Prohibited Uses.** Pharmacy, arcade, bar, educational or training facility, indoor children’s recreational facility, vehicle sales or repair and/or 2<sup>nd</sup> hand stores

## Location Overview

- ✦ Just east of Hwy 50, b/w Sacramento & Lake Tahoe
- ✦ Placerville is a commercial hub that serves small neighboring communities and the last notable stop enroute to Tahoe.
- ✦ Area’s 2<sup>nd</sup> largest intersection (~45K VPD)
- ✦ Nearby commercial uses include Walmart, Goodwill, McDonald’s, El Dorado Community Health Centers, Schools First Credit Union & Herbert Green Middle School.



'24 Estimates	1 mile	1.5 miles	2 miles
<b>Population</b>	<b>2,416</b>	<b>5,581</b>	<b>10,690</b>
<b>Households</b>	<b>1,122</b>	<b>2,365</b>	<b>4,402</b>
<b>Avg. HH Inc.</b>	<b>\$93,452</b>	<b>\$105,274</b>	<b>\$106,986</b>
<b>Missouri Flat Rd – Daily Traffic Count Estimate</b>			<b>34,285 VPD</b>
<b>Forni Rd – Daily Traffic Count Estimate</b>			<b>10,069 VPD</b>

Herbert C. Green  
Middle School

SCHOOLSFIRST  
FEDERAL CREDIT UNION

AutoZone



Missouri Flat Rd - 34,285 VPD



Forni Rd - 10,069 VPD



Walmart

EDCHC  
El Dorado Community Health Centers

goodwill

SUBLEASE OPPORTUNITY

RetailNet  
REAL ESTATE



Herbert C. Green Middle School

SCHOOLSFIRST  
FEDERAL CREDIT UNION

Missouri Flat Rd - 34,285 VPD



Forni Rd - 10,069 VPD



AutoZone

Walmart



EDCHC  
Eureka Community Health Centers

SUBLEASE OPPORTUNITY

# RetailNet

REAL ESTATE

Placerville, CA

4220 Missouri Flat Rd



SUBLEASE OPPORTUNITY

**RetailNet**  
REAL ESTATE

Placerville, CA

4220 Missouri Flat Rd



Placerville, CA

4220 Missouri Flat Rd







Placerville, CA

4220 Missouri Flat Rd



# SUB-LEASE TERMS

SUGGESTED RENT\*

\$195,000/yr, modified gross  
*(inclusive of RET; R&M, insurance, utilities separate)*

TERM

9/30/34 *(Co-terminus with master lease)*

DELIVERY

“As-Is”

OFFERS EVALUATED AS RECEIVED

*\*Price + terms, along with all offers, are subject to approval of Walgreen Co.'s Real Estate Committee*

## CONTACT

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SUBLEASE OPPORTUNITY

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