

SUTTER CREEK CROSSROADS DRUGSTORE ANCHORED RETAIL CENTER 1.13 ACRES OF COMMERCIAL LAND



NWC HIGHWAY 49 & HIGHWAY 104, SUTTER CREEK, CA

FEATURES:

- 10,581 SF planned building
- Located on the Northwest corner of the intersection of Hwy 49 and Hwy 104
- Neighboring retailers include Lowe's, Safeway, Petco, Walmart, Kmart, Dollar Tree, Big 5, Staples and more
- Zoned C-2

COMMENTS:

Located at the most important intersection of the entire trade area. Benefits from significant tourist activity stemming from the area's proximity to Yosemite, Lake Tahoe, Kirkwood ski area and the Amador County Wineries. Jackson Rancheria with over 1 million visitors annually and 1,500 employees.

DEMOGRAPHICS	10 Mile
Avg. Population:	29,459
Avg. HH Income:	\$69,694
Daily Traffic Count:	Hwy 104 10,072/Hwy 49 17,000

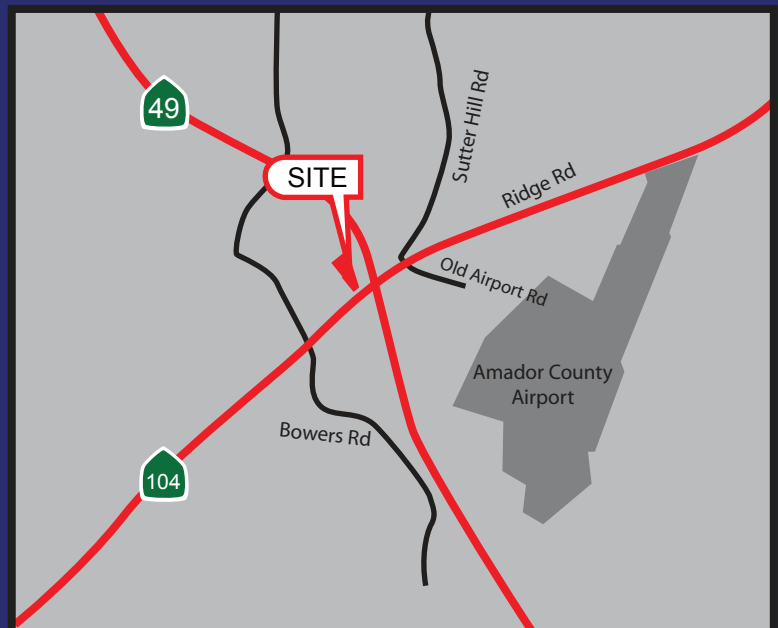
PURCHASE PRICE:
\$664,000.00 (\$13.50 PSF)

FOR MORE INFORMATION CONTACT:

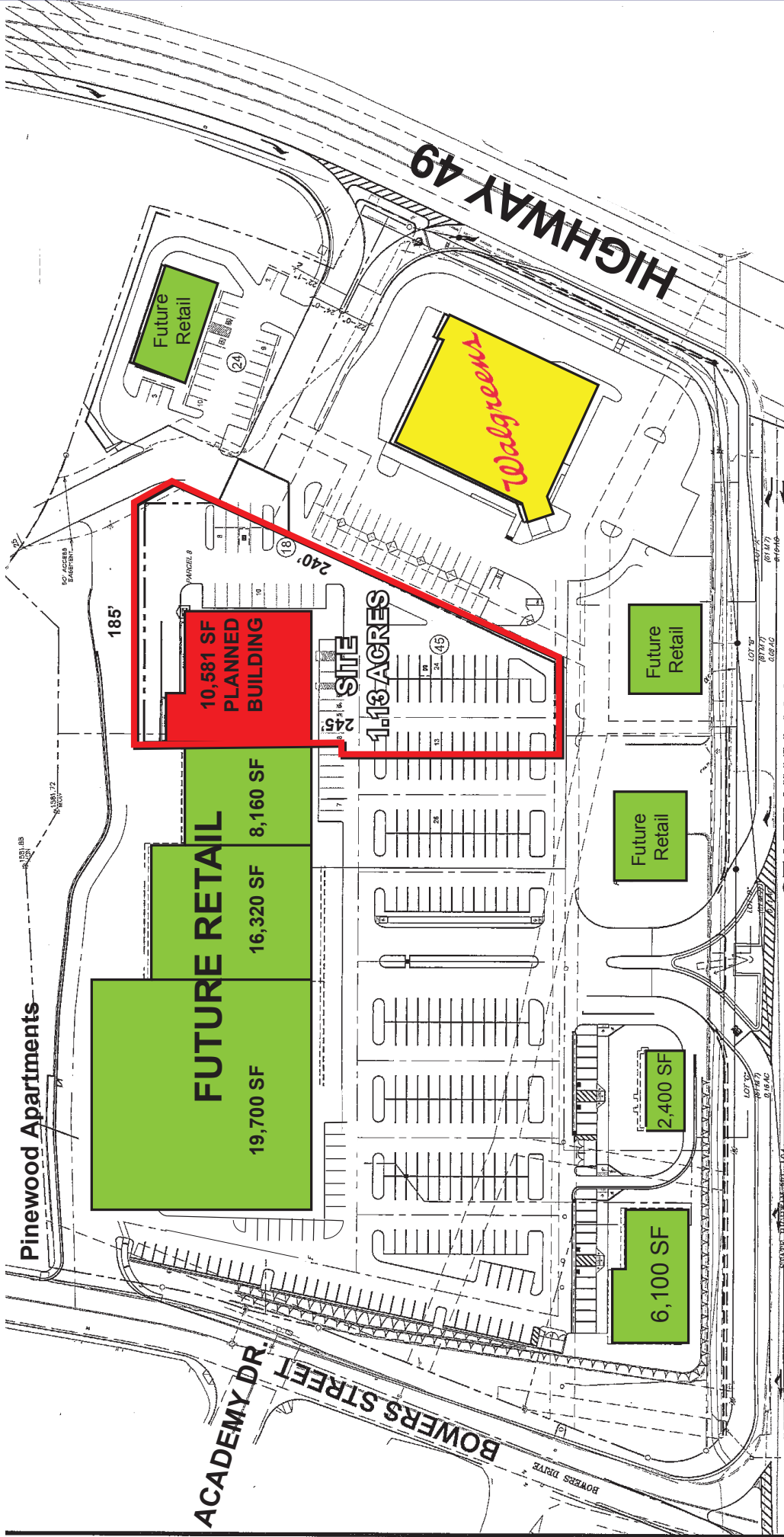
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