

DANIEL MUELLER

Executive Director 916 704 9341 1555 River Park Dr. Ste. 109 Sacramento, CA 95815 dmueller@muellercommercial.com Cal DRE#01829919

JOHN CARDOZA

CENTURY 21

MUELLER

Senior Director 916 228 1970 1555 River Park Dr. Ste. 109 Sacramento, CA 95815 jcardoza@muellercommercial.com Cal DRE#01981862

State Hwy 104 & State Hwy 49 SUTTER CREEK CA +/- 0.71 - \$463,914/\$15.00 per SF +/- 0.75 - \$490,050/\$15.00 per SF

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104)

LABL

SUBJECT 2

Den Chain hwy

SUBJECT 1

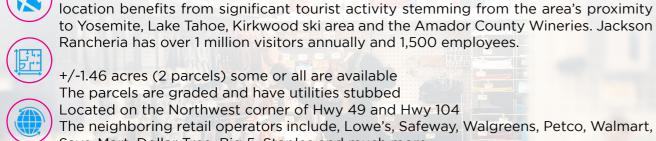
Highly Visible Land Located at Most Important Intersection in Trade Area

104

THE PROPERTY

OSTATE HWY 104 & STATE HWY 49 SUTTER CREEK CA 95685





+/-1.46 acres (2 parcels) some or all are available The parcels are graded and have utilities stubbed Located on the Northwest corner of Hwy 49 and Hwy 104 The neighboring retail operators include, Lowe's, Safeway, Walgreens, Petco, Walmart, Save-Mart, Dollar Tree, Big 5, Staples and much more APN(s) 444-020-108 & 444-020-122 Zoned C-2

The Land is located at the number one intersection of the entire trade area. The

PARCEL 1, APN # 444-020-108: 0.71 AC or 30,927.60 SF - \$463,914.00 sale price. Per acre, \$329,378.94 or \$15.00 PSF. PARCEL 2, APN # 444-020-122: 0.75 AC or 32,670 SF - \$490,050.00 sale price. Per acre, 367,537.50 or \$15.00 PSF.

CENTURY 21

FOR SALE















SUBJECT 1

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SUBJECT 2

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SALE

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