

AVAILABLE  
**FOR SALE**

104

SUBJECT 2

SUBJECT 1

GOLDEN CHAIN HWY

State Hwy 104 & State Hwy 49  
SUTTER CREEK CA

104

+/- 0.71 - \$463,914/\$15.00 per SF  
+/- 0.75 - \$490,050/\$15.00 per SF



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**CENTURY 21**  
Select Real Estate, Inc



**Highly Visible Land Located at Most Important Intersection in Trade Area**





# THE PROPERTY


 **STATE HWY 104 & STATE HWY 49 SUTTER CREEK CA 95685**



REGION      AVAILABILITY      ZONING      OPPORTUNITY      PRICING

 <b>SUTTER CREEK</b>	 <b>0.71-0.75 AC</b>	 <b>COMMERCIAL</b>	 <b>LAND STREET FRONTAGE</b>	 <b>PARCEL 1: \$463,914, PARCEL 2: \$490,050</b>
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 The Land is located at the number one intersection of the entire trade area. The location 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 has over 1 million visitors annually and 1,500 employees.

 +/-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

 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.





petco

LOWE'S

New Life Sutter Creek

Independence High School

SAFEWAY

AutoZone

Carls Jr.

Feed Barn

St. Katharine Drexel Catholic Parish

acornhills

GOLD COUNTRY BANES

Generation Life Church

Amador Forest Products

Round Table

Jack in the box

Starbucks

AMERICA'S TIRE

GOLDEN CHAIN HWY

104

Tacos El Noa Noa

SUTTER CREEK CA 45685

Walgreens

Mother Lode Market & Deli

GOLDEN CHAIN HWY

Los Hermanos Mexican Restaurant

McDonald's

Amador County Airport

Barron's FURNITURE

Interfaith Food Bank AMADOR COUNTY

Armstrong Self Storage

104





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SUBJECT 1

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# SALE

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