

LAND FOR SALE OR LEASE

Highly Visible Retail/Commercial Land

11930 STATE HIGHWAY 88, JACKSON, CA 95642

±2.27 ACRES BETWEEN WALMART AND SAVE-MART ANCHORED CENTER

RETAIL



CONTACT US

Heath Kastner

+1 916 446 8795

heath.kastner@cbre.com

www.cbre.us/heath.kastner

Lic. 01301753

CBRE, Inc.

500 Capitol Mall, Suite 2400

Sacramento, CA 95814

T +1 916 446 6800

F +1 916 446 8750

www.cbre.us/sacramentodt

CBRE

Highly Visible Retail/Commercial Land

RETAIL

Population	9,030	25,828	65,228
Average Household Income	\$65,440	\$72,876	\$71,726
Median Household Income	\$49,376	\$54,769	\$54,794
Daytime Employment	8,412	12,456	26,551

Highway 88	9,300 ADT
Highway 49	8,300 ADT

MAPS NOT TO SCALE

LAND FOR SALE OR LEASE

Highly Visible Retail/Commercial Land

11930 STATE HIGHWAY 88, JACKSON, CA 95642

RETAIL



PROPERTY INFORMATION

The town of Jackson is located in the Sierra Nevada Foothills, in the heart of California's historic Mother Lode, 45 miles east of both Sacramento and Stockton. Jackson began as a gold mining camp in 1848 and today is the hub of commerce in Amador County.

This ±2.27 acre parcel is located on Highway 88 adjacent to Amador Plaza—anchored by Savemart and Dollar Tree—and Walmart just to the southwest. Located less than 1 mile from Highway 49—the site serves the foothill area including Jackson, Martell, Sutter Creek and Lone.

PROPERTY FEATURES

- + ±2.27 acre parcel
- + Sale Price: \$495,000 (±\$5.00 per sq. ft.)
- + Zoned Commercial (C-1 - Retail, Commercial and Office District. County of Amador)*
- + Adjacent to SaveMart and Dollar Tree-anchored center
- + Close proximity to major retailers (Walmart, Safeway, Lowes, Staples, Petco, and more)
- + Benefits from significant tourist activity stemming from the Area's Proximity to Yosemite, Lake Tahoe, the Kirkwood Ski Area, the Amador County Wineries, and the Jackson Rancheria Entertainment and Conference Center with over 1 million visitors annually and 1,500 Employees.

*C-2 uses not allowed. Note: Westover Field Airport Land Use Compatibility Plan Revision may change allowed uses within the surrounding area, pending approval. Site is in Safety Zone 6 which may have certain conditional uses as outlined in Table 3-2 of the report. Available upon request

© 2018 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited. 71027188-259232

www.cbre.us/sacramentodt

CBRE

LAND FOR SALE OR LEASE

Highly Visible Retail/Commercial Land

11930 STATE HIGHWAY 88, JACKSON, CA 95642

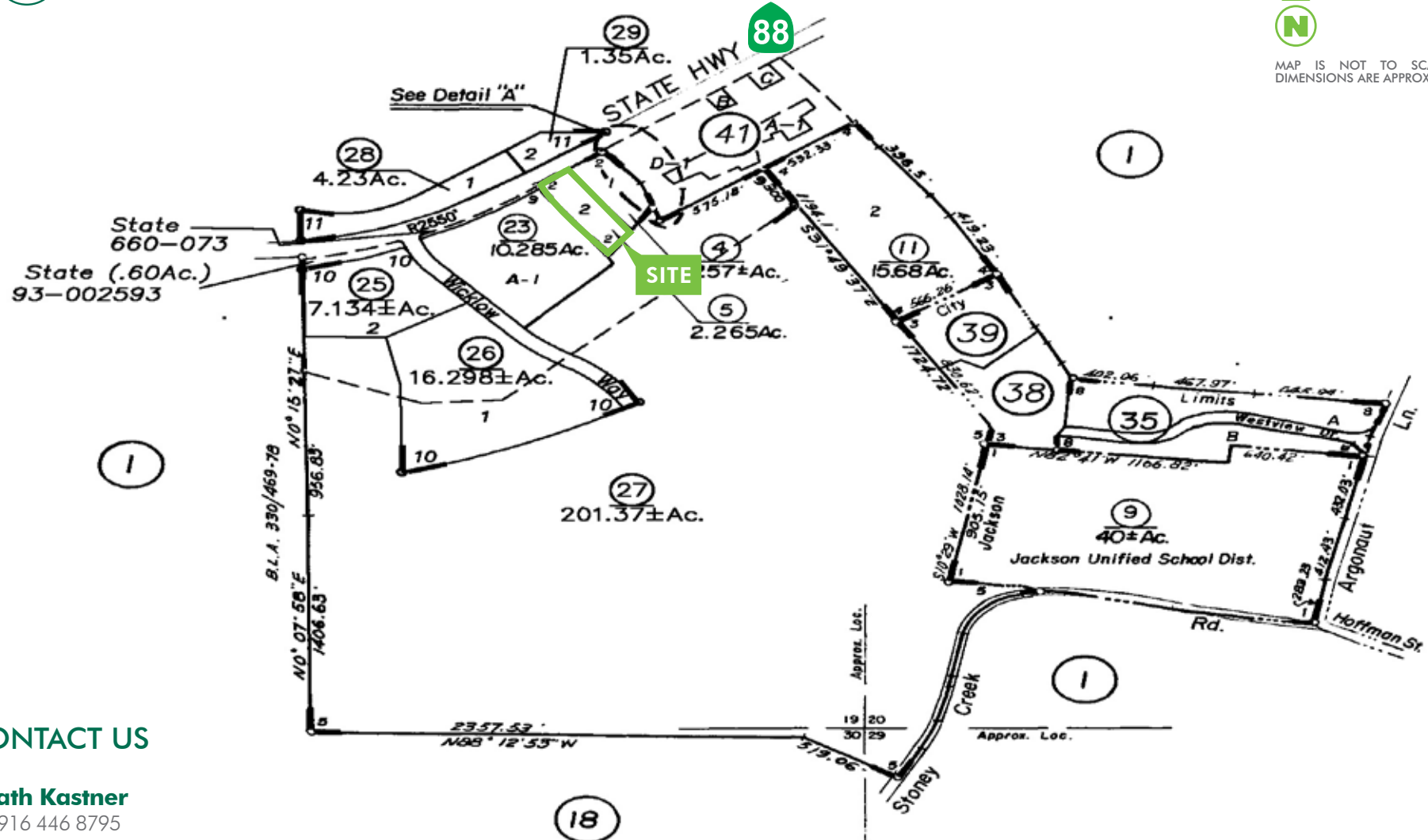
RETAIL



PARCEL MAP



MAP IS NOT TO SCALE—ALL
DIMENSIONS ARE APPROXIMATE.



LAND FOR SALE OR LEASE

Highly Visible Retail/Commercial Land

11930 STATE HIGHWAY 88, JACKSON, CA 95642

RETAIL



LAND FOR SALE OR LEASE

Highly Visible Retail/Commercial Land

11930 STATE HIGHWAY 88, JACKSON, CA 95642

RETAIL



LAND FOR SALE OR LEASE

Highly Visible Retail/Commercial Land

11930 STATE HIGHWAY 88, JACKSON, CA 95642

RETAIL

