NOW LEASING

Former K-Mart Available

10500 WICKLOW WAY, JACKSON, CA 95642

±86,479 SQ. FT. BUILDING ON HIGHWAY 88 (DIVISIBLE)



CONTACT US

Jon Schultz

RETAIL

+1 916 446 8261 jon.schultz@cbre.com www.cbre.com/jon.schultz Lic. 00844740

Heath Kastner

+1 916 446 8795 heath.kastner@cbre.com www.cbre.us/heath.kastner Lic. 01301753

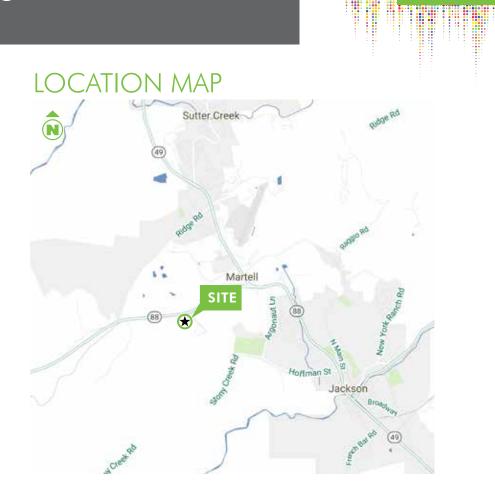
CBRE, Inc. 500 Capitol Mall, Suite 2400 Sacramento, CA 95814 T +1 916 446 6800 F +1 916 446 8750



NOW LEASING Former K-Mart Available

AREA MAP





MAPS NOT TO SCALE

RETAIL

DEMOGRAPHICS (2017 Est.)	10 Minute Drive-time	20 Minute Drive-time	Trade-Area
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 AD

Source: Esri

NOW LEASING

Former K-Mart Available

10500 WICKLOW WAY, JACKSON, CA 95642

PROPERTY FEATURES

- + ±86,479 sq. ft. freestanding building (Divisible)
- + Zoned Commercial
- + Adjacent to Walmart and within close proximity to SaveMart and Dollar Tree-anchored center
- + Other nearby major retailers include: 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.

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 $\pm 86,479$ sq. ft. freestanding Anchor building 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 Ione.



© 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. 70517188-262269

www.cbre.us/sacramentodt

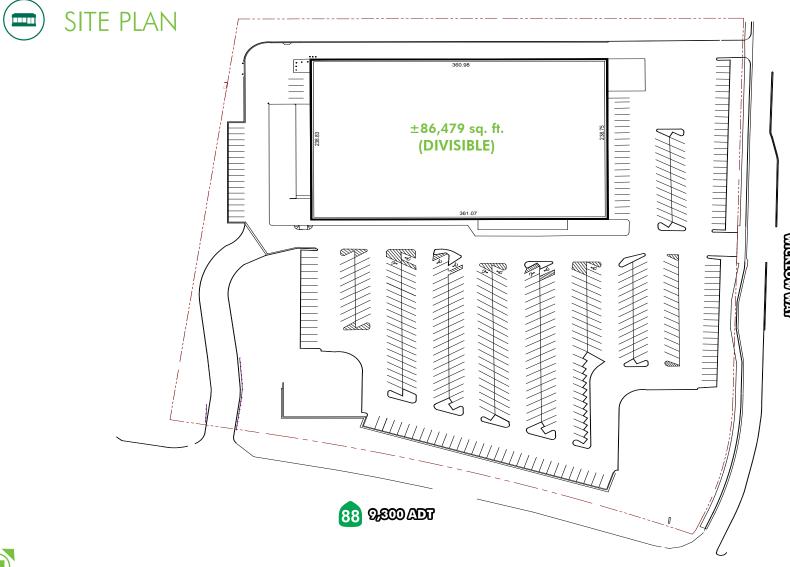


RETAIL

0500 WICKLOW WAY, JACKSON, CA 95642

Former K-Mart Available

NOW LEASING



WIGHIOWWAY



RETAIL

NOW LEASING Former K-Mart Available

RETAIL















88





Westover Field Amador County Atrport

49

SAFEWAY ()

.



Former K-Mart Available

10500 WICKLOW WAY, JACKSON, CA 95642

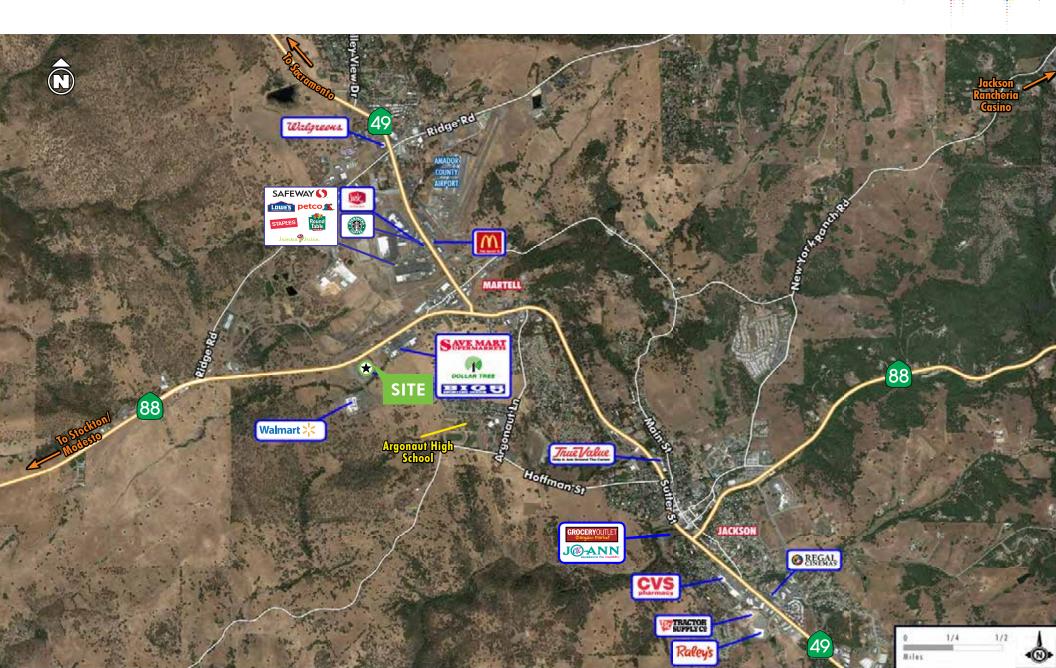
RETAIL



Former K-Mart Available

10500 WICKLOW WAY, JACKSON, CA 95642





Former K-Mart Available

10500 WICKLOW WAY, JACKSON, CA 95642

RETAIL

