

NOW LEASING

Former K-Mart Available

10500 WICKLOW WAY, JACKSON, CA 95642

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

RETAIL



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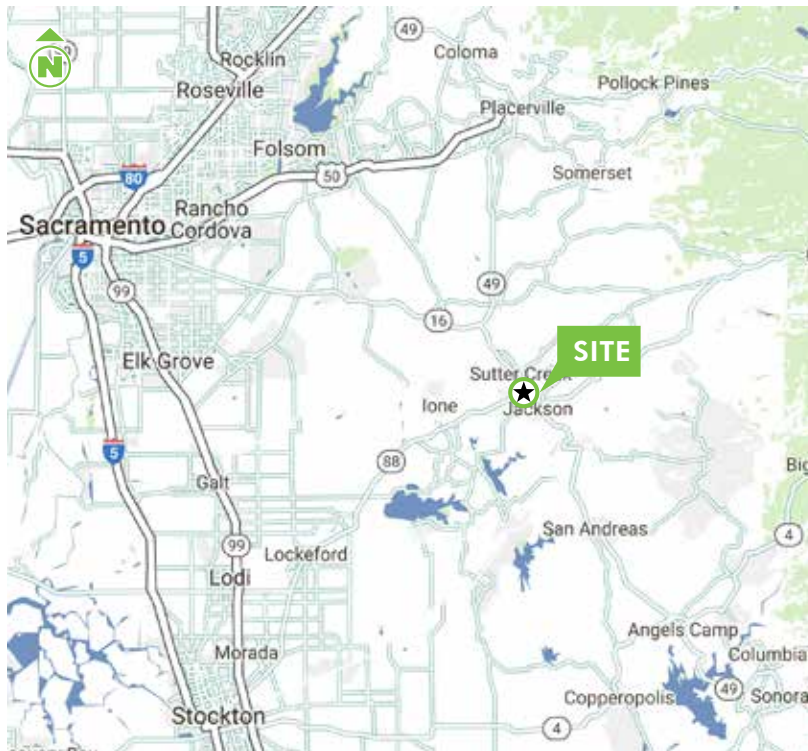
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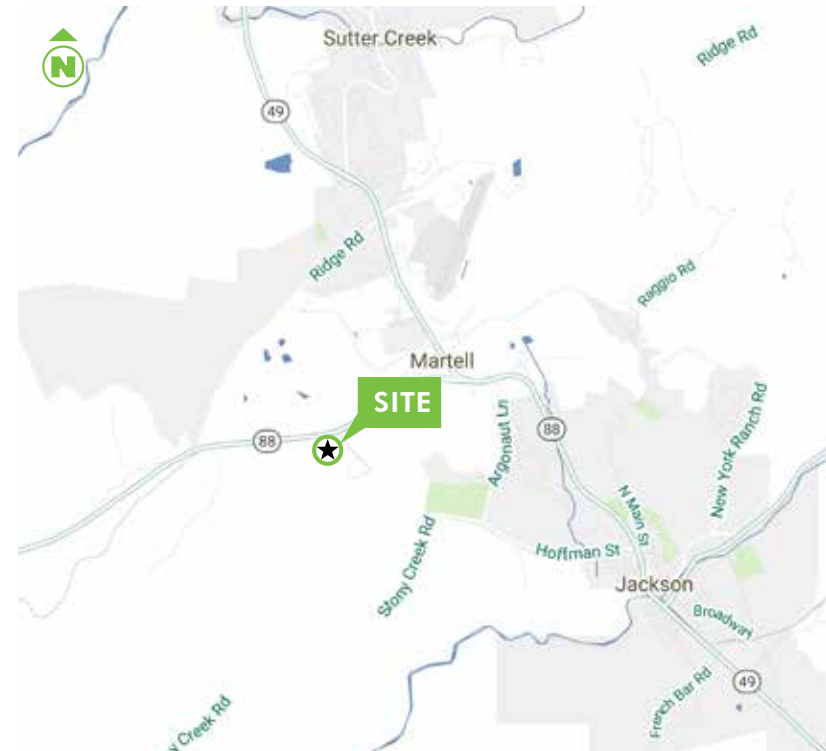
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AREA MAP



LOCATION MAP



MAPS NOT TO SCALE

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

Source: Esri

Traffic Counts (2016)

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

Source: Caltrans

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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 ±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 Lone.



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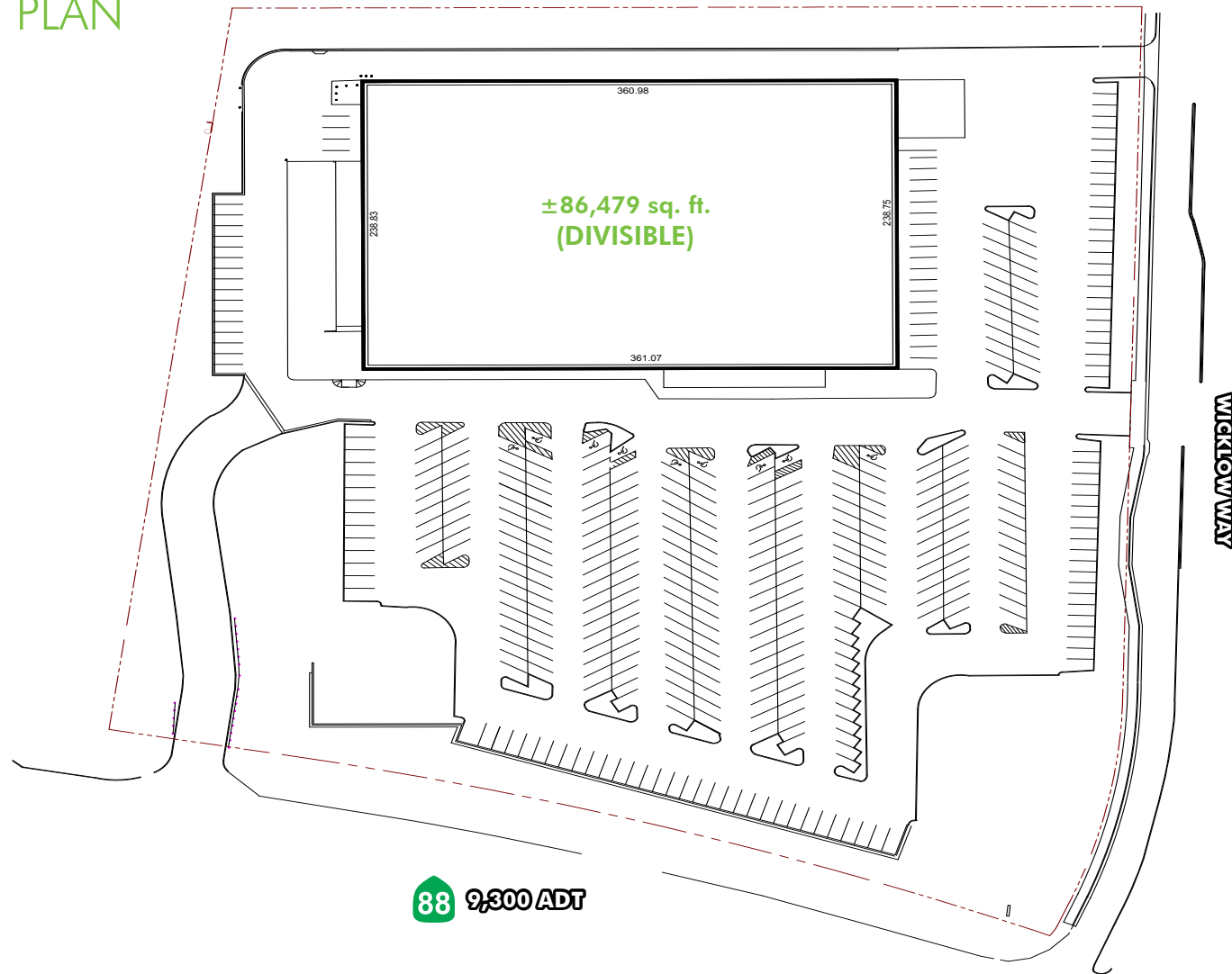
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SITE PLAN



SITE PLAN IS NOT TO SCALE—ALL DIMENSIONS ARE APPROXIMATE

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