

FOR SALE

Commercial Land

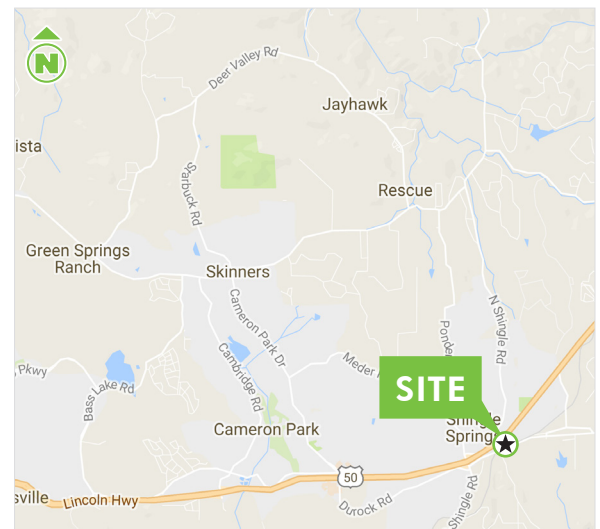
4331 SUNSET LANE, SHINGLE SPRINGS, CA

RETAIL



PROPERTY INFO

- + Sales Price: \$1,350,000
- + ±13.76 acres of vacant land zoned for residential and commercial development
- + Excellent visibility from Highway 50, which sees approximately 63,000 cars a day
- + Less than 40 miles to Sacramento and 75 miles to Lake Tahoe
- + Zoning: GC



CONTACT US

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CBRE

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ESTIMATED DEMOGRAPHICS

Radius	1.5-mile	3-mile	5-mile
Population	4,117	13,318	39,790
Avg. Household Income	\$122,946	\$117,612	\$110,499
Daytime Population	1,766	6,892	9,847

Source: Fast Report

TRAFFIC COUNTS

Highway 50 (2015)	47,181 ADT
Motherlode Drive (2016)	13,173 ADT

Source: CoStar

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