

# FOR SALE:

---



## 11321 & 11333 PROSPECT DRIVE

### JACKSON, CA 95642

**NEWMARK**

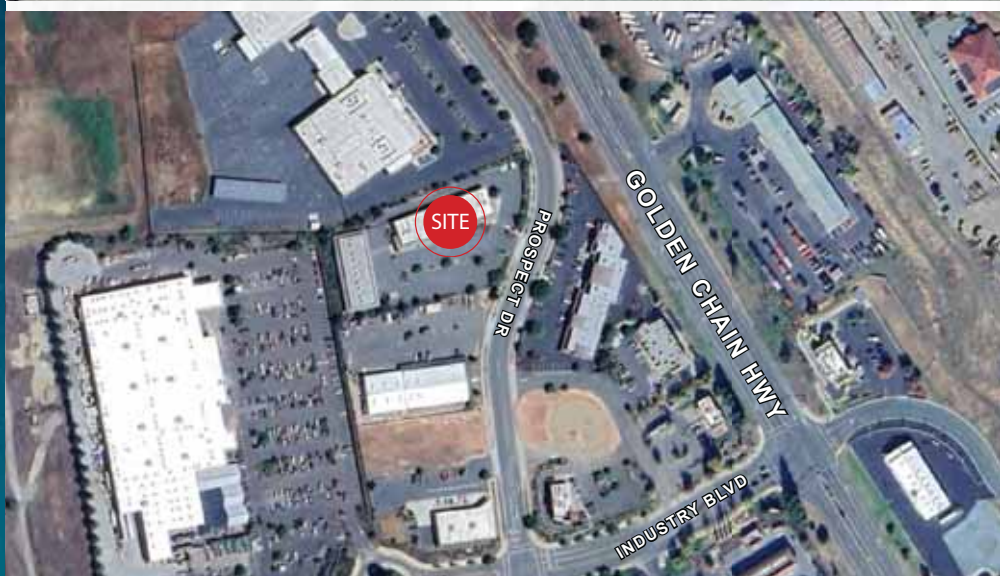
EXCLUSIVE LISTING AGENT

**ALI NADIMI**

916-569-2355

[ali.nadimi@nmrk.com](mailto:ali.nadimi@nmrk.com)

CA RE License #01723313



## PROPERTY SUMMARY:

Property Address:	11321 & 11333 Prospect Dr, Jackson, CA
Asking Price:	\$5,000,000
Total Building Sq. Ft.:	21,270 SF ( 2 Buildings)
# of Buildings:	2
Building A SF:	9,360 SF
Building B SF:	11,910 SF
Lot Size:	1.8 Acres (78,408 SF)
Parking:	93 Surface Stalls
Year Built:	2006
Zoning:	M
APN:	044-450-022-000 & 044-450-023-000

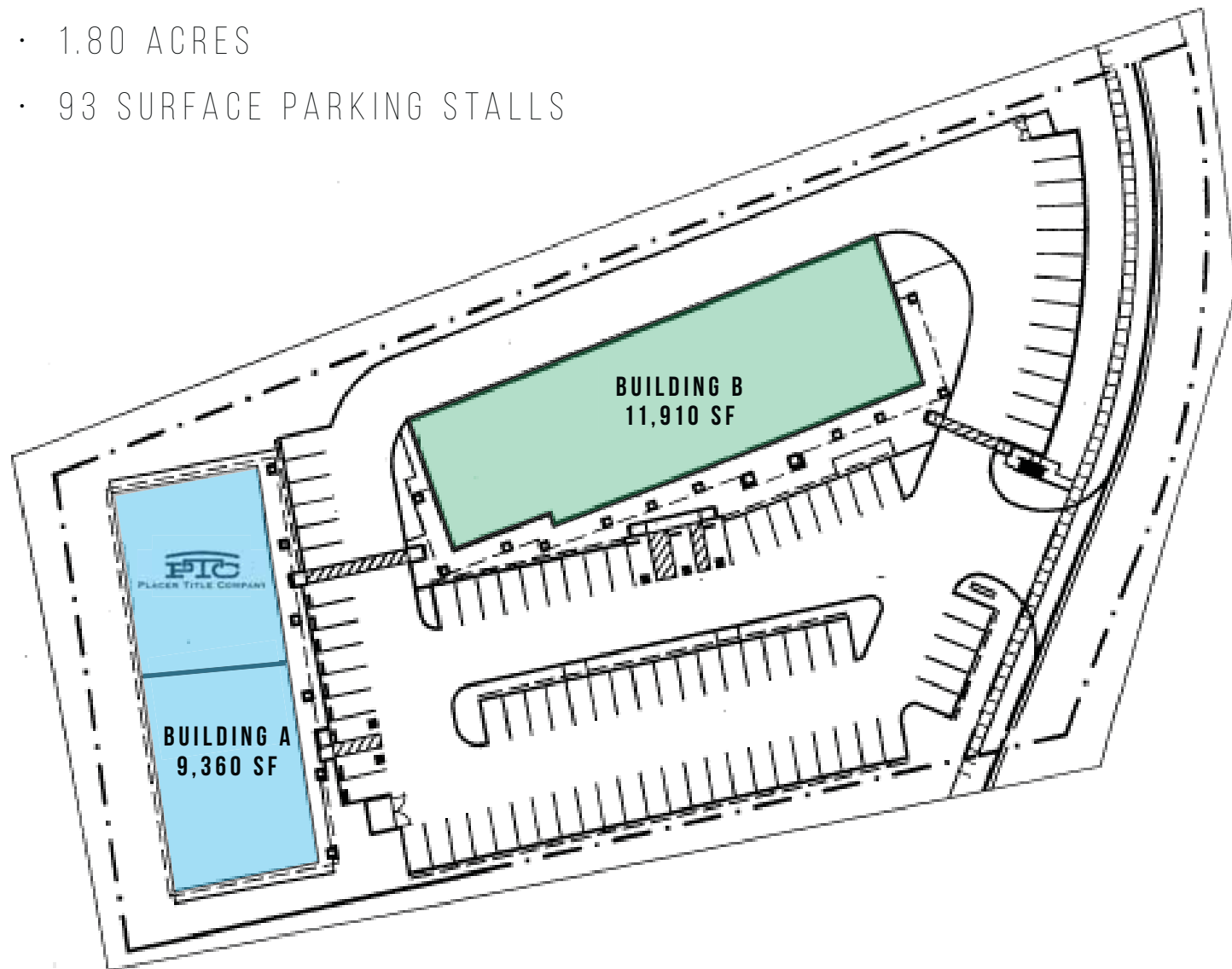
## PROPERTY HIGHLIGHTS:

- Backup Generator installed to fully support Building B (Generac SD150 - 6.7L - 150kw Industrial Grade Diesel)
- 3-minute drive to Hwy 88
- 2 Building park
- Fully Built Out Health Clinic in Building B ([OSHPD Level 3](#))
- 93 Surface Parking Stalls



# SITE PLAN

- 1.80 ACRES
- 93 SURFACE PARKING STALLS



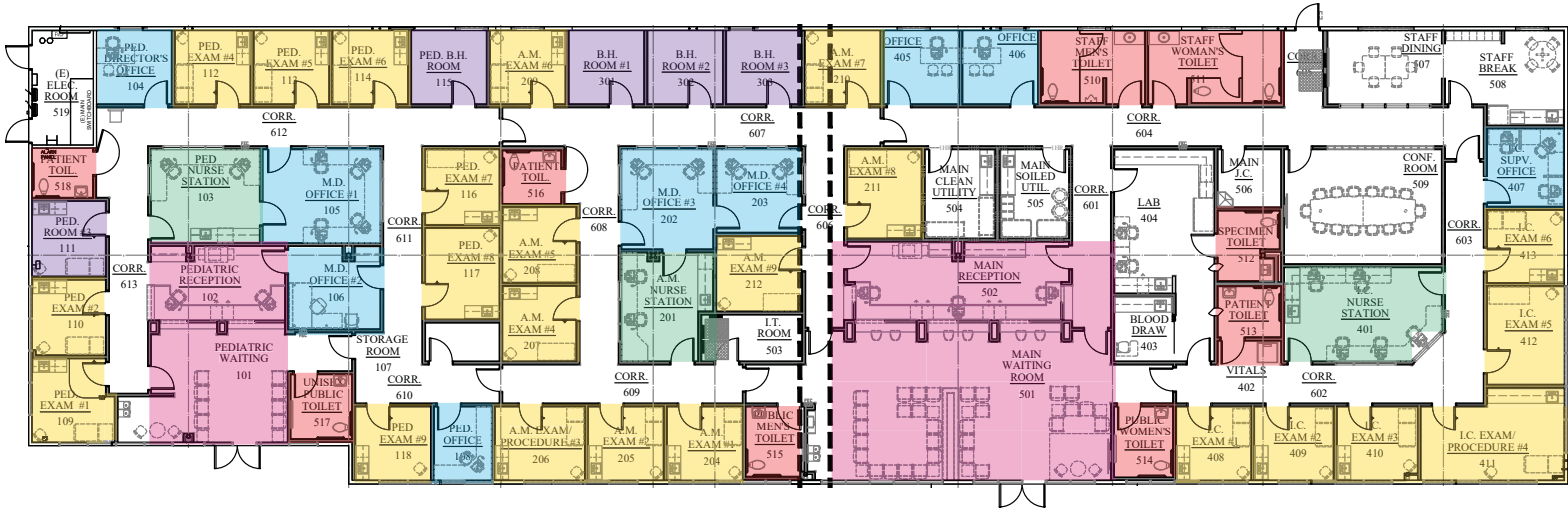
# BUILDING A CURRENT TENANTS:

9,360 RSF



# BUILDING B FLOOR PLANS

11,910 RSF



- 23 EXAM ROOMS
- 9 PRIVATE OFFICES
- 5 PATIENT ROOMS
- 9 RESTROOMS
- 3 NURSE STATIONS
- 2 RECEPTION & WAITING ROOM AREAS





## AMADOR COUNTY

11321 & 11333 Prospect Drive are located in beautiful Amador County, California. A historic gold mining area, Amador is known for its rich landscapes which provide a picturesque landscape for its many wineries and vineyards that attract numerous visitors each year. The Kennedy Gold Mine and the Black Chasm Cavern are among some of the historical sites that offer education and recreation to those from near and far. The area is also sought after for its white-water rafting, hiking, fishing, biking, and kayaking opportunities. With a population that values the preservation of its natural and historical resources, Amador County continues to be a delightful blend of tradition and gentle innovation. It holds a special appeal for those looking to experience California's history, natural beauty, and the artistry of its winemakers.



### NEARBY VINEYARDS & WINERIES



ANDIS  
WINES

TERRA  
D'ORO

*Avio*  
PER L'AMORE DI FAMIGLIA

IRON HUB.

Helwig

RAVEN'S REACH  
WINERY



# AVERAGE DAILY TRAFFIC VOLUME

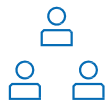


**AVG. DAILY TRAFFIC  
VOLUME ON HWY 49**  
17,900 - 19,400



**AVG. DAILY TRAFFIC  
VOLUME ON PROSPECT DR**  
1,214 - 3,617

# DEMOGRAPHICS (WITHIN A 10-MILE RADIUS)



**TOTAL  
POPULATION**  
32,809



**HOUSING  
UNITS**  
13,513

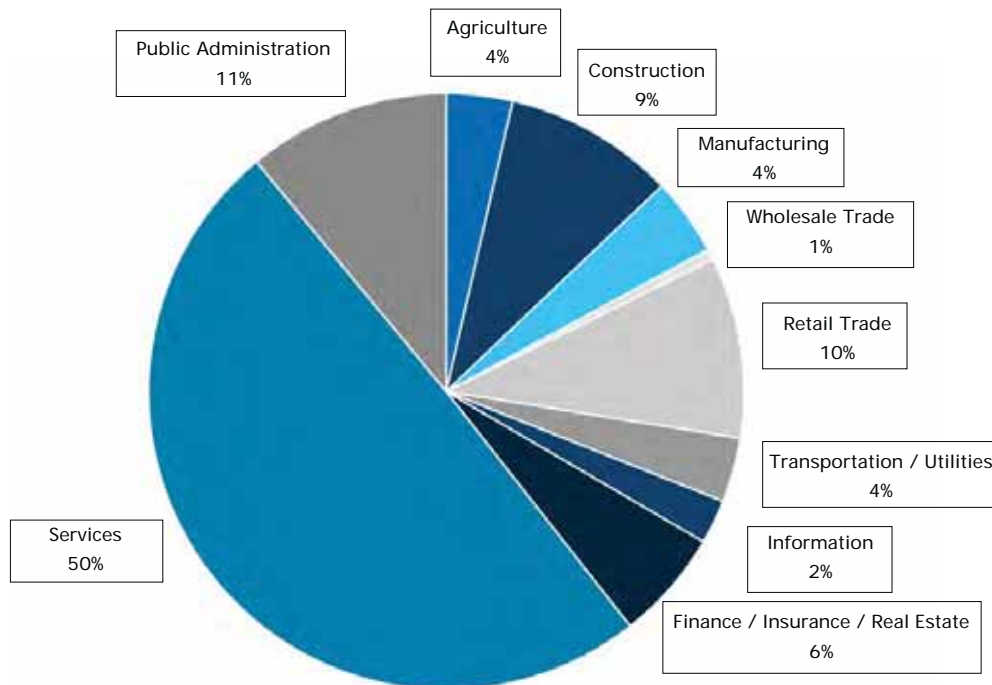


**AVG. HOUSEHOLD  
INCOME**  
\$80,540



**TOTAL SPENT ON  
HEALTHCARE ANNUALLY**  
\$104,900,660

# EMPLOYMENT BY INDUSTRY





# LOCATION MAP



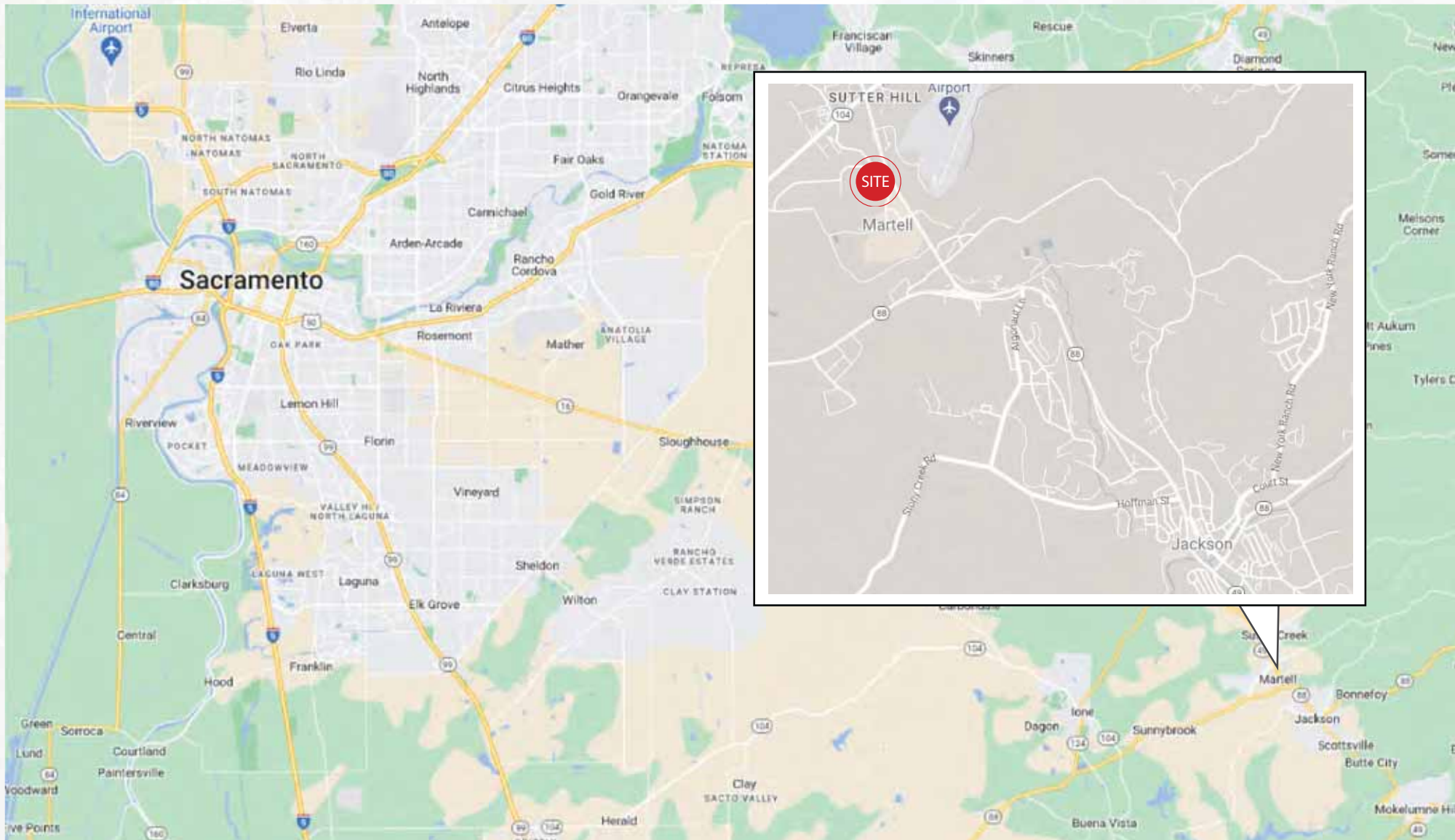
**2.5 MILES TO  
DOWNTOWN JACKSON**



**45 MILES TO  
DOWNTOWN SACRAMENTO**



**45 MILES TO  
STOCKTON**





# NEAREST AMENITIES



EXCLUSIVE LISTING AGENTS:

**ALI NADIMI**  
916-569-2355  
ali.nadimi@nmrk.com  
CA RE License #01723313



**NEWMARK**

THE DISTRIBUTOR OF THIS COMMUNICATION IS PERFORMING ACTS FOR WHICH A REAL ESTATE LICENSE IS REQUIRED. THE INFORMATION CONTAINED HEREIN HAS BEEN OBTAINED FROM SOURCES DEEMED RELIABLE BUT HAS NOT BEEN VERIFIED AND NO GUARANTEE, WARRANTY OR REPRESENTATION, EITHER EXPRESS OR IMPLIED, IS MADE WITH RESPECT TO SUCH INFORMATION. TERMS OF SALE OR LEASE AND AVAILABILITY ARE SUBJECT TO CHANGE OR WITHDRAWAL WITHOUT NOTICE. 23-0623 7-24