

PLUMAS LAKE, YUBA COUNTY, CALIFORNIA

HIGHWAY COMMERCIAL LAND FOR SALE

3 Parcels ~ 17.14 Acres Total (All or Part)



Average Daily Traffic - Highway 70 - 38,500 (2022)

PROPERTY HIGHLIGHTS

FOR SALE

Plumas Lake
3 PARCELS
17.14 ACRES

2

Yuba County

Zoned Highway Commercial



[CLICK HERE FOR A VARIETY OF PERMITTED USES](#)

Potential for truck parking services, mini storage, mobile home park

±17.14 Total acres (all or part)

Highway commercial property with Highway 70 frontage

Immediate proximity to ±12,000 existing & planned housing units, the Toyota Ampitheater & the Hard Rock Casino/Entertainment venue

Highway 70 connects Yuba County to Butte & Plumas Counties to the north & Interstate 5 via Highway 99

\$5,950 a month in existing rental income from two residential homes and one storage barn

Two operating domestic water wells and one capped water well on site

32 miles to Downtown Sacramento; 28 miles to Sacramento International Airport; 15 miles south of Yuba City; 7 miles to Yuba County Airport; 4 miles to Hard Rock Hotel & Casino and 2.5 miles to Toyota Amphitheater

APN# 014-400-042 ~ 5.59 acres

APN# 014-400-037 ~ 5.69 acres

APN# 016-040-050 ~ 5.86 acres

AREA HIGHLIGHTS

FOR SALE

Plumas Lake
3 PARCELS
17.14 ACRES

3



Logos for Lowe's, Sam's Club, Carl's Jr., Olive Garden, Tractor Supply Co, and Toyota.

YUBA SUTTER MARKETPLACE
Logos for Target, JCPenney, Hobby Lobby, Sephora, GameStop, Bank of America, and Ross.

WAL-MART SUPERCENTER
Logos for Burger King, Popcornopolis, and Taco Bell.

Logos for FoodMaxx, Les Schwab, Dollar Tree, FedEx Office, and O'Reilly.

Logos for WinCo Foods, Big Lots, IHOP, and Starbucks.

FAIRWAY DOWNS NORTH-±236
RESIDENTIAL UNITS-TENTATIVE
SUBDIVISION MAP APPROVED

FAIRWAY DOWNS WEST-±44
RESIDENTIAL UNITS-TENTATIVE
SUBDIVISION MAP APPROVED

DRAPER RANCH SOUTH-±444
RESIDENTIAL UNITS-TENTATIVE
SUBDIVISION MAP APPROVED

COUNTRY CLUB ESTATES-±1,681
RESIDENTIAL UNITS-TENTATIVE
SUBDIVISION MAP APPROVED

THE GREENS-±60 RESIDENTIAL
UNITS-TENTATIVE SUBDIVISION
MAP APPROVED

RIO DEL ORO PHASE 2-309 UNITS -
TENTATIVE SUBDIVISION MAP
APPROVED

FUTURE COMMERCIAL
DEVELOPMENT

Logos for Walgreens, ARCO, Chevron, and Ampt.

11.9 ACRE MIXED USE
DEVELOPMENT PARCEL

38,500 ADT (2022)

SITE

SITE



AREA HIGHLIGHTS

FOR SALE

Plumas Lake
3 PARCELS
17.14 ACRES

4



FOCUSED AERIAL

FOR SALE

Plumas Lake
3 PARCELS
17.14 ACRES

5

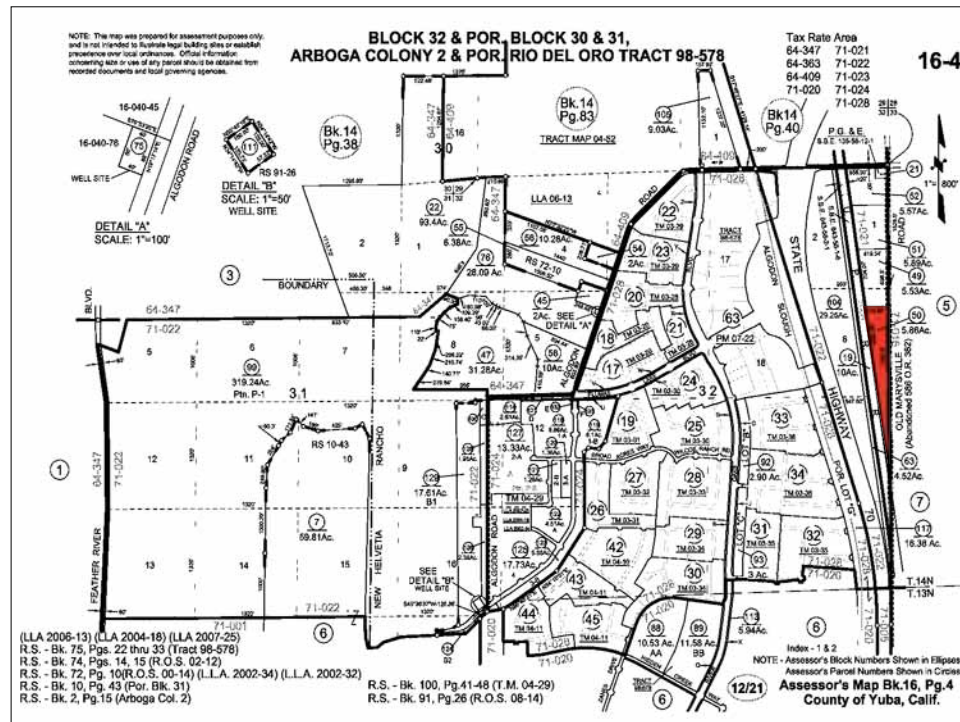
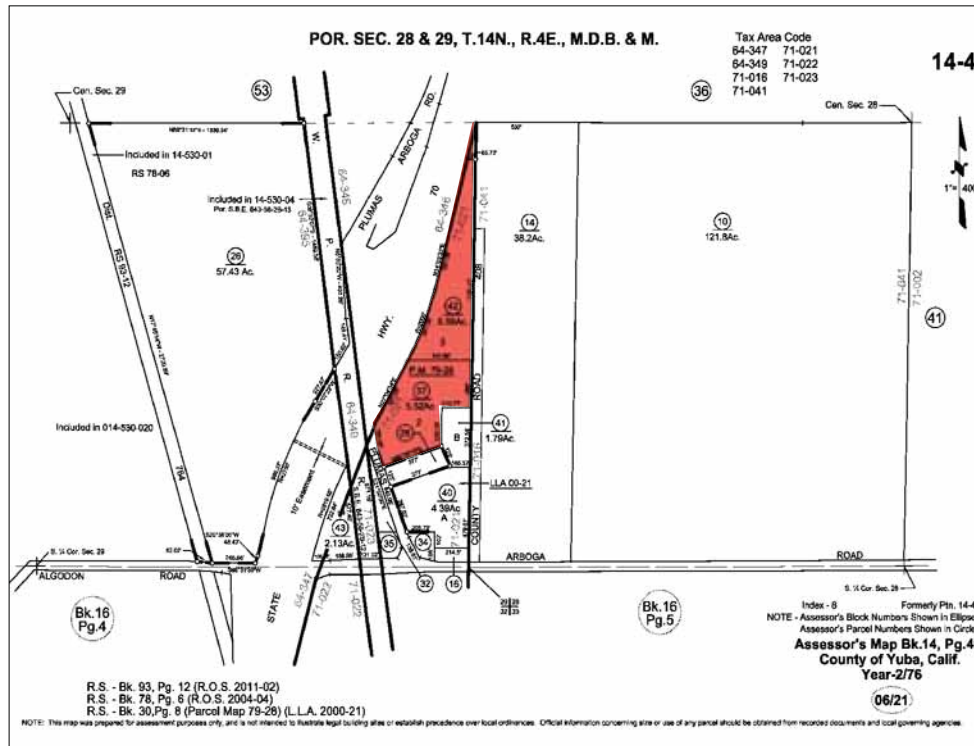


PARCEL MAP

FOR SALE

Plumas Lake
3 PARCELS
17.14 ACRES

6



NEWMARK

FOR SALE

Plumas Lake
3 PARCELS
17.14 ACRES

7

DEMOGRAPHICS - 2021

	1-Mile	5-Mile	10-Mile
Population	4,248	22,895	121,605
Households	1,288	6,966	39,632
Owner Occupied Housing Units	1,114	5,392	22,767
Renter Occupied Housing Units	174	1,584	16,864
Avg. HH Size	3.30	3.28	3.05
Median HH Income	\$104,521	\$74,376	\$56,379
Median Age	30.5	32.0	32.9

PLUMAS LAKE QUICK FACTS

- The unemployment rate in Plumas Lake is 9.7% (U.S. avg. is 6.0%). Recent job growth is Positive. Plumas Lake jobs have increased by 1.5%
- Compared to the rest of the country, Plumas Lake's cost of living is 24.2% higher than the U.S. average

NEWMARK

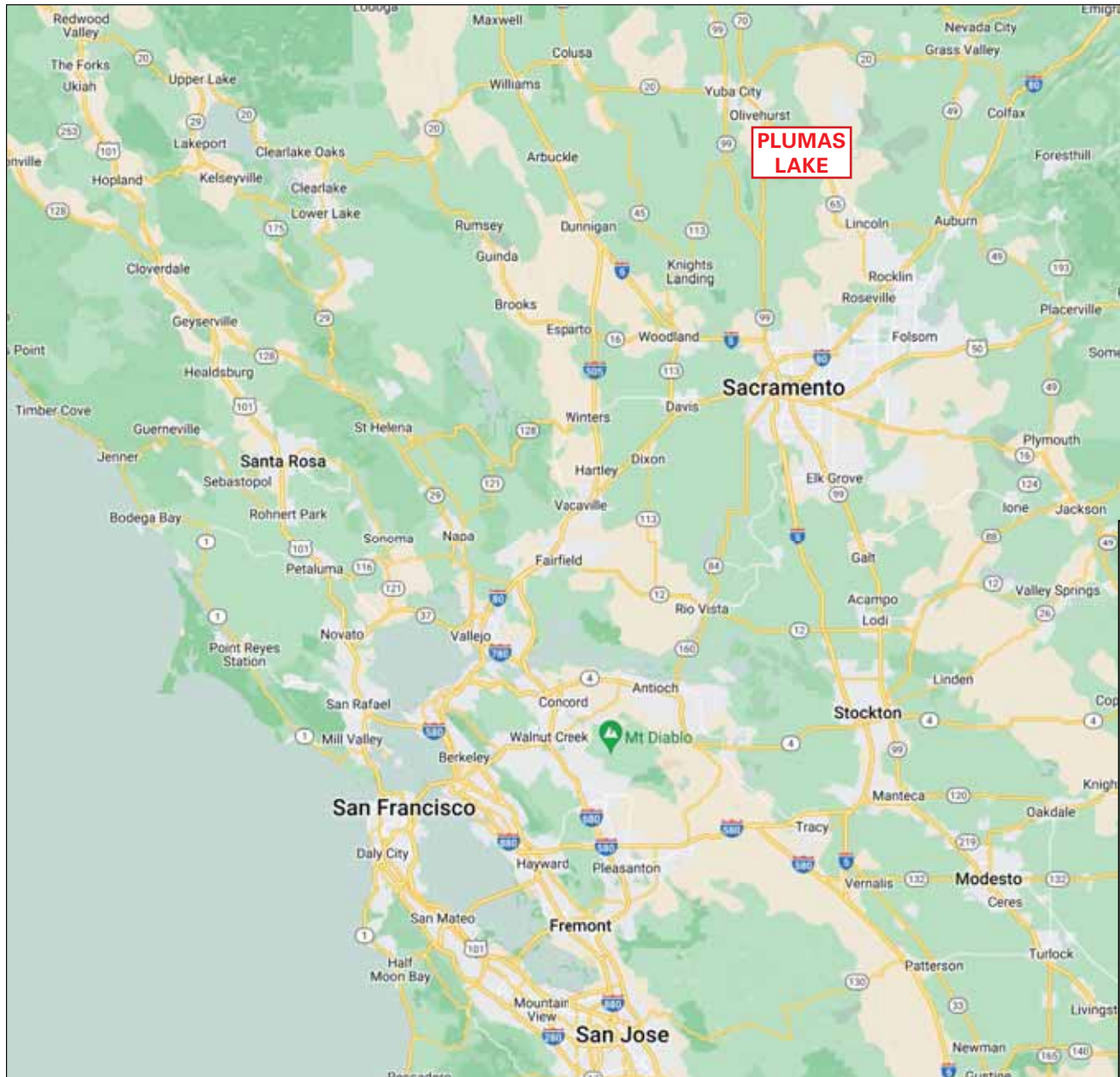
KEN NOACK, JR. Senior Managing Director
t 916-747-6442 / ken.noack@nrmk.com
CA RE LICENSE #00777705

LOCATION MAP

FOR SALE

Plumas Lake
3 PARCELS
17.14 ACRES

8



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. 22-0983 • 12/22



Ken Noack, Jr.

Senior Managing Director

D 916.569.2384

C 916.747.6442

CA RE Lic# 00777705

ken.noack@nrmk.com

YEARS OF
EXPERIENCE

45

AREAS OF
SPECIALTY

Land

Retail

Tenant Representation

Landlord Representation

Ken Noack, Jr. is a land and retail specialist with Newmark in Sacramento, California. Mr. Noack has a diversified background in the real estate industry. He began his career building custom homes in the Pacific Northwest, then spent the following six years with Feature Homes, Inc. in Santa Rosa, California, developing production housing, mini-storage, warehouses, retail and office projects throughout Northern California.

Prior to joining Newmark, Mr. Noack had been affiliated with Sacramento-based Grubb & Ellis (17 years) and Camray Commercial (13 years) as a land and retail specialist where he was consistently recognized as a Top Producer.

Mr. Noack is a native of Sacramento, actively involved in the community as well. His involvement includes:

- Three-time Humanitarian of the Year - Sacramento ACRE
- Chairman/Board of Directors/KVIE 6 Public Television
- Chairman/Board of Directors/Yolo Basin Foundation
- President/Board of Directors/Rotary Club of Sacramento
- Chairman/Board of Directors/Sacramento Society for the Blind
- Chairman/Board of Directors/California State Library Foundation
- Board of Directors Capitol Valley Bank
- Chairman/Board of Trustees/Sacramento Rotary Foundation
- Pentagon JCOC 78
- President/Board of Directors - Headwaters Basin Project

Partial List of Sale Transactions

<u>Location</u>	<u>Value</u>
3,300 Acres, Amador County, CA	WND
16,100 Acres, Amador County, CA	\$90,000,000
1,200 Acres, Rancho Murieta, CA	WND
250 Acres, Folsom, CA	\$22,500,000
Blue Oaks Marketplace, Rocklin, CA	\$30,000,000
Nimbus Village, Rancho Cordova, CA	\$11,250,000

Education

- University of Denver
- University of California, Berkeley
- University of San Francisco - Bachelor of Science Degree in Human Relations Organizational Behavior

Personal Information

In his spare time, he is an avid skier. He is also a retired soccer player and pilot, cyclist and mountaineer having climbed 40 major peaks in the world (and counting) including Mt. Aconcagua; Argentina, the highest peak in the Western hemisphere; Mt. Kilimanjaro, the highest peak on the African continent; the Matterhorn; and Mt. Blanc, the highest peak in Europe. Mr. Noack has also completed the Markleyville Death Ride twice (1992 and 2008), one of the most difficult bicycle marathons in the world.

"There is no limit to what you can accomplish if you don't care who gets the credit"