

# COMMERCIAL LAND FOR SALE

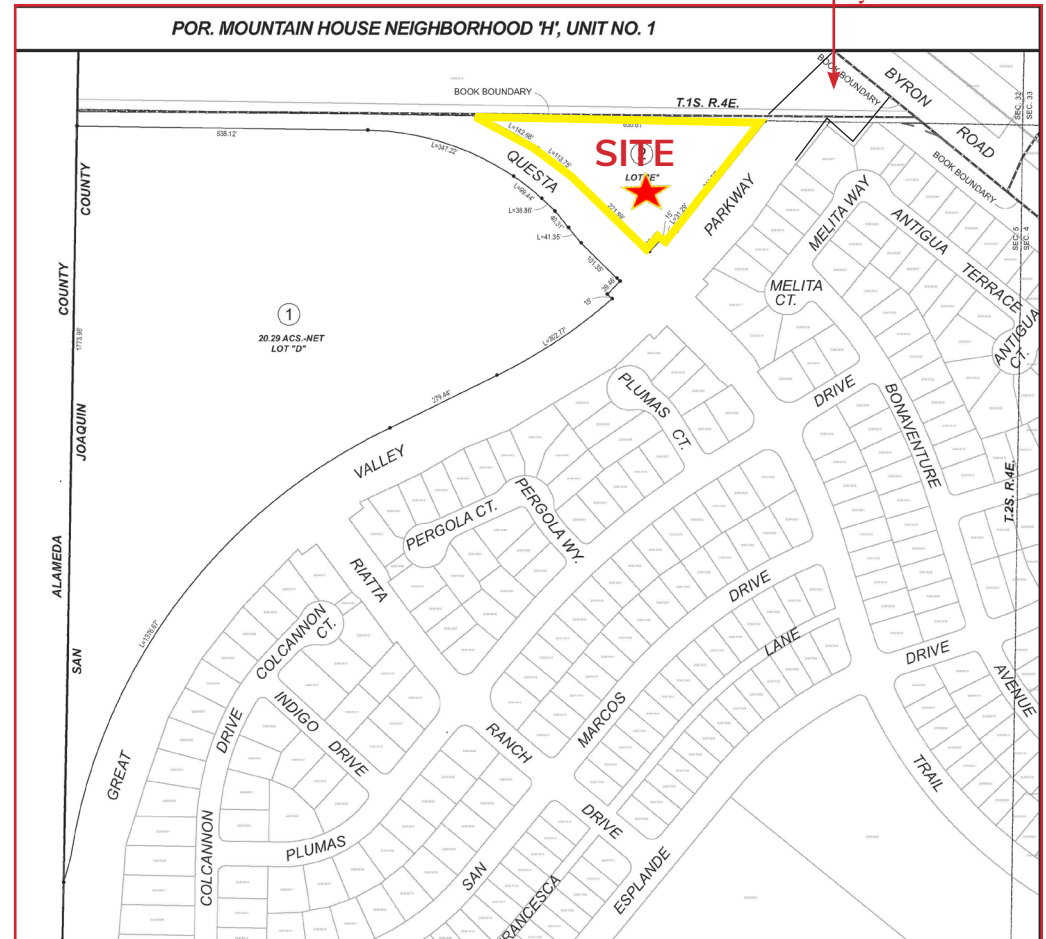
NORTHWEST CORNER OF GREAT VALLEY PARKWAY AND KELSO ROAD  
MOUNTAIN HOUSE | CA

## LISTING DATA

**AVAILABLE SF:** 1.98± Acres  
**APN:** 256-520-020  
**ZONING:** C-G (Commercial General)

- High growth residential trade area with limited retail and office services, in the market
- All curbs, gutters and sidewalks in place
- Flexible zoning allows for a variety of uses
- Close proximity and easy access to Byron Highway and Central Mountain House
- Mountain House becomes a “True City” on July 1st of 2024!

\*Connection to Byron Road



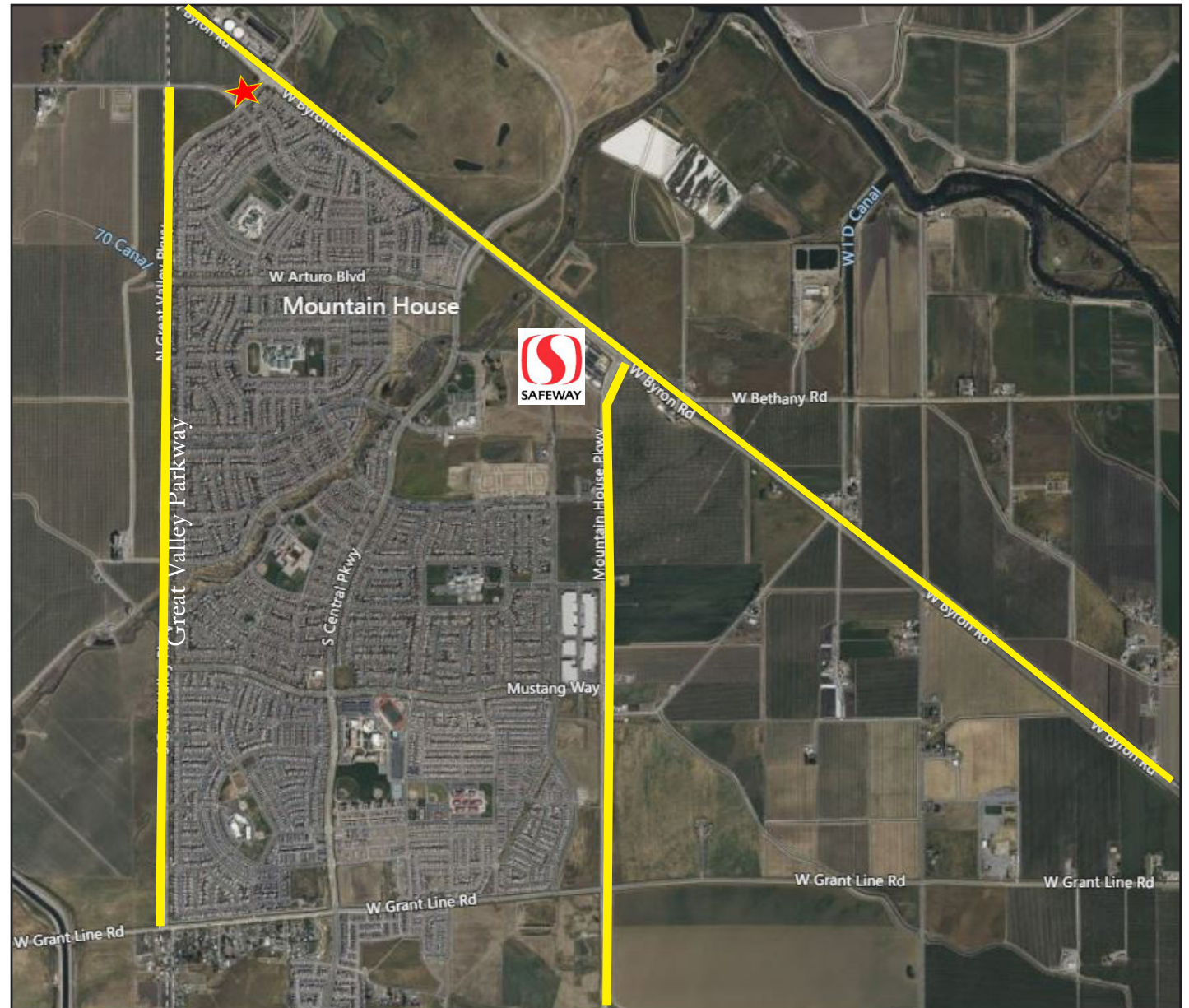
**ECONOMIC DATA: CALL AGENTS FOR PRICING**

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## NORTHWEST CORNER OF GREAT VALLEY PARKWAY AND KELSO ROAD MOUNTAIN HOUSE | CA

|   |
|---|
| <p><u>Population</u><br/>27,270 - 2022 Est.<br/>50,000 - Full Buildout</p>                                    |
| <p><u>Households</u><br/>7,833 - 2022 Est.<br/>16,100 - Full Buildout</p>                                     |
| <p><u>Average Household Income</u><br/>\$183,200</p>  |
| <p><u>Median Home Sale Price</u><br/>\$930,000 (12-month rolling average)</p>                                 |
| <p><u>Average Household Size</u><br/>3.48</p>   |
| <p><u>Median Age</u><br/>33.2</p>   |
| <p><u>Bachelor's Degree±</u><br/>49.7%</p>  |
| <p><u>Owner Occupancy</u><br/>78%</p>   |
| <p><u>Residents Work From Home</u><br/>28% full time<br/>31% most of the week<br/>21% occasionally</p>        |
| <p><u>Jobs &amp; Labor Force</u><br/>38,900 employees<br/>64,700 employed population<br/>(10 mile radius)</p> |



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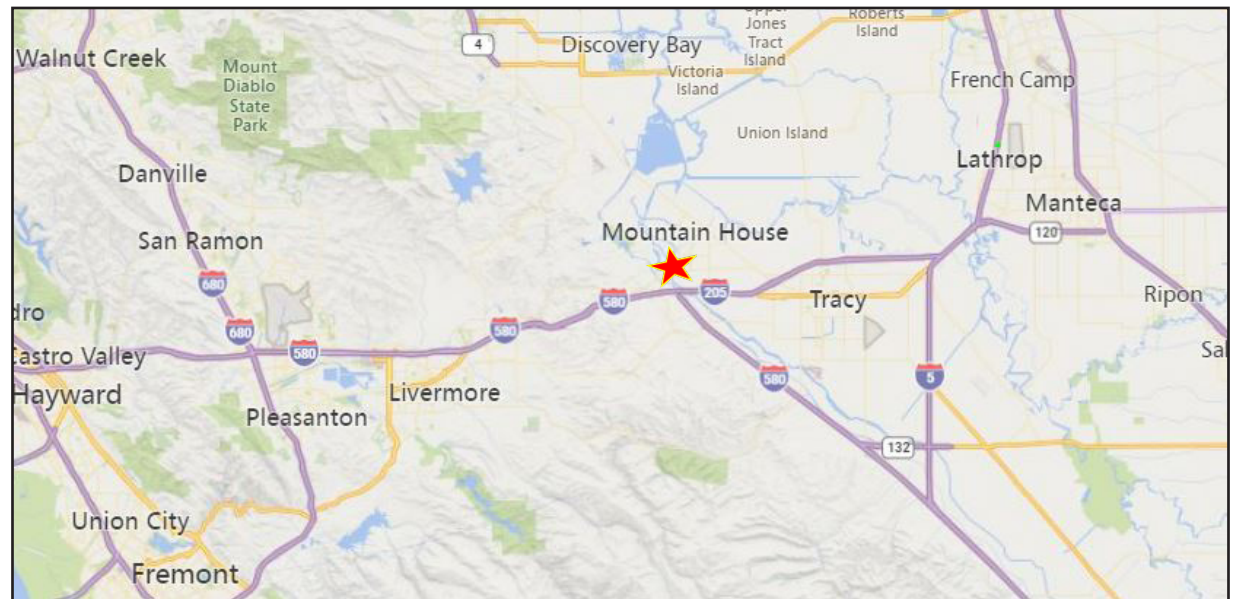


### MOUNTAIN HOUSE

Growing master-planned community with high income demographics.

Community is well positioned along I-205 and I-580 corridor, serving as gateway between the East Bay and Central Valley.

Many residents commute to Bay Area for employment bringing higher income to Central Valley cost of living which equals more disposable income in the community.



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