

# COMMERCIAL LAND DEVELOPMENT

± 4.58 ACRES FOR SALE

Goodyear Rd, Benicia, CA

**JIM BRENNAN**

925-984-5000 cell

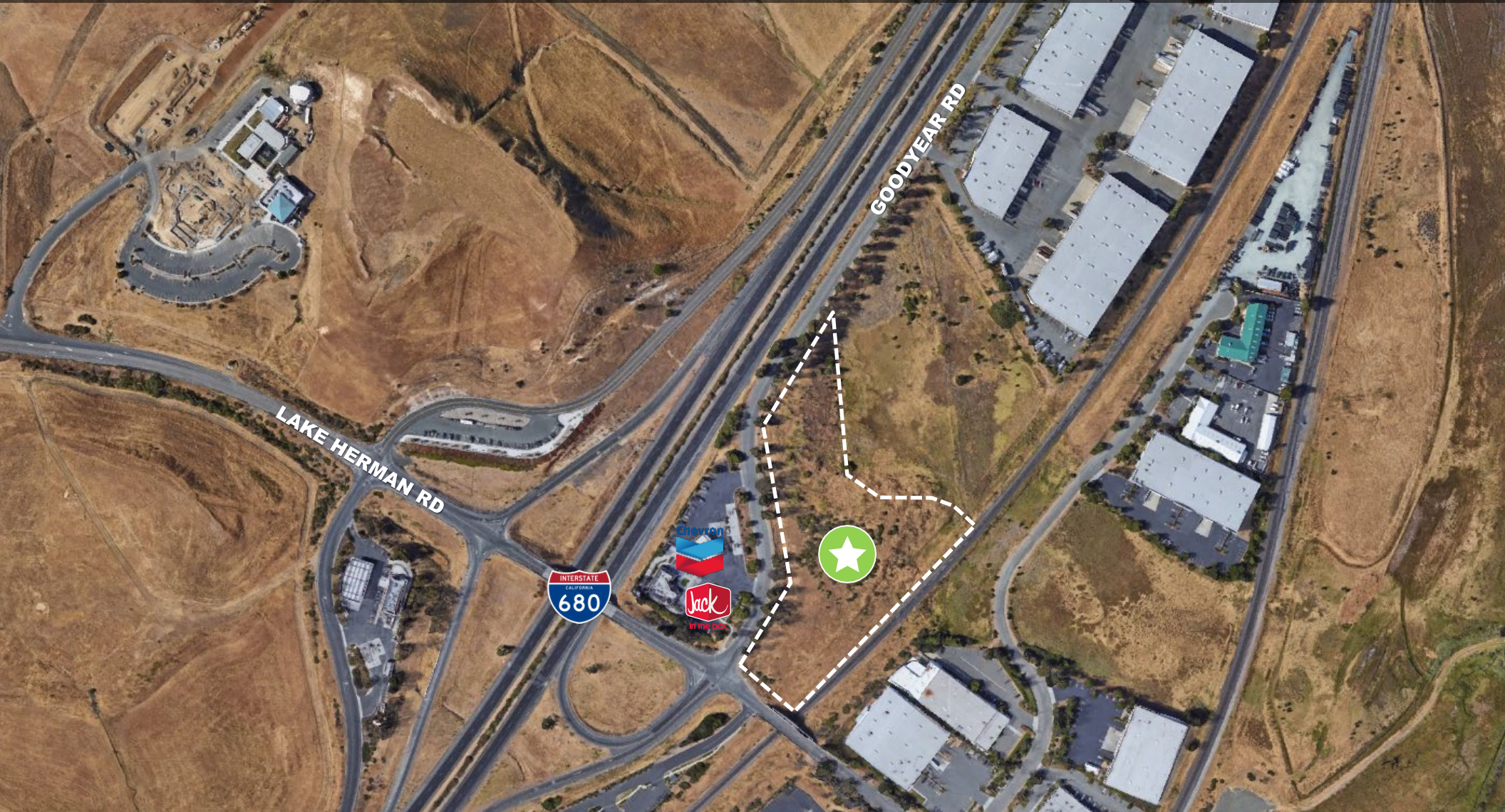
jim@landcastlere.com

Lic. #01310332

**MIKE SMITH**

925-765-7564 cell

mike@landcastlere.com





## PROPERTY SNAPSHOT

<b>PRICE:</b>	Please make offer	<b>TRAFFIC COUNT:</b>	* 85,000 MADT (Monthly Average Daily Traffic)
<b>ADDRESS:</b>	Goodyear Road, Benicia, CA	<b>TOPOGRAPHY:</b>	Slightly Sloping
<b>APN:</b>	0080-520-010, 020, and 030	<b>GENERAL PLAN:</b>	General Commercial
<b>ACREAGE:</b>	± 4.58 acres	<b>ZONING:</b>	General Commercial

\*Source Caltrans GIS Data as of 7/7/23

While the information contained herein has been provided in good faith and in an effort to provide prospective purchasers with relevant property data, it is not binding on the seller, nor Landcastle, and should not be considered a substitute for thorough due diligence by prospective proposers. Verification of the stated information is the responsibility of each prospective purchaser. The Seller nor Landcastle, make no representation or warranty with respect to the truth or accuracy of the information. All prospective proposers must take appropriate measures to verify all of the information set forth herein.

# ZONING

(CG) General Commercial District. To provide opportunities for the full range of retail and service businesses deemed suitable for location in Benicia, including businesses not permitted in other commercial districts because they attract heavy vehicular traffic or have certain adverse impacts; and to provide opportunities for certain limited manufacturing uses that have impacts comparable to those of permitted retail and service uses to occupy space not in demand for retailing or services.

Permitted land uses include but not limited to are eating and drinking establishments, laboratories, maintenance and repair services, nurseries, office, business and professional, pawn shop, vehicle/equipment sales and services, hotels and motels, work/live quarters, clubs and lodges, cultural institutions, government offices, minor utilities, ambulance services, animal grooming, animals retail sales, artists studios, banks and savings and loans, building materials and services, catering services, and communication facilities.

[LINK TO GENERAL COMMERCIAL ZONING DISTRICT](#)

# GENERAL PLAN

The CG district is applied to areas appropriate for the full range of retail and service businesses, including businesses not permitted in other commercial districts because they attract heavy vehicular traffic or have certain adverse impacts. In addition to commercial uses, work/live quarters are permitted in the CG district. Group residential is allowed with a Use Permit. Emergency shelters are also permitted pursuant to Benicia Municipal Code, Section 17.70.390. The CG district is consistent with and implements the General Commercial land use designation of the General Plan.



PARCEL MAP

POR. SEC. 20 T.3N., R.2W., M.D.B.& M.

Tax Area Code  
1012

80-52



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Assessor's Block Numbers Shown in Ellipses, Assessor's Parcel Numbers Shown in Circles

Create (Pm)	11-8-19	Cr
REVISION	DATE	BY

NOTE: This map is for assessment purposes only. It is not intended to define legal boundary rights or imply compliance with land division laws.

CITY OF BENICIA  
Assessor's Map Bk. 80 Pg. 52  
County of Solano, Calif.

19-20