

SUTTER CREEK CROSSROADS NWC HIGHWAY 49 & HIGHWAY 104

SUTTER CREEK, CA

FOR SALE OR LEASE

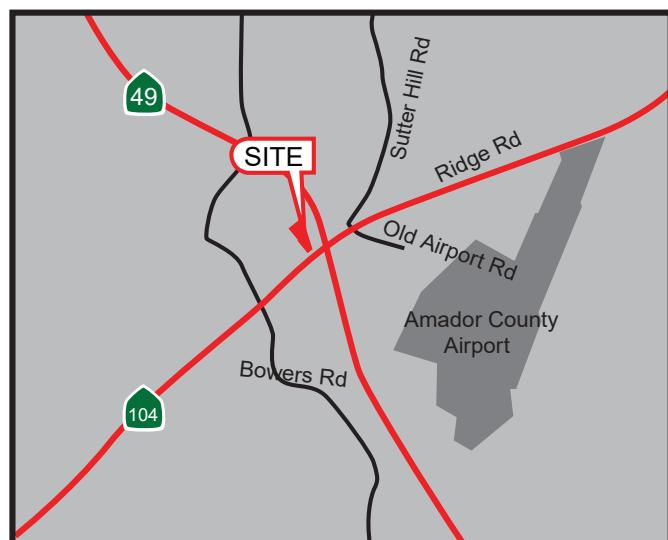
0.54 - 7.58 ACRES OF COMMERCIAL LAND

ETHAN CONRAD
PROPERTIES INC.



FEATURES:

- 7.58 acres (5 parcels) - all or part available
- Parcels are graded and have all utilities ready for construction
- Located on the Northwest corner of the intersection of Hwy 49 and Hwy 104
- Neighboring retailers include Lowe's, Safeway, Petco, Walmart, Save-Mart, DollarTree, Big 5, Staples and more
- APN: 0440-020-(123, 112, 113, 116, 117)
- Zoned C-2



PROPERTY DETAILS:

Located at the most important intersection of the entire trade area Benefits from significant tourist activity stemming from the area's proximity to Yosemite, Lake Tahoe, Kirkwood ski area, and the Amador County Wineries. Jackson Rancheria has over 1 million visitors annually and 1,500 employees.

Sutter Creek Crossroads is an 8-parcel development with all infrastructure, curbs, gutters, sidewalks, driveways, and utilities and is ready for construction.

GROUND LEASE RATE:

Parcel 4	0.54 AC	\$ 4,500.00 (\$0.19 PSF, NNN)
Parcel 5	0.55 AC	\$ 5,271.00 (\$0.22 PSF, NNN)
Parcel 6	0.83 AC	\$ 5,400.00 (\$0.15 PSF, NNN)

PURCHASE PRICE: \$1,981,000.00 (\$6.00, PSF)

Parcel 4	0.54 AC	\$ 494,000.00 (\$21.00, PSF)
Parcel 5	0.55 AC	\$ 575,000.00 (\$24.00, PSF)
Parcel 6	0.83 AC	\$ 470,000.00 (\$13.00, PSF)
Parcel 7	4.53 AC	\$1,184,000.00 (\$ 6.00, PSF)
Parcel 8	1.13 AC	\$ 443,000.00 (\$ 9.00, PSF)

Site improvements are worth at least \$10.00 PSF.

DEMOGRAPHICS: **10 Mile**

Average Population (est): 29,459

Average HH Income: \$69,694

Traffic Count: Hwy 104 - 10,072 / Hwy 49 17,000

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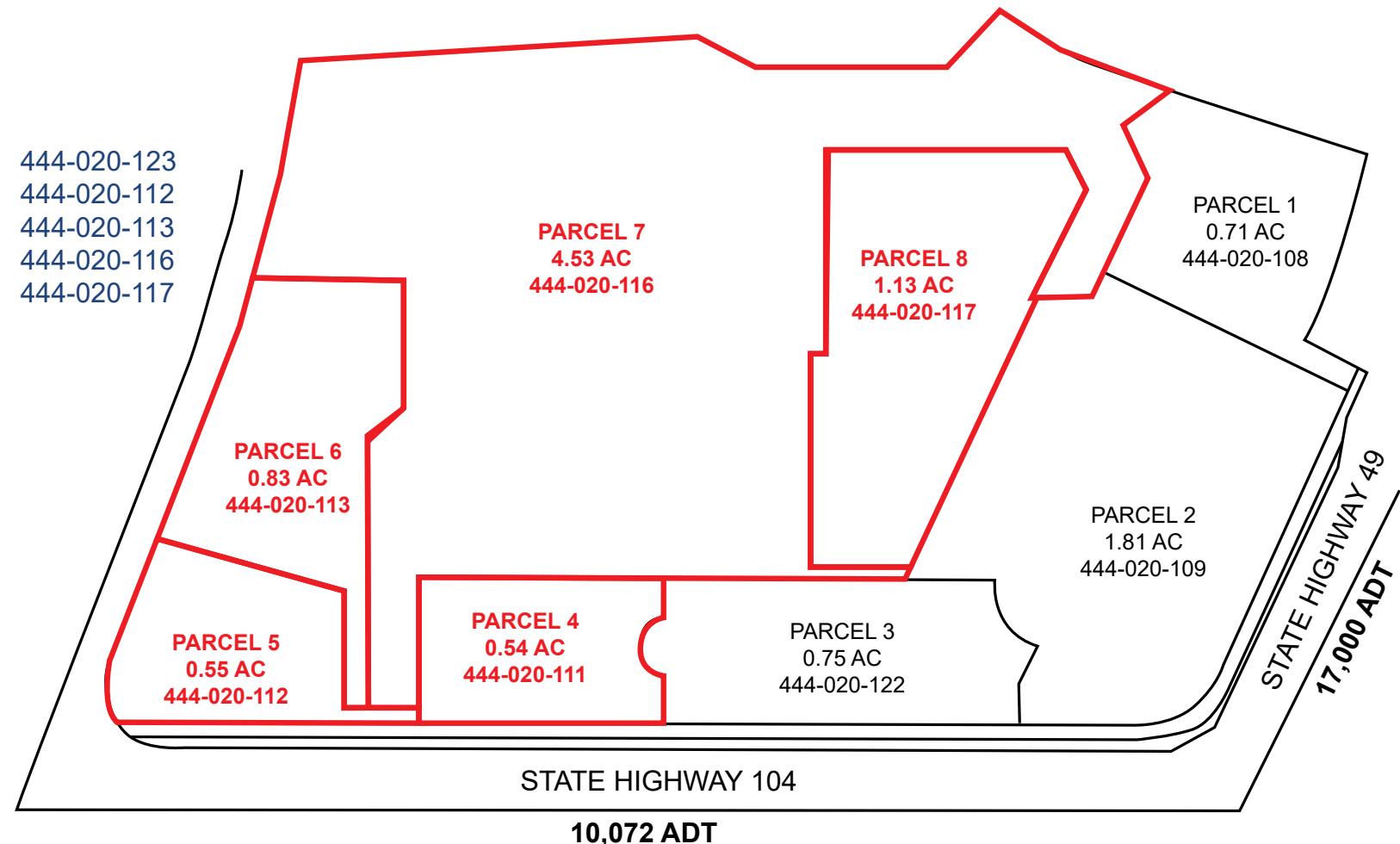
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www.ethanconradprop.com

PARCEL PLAN

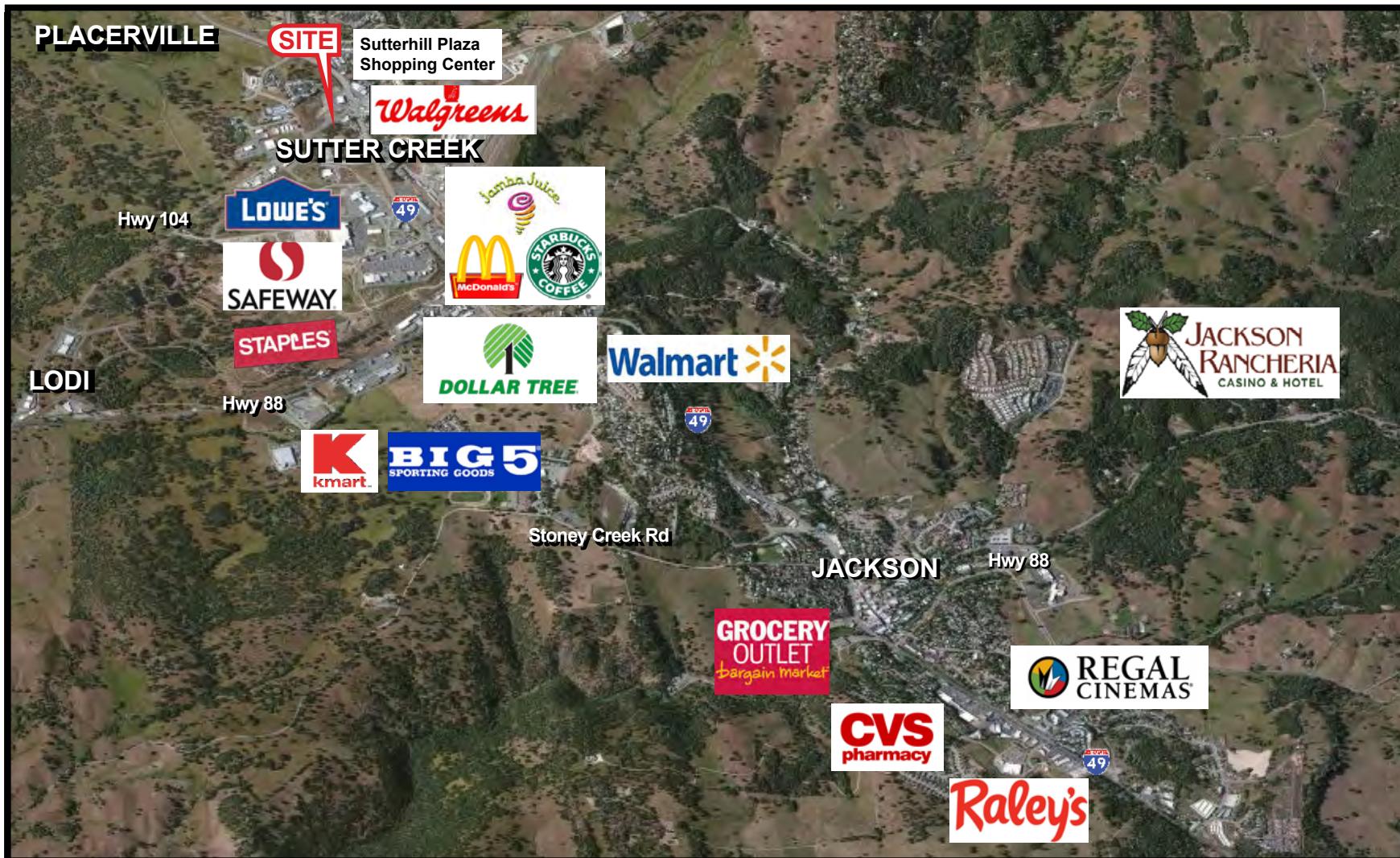
AVAILABLE:

Parcel 4:	0.54 Acres	444-020-123
Parcel 5:	0.55 Acres	444-020-112
Parcel 6:	0.83 Acres	444-020-113
Parcel 7:	4.53 Acres	444-020-116
Parcel 8:	1.13 Acres	444-020-117



The information contained herein has been obtained from sources we believe to be reliable. However, we cannot guarantee, warrant or represent its accuracy and all information is subject to error, change or withdrawal. An interested party and their advisors should conduct an independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

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