

# For Sale

Plymouth  
17705 Highway 49

PLYMOUTH, CA 95669

Price: \$3,000,000



— 17705 Highway 49 —

## Property Highlights

- .9.69± acres of rare C-2 commercial land.
- Prime Highway 49 frontage with strong visibility.
- Ace Hardware anchor drives daily traffic.
- Durable service tenant mix tied to local demand
- Adjacent to new Acorn Ridge Casino growth corridor.
- Ample parking and yard space for outdoor display.
- Existing infrastructure in place (well, septic, grading).
- Expansion and pad development upside.
- Strategic foothill hub location serving



**TOM BACON - CRE, CCIM**



THOMAS BACON, CCIM  
President  
(916) 761-1202  
tom@baconcre.com



9.69 Acres

The  
Opportunity



## The Plymouth Opportunity: Immediate Returns Meet Long-Term Upside

**Rarely does an investment opportunity present itself with such a compelling dual narrative: stable, institutional-quality cash flow from day one, combined with extraordinary long-term development potential in one of Northern California's most promising growth corridors.**

Located at 17705 Highway 49 in Plymouth, California, this 14,442 SF commercial property with an approved 6+ acre development parcel represents the type of investment opportunity that buyers spend years searching for—and rarely find. For the discerning patient investor seeking to deploy capital into an asset that delivers immediate income while preserving substantial upside, this property checks every box.

### The Immediate Value Proposition

**This is a cash-flowing investment from the moment you close.**

The property currently generates \$141,044 in annual gross income across three established tenants who have chosen Plymouth as their permanent home. Ace Hardware anchors this center, in 7,000 square feet. Shenandoah Valley Veterinary Clinic occupies 1,692 square feet and provides specialized medical services to the community. Clean Energy rounds out the tenant roster with 5,700 square feet.

**The numbers speak for themselves:** With minimal operating expenses of just \$20,000 annually, this property delivers a Net Operating Income of approximately \$121,044. And you have 6 net acres for future development.

### The Strategic Location Advantage

**Plymouth isn't just any small town—it's positioned at the epicenter of Northern California's wine country expansion and recreational tourism boom.**

Directly across Highway 49 from the property sits a brand-new casino development, bringing thousands of visitors and millions of dollars in economic activity to the immediate area. This isn't theoretical growth—it's happening now. The county's strategic planning documents project job growth averaging 1.7% annually through 2026, with housing production expected to increase 43% over historical averages to meet surging demand.

Plymouth offers the authentic wine country experience that today's tourists increasingly seek - boutique wineries, genuine hospitality, and natural beauty. As California's wine industry continues its eastward expansion, Plymouth and Amador County are capturing an ever-growing share of the agritourism economy.

The property's location on Highway 49, the primary north-south artery through the Gold Country, ensures maximum visibility and accessibility. This is not a hidden gem on a side street; this is frontage on the main commercial corridor of a town positioned for sustained growth.

## The Hidden Gem: Development Potential

Accompanying the existing commercial buildings, there is a bonus 6+ acres of C2 Heavy Commercial zoned land. For the patient investor, this represents extraordinary optionality. As Plymouth continues its evolution from a quiet Gold Country town into a regional retail and tourism destination, demand for additional commercial space will inevitably rise.

**The beauty of this investment structure is its flexibility:** You don't need development to occur tomorrow for this to be an exceptional investment. The existing income pays you to wait. The market appreciation works in your favor with each passing year.

## A Market in Transition

While some California markets have experienced volatility, Amador County's fundamentals remain strong. The county's economic forecasts project steady employment growth, particularly in retail, healthcare, and leisure/hospitality—exactly the sectors that drive demand for commercial space like this.

## The Risk Profile: What You're NOT Buying

- **Not a development project** requiring immediate capital deployment and construction risk
- **Not a repositioning play** dependent on finding new tenants or renegotiating leases under pressure
- **Not a speculative bet** on unproven market trends or demographic shifts
- **Not a value-add requiring hands-on management**, construction expertise, or local market knowledge

**You're buying income, stability, location, and optionality—the four pillars of institutional-quality commercial real estate investing.**

## The Path Forward

If Plymouth's growth trajectory accelerates—and all indicators suggest it will—rental rates will rise, the development parcel becomes increasingly valuable, and your \$3,000,000 investment appreciates accordingly. If growth takes longer than projected, the existing \$121,044 in annual NOI pays you to wait, while California real estate's long-term appreciation trend works in your favor.

This is the type of investment that allows you to sleep well at night while building wealth—a rare combination in today's commercial real estate landscape.

# VESTING TENTATIVE PARCEL MAP No. 2854

for  
**SEAN EDWARD LYONS, Trustee of the  
Kenneth H. Deaver and Mary Jean Deaver Trust I,  
a revocable trust agreement and  
GERRY NINNIS**  
1997010774 and 20120005908

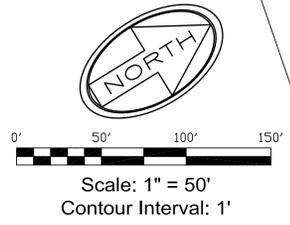
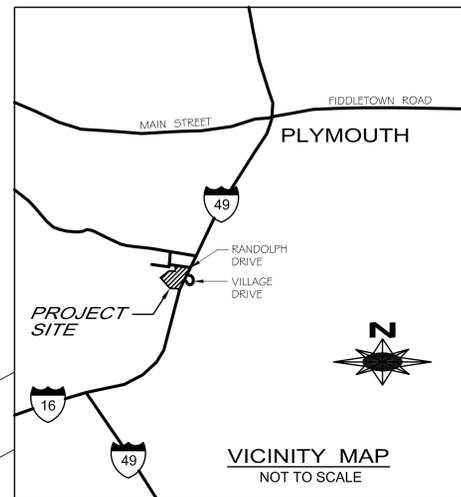
BEING A DIVISION OF PARCEL 2 PER 31-M-50  
ALSO BEING A PORTION OF THE NE 1/4 SECTION 15, T. 7 N., R. 10 E., M. D. M.  
COUNTY OF AMADOR, STATE OF CALIFORNIA

**TOMA & ASSOCIATES INC.**  
ENGINEERING - SURVEYING - PLANNING  
41 Summit Street, Jackson, CA 95642  
(209) 223-0156

Scale: 1" = 50'

August, 2015

Contour Interval: 1'



### GENERAL NOTES AND STATEMENTS

1. RECORD OWNER: KENNETH H. DEAVER and MARY JEAN DEAVER TRUST, ATTN: KEN DEAVER and GERRY NINNIS  
21624 SHENANDOAH SCHOOL ROAD  
PLYMOUTH, CA 95669  
(209) 245.6661
2. SURVEYOR: TOMA and ASSOCIATES  
LICENSED LAND SURVEYORS  
41 SUMMIT STREET  
JACKSON, CA 95642  
(209) 223.0156
3. A.P.N.: 008-100-019
4. ZONING: "C2" HEAVY COMMERCIAL
5. GENERAL PLAN: INDUSTRIAL
6. DEED REFERENCE: 1997010774 AND 20120005908
7. PROPOSED USE: COMMERCIAL
8. WATER: EXISTING WELL TO BE USED AS COMMON WATER SYSTEM
9. SEWAGE DISPOSAL: EXISTING COMMON LEACH FIELD TO BE EXPANDED
10. FIRE PROTECTION: AMADOR FIRE PROTECTION DISTRICT
11. SCHOOL: AMADOR COUNTY UNIFIED SCHOOL DISTRICT
12. UTILITIES: POWER WILL BE SERVED BY PG AND E  
TELEPHONE WILL BE SERVED BY AT and T
13. EASEMENTS: PUBLIC UTILITY EASEMENTS WILL BE FIVE FEET ON EACH SIDE OF ALL INTERIOR LOT LINES AND TEN FEET ALONG THE EXTERIOR BOUNDARY OF THIS PROJECT.
14. SETBACKS: THERE WILL BE A TWENTY-FIVE FOOT BUILDING SETBACK FROM ALL ROAD RIGHT-OF-WAYS, A THIRTY FOOT BUILDING SETBACK FROM ALL SIDE LOT LINES AND A THIRTY FOOT BUILDING SETBACK FROM ALL REAR LOT LINES. DRAINAGE SETBACKS (IF NECESSARY) WILL BE TWENTY FEET ALONG ALL DRAINAGE COURSES.
15. SPECIAL DISTRICTS: AMADOR FIRE PROTECTION DISTRICT
16. PHASING: FINAL MAPS MAY BE SUBMITTED IN MULTIPLE FILINGS.
17. FLOOD ZONE: THIS PROJECT IS NOT WITHIN ANY AREA SUBJECT TO FLOOD WATER INUNDATION AND IS WITHIN ZONE "X" AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD RATE INSURANCE MAP FOR AMADOR COUNTY, CALIFORNIA DATED MAY 20, 2010.  
PANEL 330 OF 700  
MAP No. 08005C0330F
18. MINIMUM LOT SIZE: MINIMUM LOT SIZE WILL BE 1.0 ACRE.
19. THE DEVELOPER PLANS TO CONSTRUCT ALL IMPROVEMENTS REQUIRED FOR THE CREATION OF LOTS AND FILING OF A FINAL MAP AS REQUIRED BY ALL APPLICABLE COUNTY CODES AND THE CONDITIONS OF APPROVAL OF THE TENTATIVE MAP.
20. THERE ARE NO PUBLIC AREAS OR SCENIC EASEMENTS PROPOSED ON THIS PROJECT.
21. THE DEVELOPER PROPOSES TO DEVELOP AND OFFER FOR SALE FINISHED LOTS.
22. THIS PROJECT DOES NOT LIE WITH 1000 FEET OF A MILITARY INSTALLATION, BENEATH A FLIGHT PATH OR WITHIN SPECIAL USE AIRSPACE.
23. PARKING DATA IS BASED ON PARKING REGULATIONS PER AMADOR COUNTY MUNICIPAL CODE CHAPTER 19.36.010B, 1 SPACE PER 200 SF OF GROSS FLOOR AREA IN A RETAIL ESTABLISHMENT.

PARCEL 3-B  
36-M-46  
GARFINKEL TRUST  
2010001477

PARCEL 1  
31-M-50  
DUBOSE/BRACKETT TRUST  
20110003560

PARCEL 3  
50-M-10  
OWINGS  
20150001808

LOT 4  
8-M-2  
POREMB  
20130003772

PARCEL 2  
50-M-10  
CICERELLO  
20150004223

PARCEL 1  
8-M-2  
DEAVER TRUST / NINNIS  
20120005908

PARCEL 3-A  
36-M-46  
PUTNAM TRUST  
20090009392

PARKING SPACES					
LOT	SPACES	BLDG. AREA/SF	LOT	SPACES	BLDG. AREA/SF
1	N/A	N/A	5	53	7600
2	75	14000	6	32	6400
3	N/A	N/A	7 AND 8	115	22960
4	37	6800			

REVISIONS	BY

**TOMA & ASSOCIATES INC.**  
ENGINEERING - SURVEYING - PLANNING  
41 Summit Street, Jackson, CA 95642  
(209) 223-0156

**VESTING TENTATIVE  
PARCEL MAP No. 2854  
DEAVER TRUST / NINNIS**  
BEING A PORTION OF THE NE 1/4 SECTION 15, T. 7 N., R. 10 E., M. D. M.  
AMADOR COUNTY, CALIFORNIA

SITE INFORMATION:  
17705 STATE HWY 49  
PLYMOUTH, CA 95669  
APN 008-100-019

PREPARED FOR:  
DEAVER TRUST / NINNIS  
21624 SHENANDOAH SCHOOL RD  
PLYMOUTH, CA 95669  
PHONE (209) 245-6661

DATE: 8.26.2015  
SCALE: 1" = 50'  
DRAWN BY: GMW  
JOB NO.: 9804-06  
SHEET

**1**

OF 1 SHEETS

THE FOLLOWING EASEMENTS ARE NOTED IN PRELIMINARY REPORT ORDER No. 90-11035 PREPARED BY PLACER TITLE COMPANY AND DATED NOVEMBER 13, 2014 AS AFFECTING THIS PROPERTY:

26-O.R.-385	PG and E EASEMENT (APPEARS TO BE IN STATE RIGHT-OF-WAY)
31-M-50	PUBLIC UTILITY EASEMENTS, DRAINAGE EASEMENTS, RIGHT-OF-WAY AND 100' SANITATION SETBACK
379-O.R.-540	50' ACCESS AND PUE IMPROVEMENT AGREEMENT AND DRAINAGE EASEMENT
390-O.R.-322	PG and E EASEMENT
567-O.R.-319	PG and E EASEMENT
1999008516	STATE OF CALIFORNIA PERTAINING TO HIGHWAY 49



# PROPERTY PHOTOS

Plymouth  
17705 Highway 49 | Plymouth, CA 95669



Thomas Bacon, CCIM  
(916) 761-1202  
tom@baconcre.com

**Acquisition Costs**

Purchase Price, Points and Closing Costs	\$3,000,000
Investment - Cash	\$3,000,000

**Investment Information**

Purchase Price	\$3,000,000
Price per SF	\$207.87

**Income, Expenses & Cash Flow**

<b>Gross Scheduled Income</b>	<b>\$141,044</b>
Total Vacancy and Credits	\$0
Operating Expenses	(\$20,000)
<b>Net Operating Income</b>	<b>\$121,044</b>
Debt Service	\$0
<b>Cash Flow Before Taxes</b>	<b>\$121,044</b>

**Financial Indicators**

Cash-on-Cash Return Before Taxes	4.03%
Optimal Internal Rate of Return (yr 9)	7.92%
Debt Coverage Ratio	N/A
Capitalization Rate	4.03%
Gross Income / Square Feet	\$9.77
Gross Expenses / Square Feet	(\$1.39)
Operating Expense Ratio	14.18%

# LEASE RENT ROLL

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Tenant	Suite	Size	Start	Expires	\$/RSF	Rent
Ace Hardware	1	7,000	01/01/25	12/31/28	\$9.68	\$67,753
Shenandoah Valley Veterinary	2	1,692	11/01/25	11/01/28	\$16.72	\$28,291
Clean Energy	3	5,700	01/01/26	12/31/26	\$6.32	\$36,000

# CASH FLOW ANALYSIS

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<b>Before-Tax Cash Flow Year Ending</b>	<b>Year 1 01/2027</b>	<b>Year 2 01/2028</b>	<b>Year 3 01/2029</b>	<b>Year 4 01/2030</b>	<b>Year 5 01/2031</b>
<b>Before-Tax Cash Flow</b>					
<b>Gross Scheduled Income</b>	\$141,044	\$146,228	\$151,087	\$151,373	\$151,668
Total Operating Expenses	(\$20,000)	(\$20,600)	(\$21,218)	(\$21,855)	(\$22,510)
<b>Net Operating Income</b>	\$121,044	\$125,628	\$129,869	\$129,519	\$129,158
Loan Payment	\$0	\$0	\$0	\$0	\$0
<b>Before-Tax Cash Flow</b>	\$121,044	\$125,628	\$129,869	\$129,519	\$129,158
<b>Cash-On-Cash Return</b>	4.03%	4.19%	4.33%	4.32%	4.31%
<b>Before-Tax Cash Flow Year Ending</b>	<b>Year 6 01/2032</b>	<b>Year 7 01/2033</b>	<b>Year 8 01/2034</b>	<b>Year 9 01/2035</b>	<b>Year 10 01/2036</b>
<b>Before-Tax Cash Flow</b>					
<b>Gross Scheduled Income</b>	\$151,972	\$152,285	\$152,608	\$152,940	\$153,282
Total Operating Expenses	(\$23,185)	(\$23,881)	(\$24,597)	(\$25,335)	(\$26,095)
<b>Net Operating Income</b>	\$128,787	\$128,404	\$128,010	\$127,604	\$127,186
Loan Payment	\$0	\$0	\$0	\$0	\$0
<b>Before-Tax Cash Flow</b>	\$128,787	\$128,404	\$128,010	\$127,604	\$127,186
<b>Cash-On-Cash Return</b>	4.29%	4.28%	4.27%	4.25%	4.24%