

FOR SALE

Commercial/Residential Land

762 Highway 26 | Valley Springs, CA



Nicole Key Executive Director | (209) 290-0857 | nkey@theeconiccompany.com | DRE Lic #01907567

Tyler Murdaca Director | (209) 425-3893 | tyler.murdaca@cushwake.com | DRE Lic #01973380

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PARCEL SIZE

±12.53 Acres

SALE PRICE

\$2,729,000 / \$5 PSF

ZONING

Local Commercial (C1-PD)
Multiple-Family Residential(R3-PD)

TRAFFIC COUNTS

Highway 12 | ±8,800 ADT
Highway 26 | ±11,500 ADT

NEIGHBORING TENANTS

Area co-tenants include Mar-Val Grocery, Ace Hardware, Dollar General, O'Reilly Auto Parts, Auto Zone, Starbucks, Burger King, Taco Bell + more

PROPERTY HIGHLIGHTS

- Close proximity to Central Valley Springs with average annual household incomes averaging
- Property fronts HWY 26 and is near HWY 12 – two main arterials through Valley Springs & Foothill Communities
- Flexible zoning allows for a variety of commercial and residential developments
- Being in the heart of 3 popular area reservoirs, Valley Springs is subject to increased summer traffic



NEIGHBORHOOD DEMOGRAPHICS

	1 Mi	5 Mi	10 Mi
POPULATION	1,723	6,458	10,158
MEDIAN HOUSEHOLD INCOME	\$84,464	\$81,185	\$80,400
DAYTIME POPULATION	857	1,270	1,600

Source: 2022 Esri.

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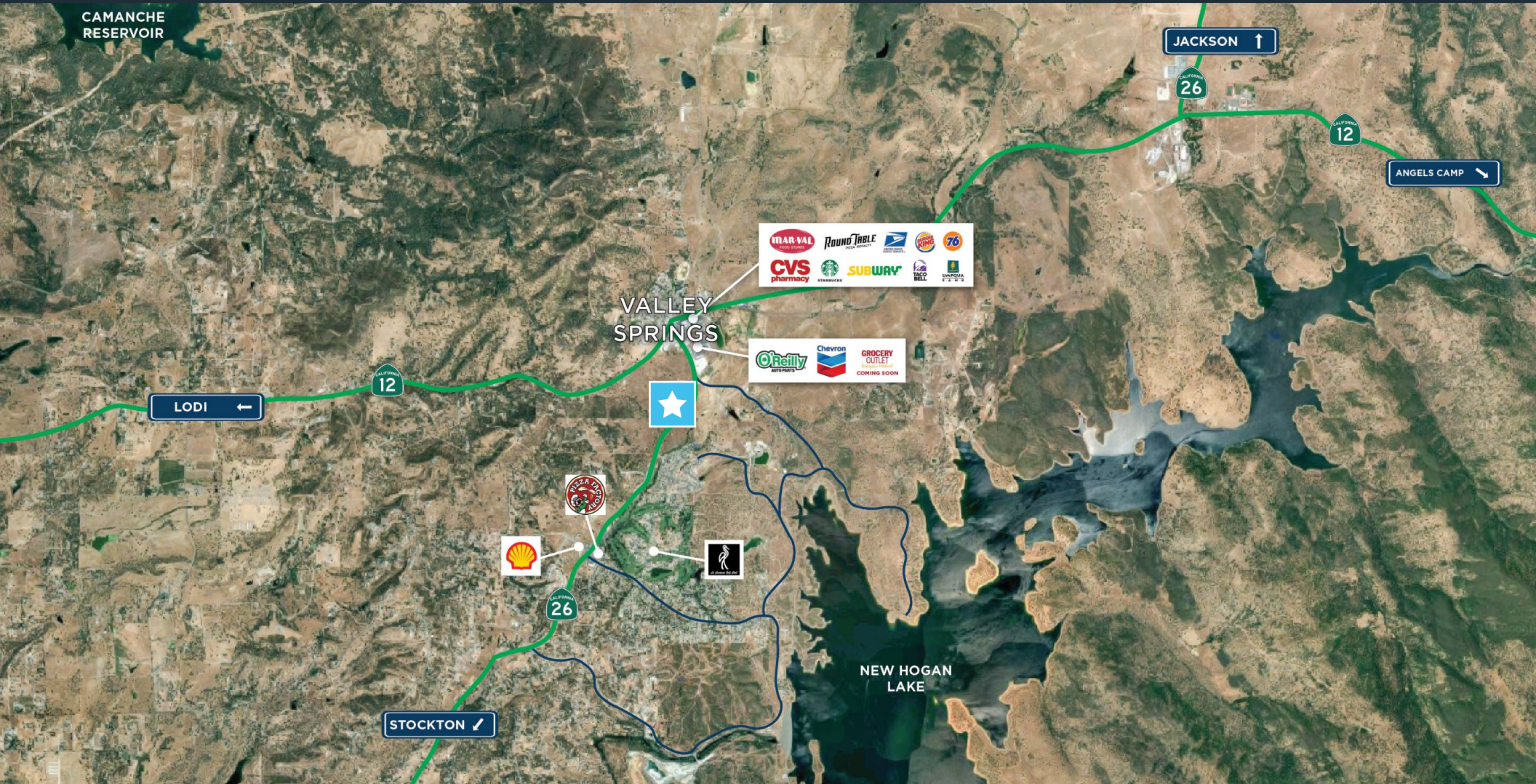
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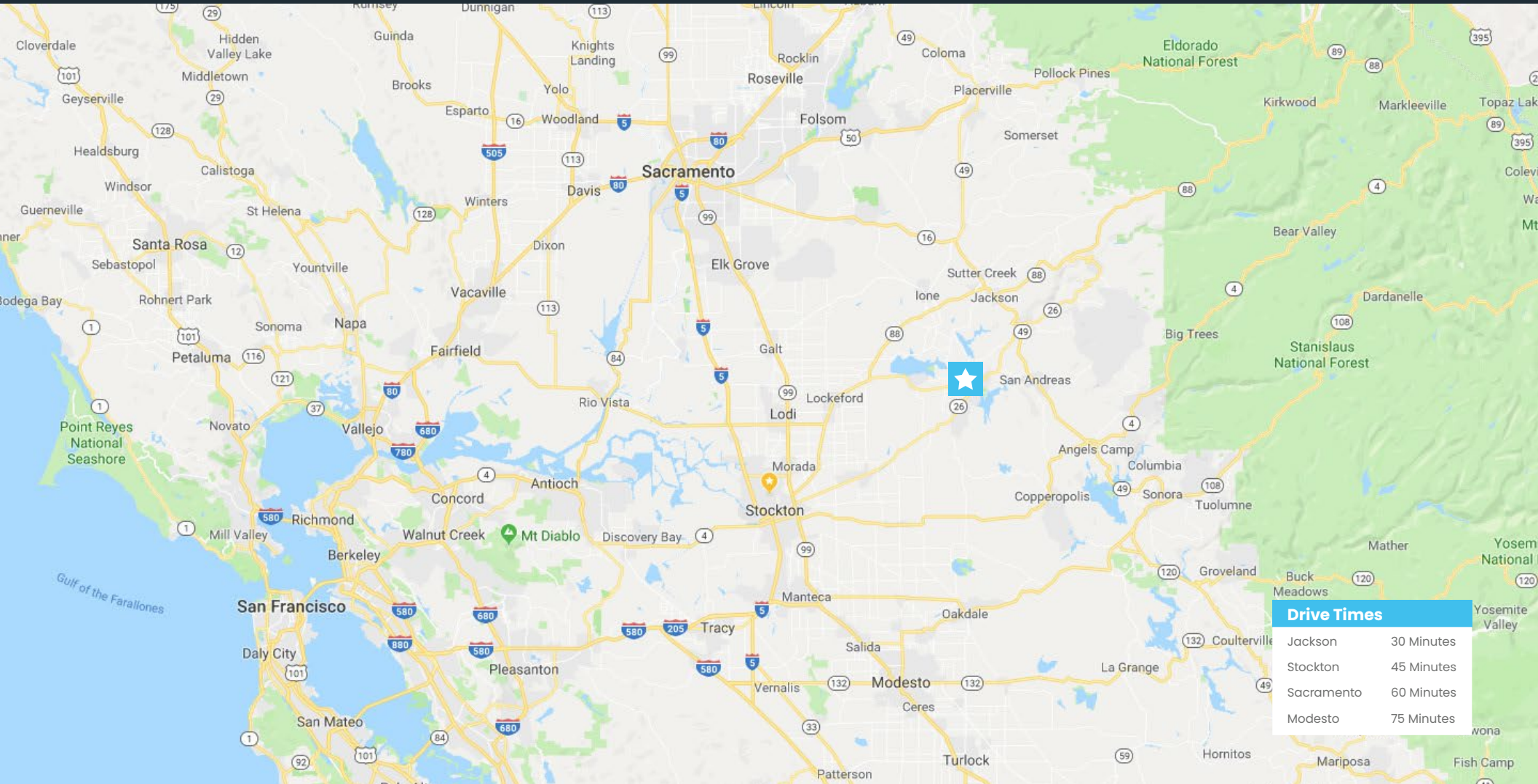
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