

Price
Reduction!

FOR SALE

NEC Quail Oaks Rd And Hwy 26

VALLEY SPRINGS, CA

COVEY LANE

QUAIL OAKS RD

±239,580 SF
(5.5 acres)

CA HWY 26: 11,800 ADT



Highway commercial-zoned parcel located directly across from La Contenta Golf Course.



Zoning allows for a variety of uses to be developed on the parcel ranging from retail, office, service, and multi-family developments.



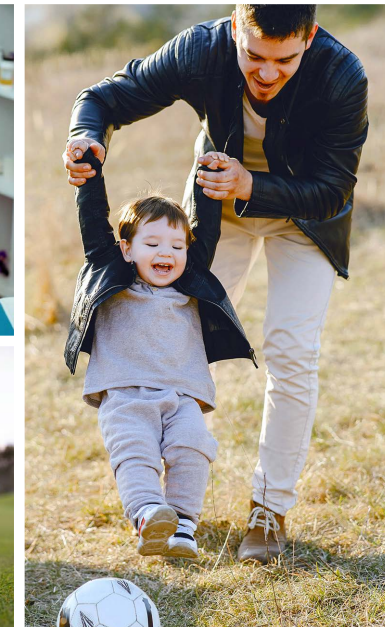
Preliminary investigations have been conducted to establish a community to support population base in Valley Springs.



Within close proximity to the established residential neighborhoods and between commercial districts.

SALE PRICE	\$375,000
PARCEL SIZE	5.5 acres
ZONING	Highway Commercial
TRAFFIC COUNTS	CA Hwy 26: 11,900 ADT
NEIGHBORHOOD CO-TENANTS	Valley Springs Medical Center, La Contenta Golf Club, Anytime Fitness, Golden Bear Physical Therapy, Woodgate Estates + more.

Source: 2022 Esri.







NEC Quail Oaks Road & Hwy 26

Valley Springs, CA

Neighborhood Demographics

	1 MILE	5 MILES	10 MILES
Population	57	7,369	24,137
Median Household Income	\$73,190	\$68,309	\$70,610
Daytime Population	43	6,377	22,013

Community Demographics

	1 MILE	5 MILES	10 MILES
Population 55-64	14.5%	16.6%	17.1%
Population 65-74	12.7%	14.2%	15.1%
Population 75-84	7.3%	6.9%	7.2%
Population 85+	1.8%	2.0%	2.3%
Total	36.3%	39.7%	41.7%

Source: 2022 Esri.

