

FOR SALE | ± 2.28 Acres

Commercial Land

18-24 Vista Del Lago Drive | Valley Springs, CA



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

theconiccompany.com

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SALE PRICE

\$571,000 (\$5.75 PSF)

PARCEL SIZE

±2.28 Total Acres

Parcel A (073-042-113)

±1.15 Acres

Parcel B (073-042-112)

±1.13 Acres

ZONING

General Commercial:

Valley Springs

TRAFFIC COUNTS

CA Hwy 26 | 11,800 ADT

NEIGHBORHOOD CO-TENANTS

Valley Springs Medical Center, La Contenta Golf Club, Anytime Fitness (coming soon), Golden Bear Physical Therapy + more

PROPERTY HIGHLIGHTS

- Two parcels totalling ±2.28 Acres at the corner of CA Hwy 26 & Vista Del Lago Drive in Valley Springs
- Centrally located within the newer commercial growth area of Valley Springs + where majority of the residential community is located
- Vacant commercial land with flexible retail or office development opportunities
- Property benefits from established residential neighborhoods of approx. 12,500 people - with a median household income of over \$70,000/yr.
- Conveniently located within the foothills with major arterials Hwy 12 + Hwy 26 - attracting shoppers from over 10 miles away

NEIGHBORHOOD DEMOGRAPHICS	1 Mi	3 Mi	5 Mi
POPULATION	2,844	7,801	12,227
MEDIAN HOUSEHOLD INCOME	\$84,260	\$79,900	\$80,758
DAYTIME POPULATION	317	1,351	1,645

Source: 2022 Esri.



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