

AMADOR PLAZA

*±3,352 SF Former Fast Food
Restaurant With Drive-Thru
±900 SF In-Line Shop Space*

11950-11992 STATE HIGHWAY 88
JACKSON, CA 95642

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KIDDER.COM



FOR LEASE

±3,352 SF FORMER FAST
**FOOD RESTAURANT WITH
*DRIVE-THRU***
±900 SF IN-LINE ***SHOP SPACE***

AMADOR PLAZA is anchored by a highly popular Save Mart grocery store, with merchandise pricing attracting more than 7,000 customer visits per week. All the storefronts in the center are highly visible from Highway 88, less than a mile from Highway 49. Amador Plaza tenants create a constant flow of consumers 7 days per week. Additionally, Amador Plaza is less than a mile from Argonaut High School and the county Superior Court complex, both consistent traffic generators for the PLAZA.



±21,000 VEHICLES
Average Daily Traffic

STATE HWY 88

AMADOR PLAZA



FOR LEASE

AMADOR PLAZA *SHOPPING CENTER* ANCHORED BY SAVEMART



AMADOR PLAZA

THE TRADE AREA

Approximately 50 miles from the greater Sacramento area, AMADOR PLAZA serving the 41,000 residents of Amador County and an additional 40,000 residents living in the primary trade area, the retail base in Jackson enjoys more than \$81,000,000.00 in grocery sales and more than \$35,000,000 in home improvement sales, mostly created by Lowe's, a short distance from Amador Plaza. From fishing to pickle ball, the area contains a well-rounded and heavily supported collection of outdoor sports opportunities, heavily supported by the local residents of the Amador County trade area. Even then, the local residents are home and family centric, with gatherings of family and friends common events.

Several retail categories are underserved in the area, including restaurants of all types. Additionally, the apparel and pet categories are underrepresented. Further, many categories have yet to penetrate this area, including many types of service providers related to home schooling, and also training the parents to enhance their teaching acumen.

2025 DEMOGRAPHICS (5 MILE) & TRAFFIC COUNTS

MEDIAN HH INCOME	±\$79,029
NUMBER OF HOUSEHOLDS	±4,810
EMPLOYEES IN THE IMMEDIATE TRADE AREA	±4,375
TRAFFIC COUNT PROFILE HWY 88 AT HWY 49 (2018)	17,800

±3,352 SF

RESTAURANT WITH DRIVE-THRU

±900 SF

IN-LINE SHOP SPACE

KIDDER MATHEWS

SITE PLAN



FOR LEASE

50 MIN

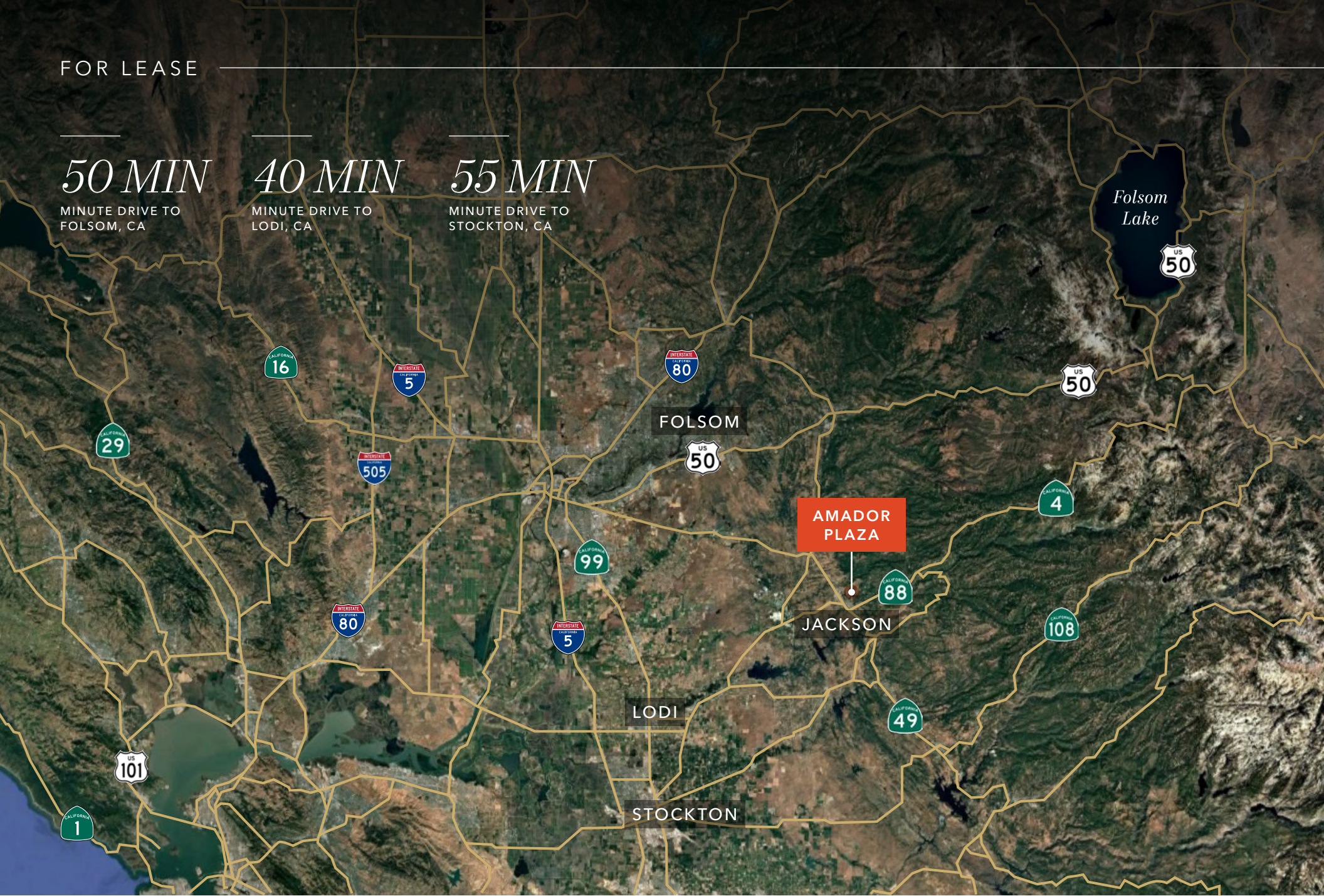
MINUTE DRIVE TO
FOLSOM, CA

40 MIN

MINUTE DRIVE TO
LODI, CA

55 MIN

MINUTE DRIVE TO
STOCKTON, CA





 **±21,000 VEHICLES**
Average Daily Traffic

AMADOR PLAZA



Exclusively listed by

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