

# 20661 6.45 ACRES

SOULSBYVILLE | SOULSBYVILLE, CA

N SUNSHINE RD

SOULSBYVILLE RD - 6,498 VPD

CALIFORNIA 108

7,990 VPD

## FOR SALE

280,962 SF | 6.45 ACRES



20661 SOULSBYVILLE  
Soulsbyville, CA



\$1,500,000 | \$5.33 PSF  
Price



COMMERCIAL  
Zoned



280,962  
Square Foot

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## CONFIDENTIALITY & DISCLAIMER

This Confidential Offering Memorandum (the “Memorandum”) has been prepared and presented to the recipient (the “Recipient”) by Cosol (“Cosol”) as part of Cosol’s efforts to market for sale the real property located at 14761 Mono Way, Sonora, CA (“The Property”). Cosol is the exclusive agent and broker for the owner(s) of the Property (the “Owner”). Cosol is providing this Memorandum and the material contained in it to the Recipient solely to assist the Recipient in determining whether the Recipient is interested in potentially purchasing all or part of the Property. Cosol also is providing this Memorandum and the material in it to the Recipient with the understanding that the Recipient will independently investigate those matters that it deems necessary and appropriate to evaluate the Property and that the Recipient will rely only on its own investigation, and not on Cosol, the Owner or this Memorandum, in determining whether to purchase the Property. The Recipient’s use of this Memorandum, in determining whether to purchase the Property.

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This Memorandum includes statements and estimates provided by or to Cosol and/or the Owner regarding the Property. Those statements and estimates may or may not be accurate, correct or complete. Nothing contained in this Memorandum should be construed as a representation or warranty about the accuracy, correctness or completeness of such statements and estimates. Further, nothing contained in this Memorandum should be construed as a representation or warranty about the accuracy, correctness or completeness of such statements and estimates. Further, nothing in this Memorandum should be construed as representation or warranty about any aspect of the Property, including, without limitation, the Property’s (1) past, current or future performance, income, uses or occupancy, (2) past, current or prospective tenants, (3) physical condition, (4) compliance, or (5) appropriateness for any particular purpose, investment, use or occupancy. Again, the Recipient is urged not to rely on this Memorandum and the statements and estimates in it and to make an independent investigation regarding the Property and the statements and estimates contained herein. This Memorandum may include statements regarding, references to, or summaries of, the nature, scope or content of contracts and/or other documents relating to the Property. Those statements, references or summaries may or may not be accurate, correct or complete. Additionally, Cosol may not have referenced or included summaries of each and every contract and/or other document that the Recipient might determine is relevant to its evaluation of the Property. Nothing contained in this Memorandum should be construed as a representation or warranty about the accuracy, correctness or completeness of such statements, representations or summaries. On request and as available, and subject to the Owner’s consent, Cosol will provide the Recipient with copies of all referenced contracts and other documents. Cosol assumes no obligation to supplement or modify the information contained in this Memorandum to reflect events or conditions occurring on or after the date of its preparation of this Memorandum.

This Memorandum does not constitute an offer to sell, or a solicitation of an offer to buy, an interest in the Property. Nothing contained in this Memorandum may be construed to constitute legal or tax advice to a Recipient concerning the Property. More detailed information regarding the anticipated terms, conditions and timing of any offering by the Owner relating to the Property will be provided in due course by separate communication. Cosol and/or the Owner reserve the right to engage at any time in discussions or negotiations with one or more recipients of this Memorandum and/or other prospective purchasers of the Property without notice or other obligation to the Recipient. The Owner reserves the right to change the terms of any offering relating to the Property or to terminate without notice that offering. The Owner also reserves the right to operate the Property in its sole and absolute discretion prior to the completion of any sale of the Property. Cosol reserves the right to return of this Memorandum and the material in it and any other material provided by Cosol to the Recipient at any time. Acceptance of this Memorandum by the Recipient constitutes acceptance of the terms and conditions outlined above.



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CoSol Commercial Real Estate is a highly focused brokerage company and prides itself on outstanding customer service and developing long term relationships to retailers, property owners, and investors. With experienced principals and strong regional market knowledge, CoSol Commercial Real Estate provides full-service capabilities catered to the needs of its clients.

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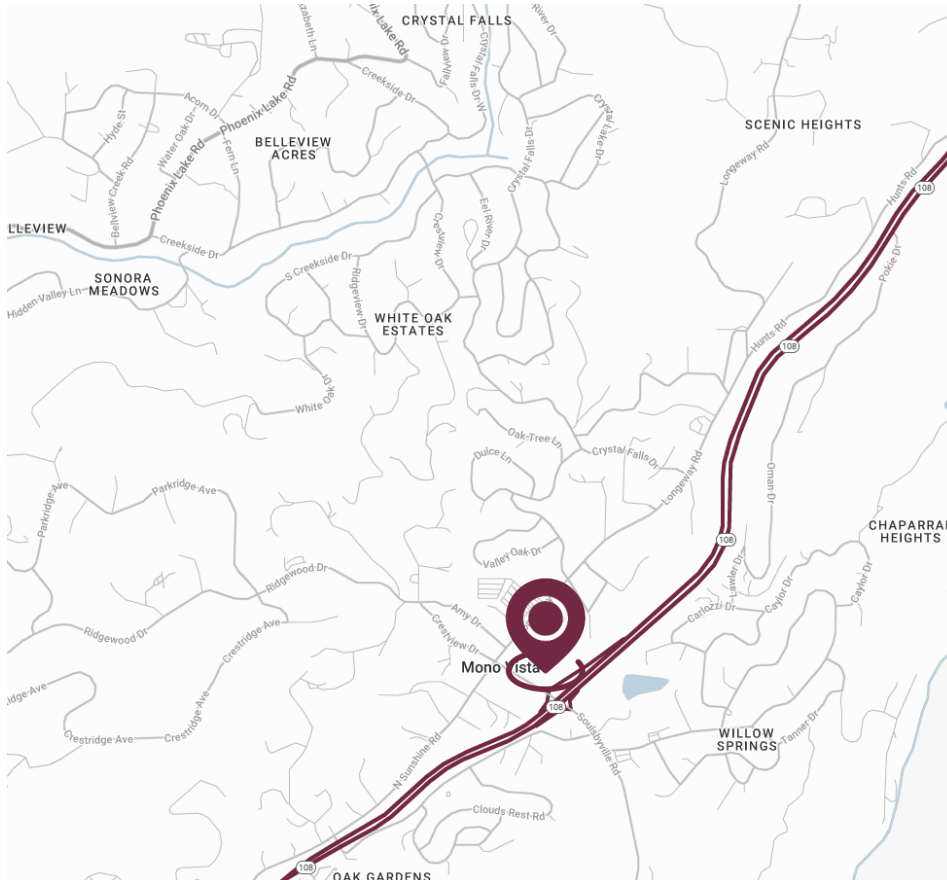
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SUBJECT PHOTOS

# EXECUTIVE SUMMARY

This expansive 6.45-acre property is strategically located along Soulsbyville Road, offering excellent access to Highway 108. The site is zoned for general commercial use, making it ideal for a wide range of development opportunities, including retail centers, office spaces, or mixed-use projects.



## PROPERTY SUMMARY

ADDRESS:	20661 Soulsbyville Rd. Soulsbyville, CA 95372
APN:	038-260-015-000
SIZE:	6.45 Acres   280,962 Sq Ft
PRICE:	\$1,500,000   \$5.33 PSF
COUNTY:	Tuolumne
ZONING:	C-1, General Commercial Plan

## INVESTMENT HIGHLIGHTS

- **Utilities Available:** Water, sewer, and electricity are readily available, facilitating easier development processes.
- **Nearby Amenities:** Close proximity to Soulsbyville Elementary School, Sonora Vista subdivision, and popular recreational areas like Pinecrest Lake and Dodge Ridge Ski Resort.
- **High Visibility:** Nearly 12,000 Vehicles Per Day with great site visibility.

# MARKET VIEW





## SOULSBYVILLE, CA

Soulsbyville, California, is a charming community nestled in the scenic Sierra Nevada foothills within Tuolumne County. Known for its rich history and serene surroundings, Soulsbyville offers a unique blend of small-town charm and strategic location, making it an ideal spot for commercial investment. The area benefits from its proximity to key highways, providing easy access to nearby cities like Sonora and a steady flow of both local and tourist traffic. With a growing population in the region and increasing demand for commercial services, Soulsbyville presents a promising opportunity for investors looking to capitalize on the area's economic potential while enjoying the picturesque landscape and a welcoming community atmosphere.

## TUOLUMNE COUNTY

Located 2 ½ hours east of the San Francisco Bay Area, Tuolumne spans from rolling foothills to the Sierra Nevada Mountains. As the site where gold was first discovered in 1848, it played a crucial role in the Gold Rush of 1849. Accessible via Highways 108, 120, and 49, the county also serves as the “front door” to Yosemite National Park for Bay Area visitors. A paradise for outdoor enthusiasts, Tuolumne County offers diverse activities like hiking, boating, skiing, and camping, all within the stunning landscapes of the Stanislaus National Forest and Yosemite.



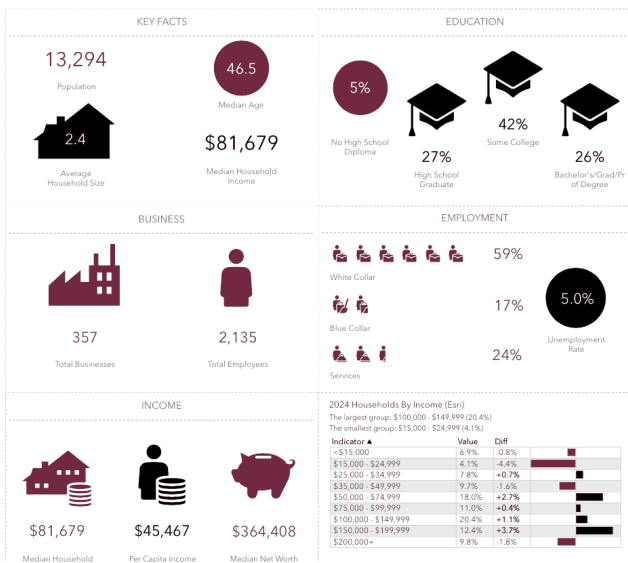
# DEMOGRAPHICS

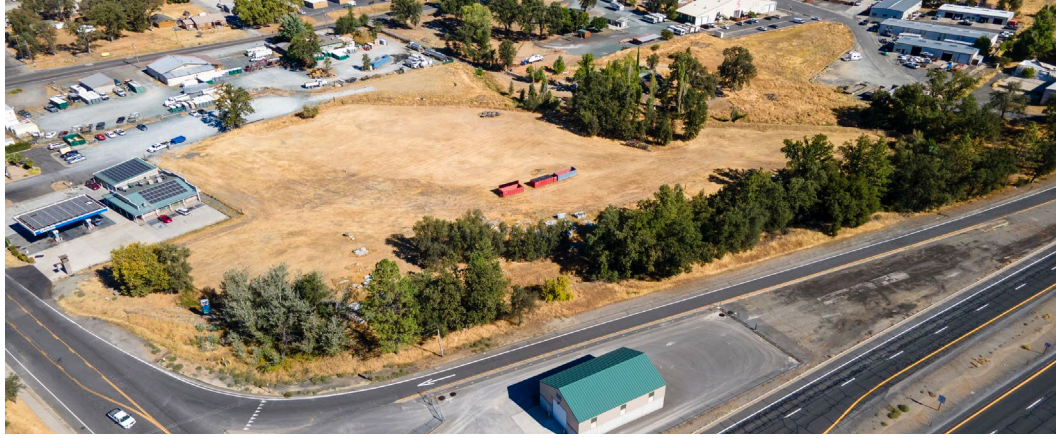
2024 SUMMARY	3 MILE	5 MILE	7 MILE
Population	13,294	23,440	33,994
Households	5,464	9,893	14,827
Families	3,674	6,427	8,981
Average Household Size	2.43	2.36	2.27
Owner Occupied Housing Units	4,448	7,792	10,554
Renter Occupied Housing Units	1,016	2,101	4,273
Median Age	46.5	49.3	49.1
Median Household Income	\$81,679	\$82,570	\$79,408
Average Household Income	\$110,775	\$115,516	\$111,886

2029 SUMMARY	3 MILE	5 MILE	7 MILE
Population	13,230	23,310	33,694
Households	5,567	10,071	15,029
Families	3,738	6,533	9,094
Average Household Size	2.37	2.30	2.22
Owner Occupied Housing Units	4,608	8,084	10,965
Renter Occupied Housing Units	959	1,987	4,064
Median Age	47.3	49.8	49.7
Median Household Income	\$98,605	\$97,669	\$92,849
Average Household Income	\$126,531	\$130,913	\$126,680



## 3 MILE HIGHLIGHTS







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