



12275  
MARTELL ROAD  
JACKSON | CA

FOR LEASE

12275 MARTELL ROAD | JACKSON, CA 95642

# EXECUTIVE SUMMARY

12275  
MARTELL ROAD  
JACKSON | CA

## PROPERTY OVERVIEW

This flexible space in Jackson, CA can be used for retail, medical and/or light industrial. The center is surrounded by strong national retailers including Walmart, Lowe's, Walgreens, Petco, Auto Zone, AT&T Wireless as well as national food chains Starbucks, McDonald's, Jack in the Box, Round Table Pizza, and Jamba Juice.

 [View Virtual Tour](#)

## AVAILABILITY

**Suite 9:** ±2,700 square feet  
**Suites 12 - 13:** ±2,400 square feet (divisible)  
**Suites 16 - 17:** ±2,300 square feet (divisible)

## PROPERTY HIGHLIGHTS

- Suite 17 has a roll-up door.
- Less than five miles from the Jackson Rancheria Entertainment and Conference Center with over one million annual visitors and 1,500 employees.
- Twelve miles to the new Harrah's Northern California Casino.
- Located near wineries with traffic coming from Sacramento and Bay Area.



© Capital Rivers Commercial. This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. DRE #01522447

## AJ HERLITZ

Director of Sales & Leasing  
916.514.5225 x113  
aj@capitalrivers.com  
DRE #02160569

REALTY  
RESOURCES  
MEMBER



CAPITAL RIVERS  
COMMERCIAL

# SITE PLAN & AVAILABILITY

**12275**  
MARTELL ROAD  
JACKSON | CA



© Capital Rivers Commercial. This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. DRE #01522447

**AJ HERLITZ**

Director of Sales & Leasing  
916.514.5225 x113  
[aj@capitalrivers.com](mailto:aj@capitalrivers.com)  
DRE #02160569

**REALTY  
RESOURCES**  
MEMBER



**CAPITAL RIVERS**  
COMMERCIAL

# EXTERIOR PROPERTY PHOTOS

12275  
MARTELL ROAD  
JACKSON | CA



AJ HERLITZ

Director of Sales & Leasing  
916.514.5225 x113  
aj@capitalrivers.com  
DRE #02160569

REALTY  
RESOURCES  
MEMBER



CAPITAL RIVERS  
COMMERCIAL

# INTERIOR PROPERTY PHOTOS

12275  
MARTELL ROAD  
JACKSON | CA



AJ HERLITZ

Director of Sales & Leasing  
916.514.5225 x113  
[aj@capitalrivers.com](mailto:aj@capitalrivers.com)  
DRE #02160569

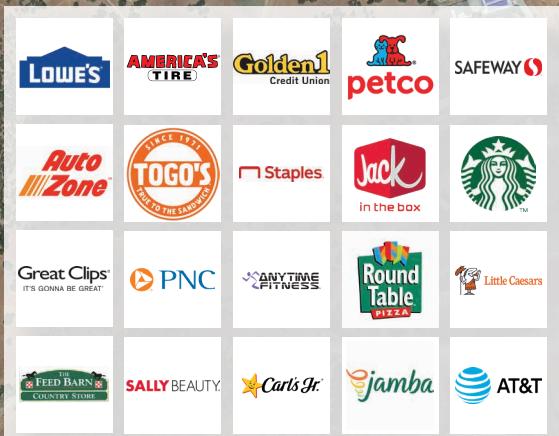
REALTY  
RESOURCES  
MEMBER



CAPITAL RIVERS  
COMMERCIAL

# RETAIL AREA

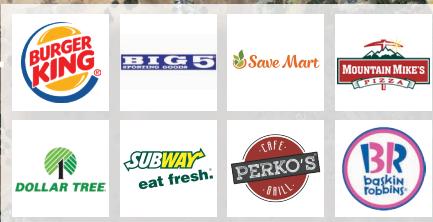
12275  
MARTELL ROAD  
JACKSON | CA



12275  
MARTELL ROAD  
JACKSON | CA



Amador  
County  
Airport



AJ HERLITZ

Director of Sales & Leasing  
916.514.5225 x113  
aj@capitalrivers.com  
DRE #02160569

REALTY  
RESOURCES  
MEMBER



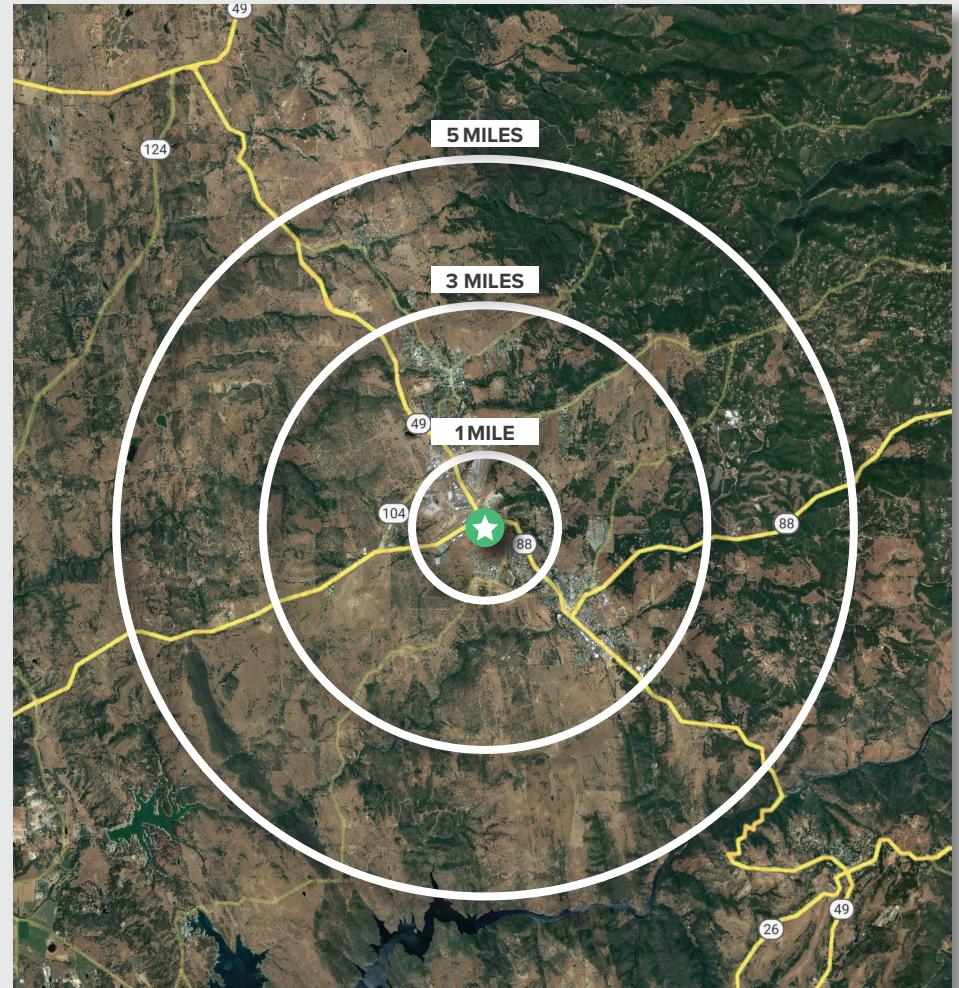
CAPITAL RIVERS  
COMMERCIAL

# REGIONAL DEMOGRAPHICS

**12275**  
MARTELL ROAD  
JACKSON | CA

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
<b>POPULATION</b>			
2023 Estimated Population	1,182	8,266	10,057
2028 Projected Population	1,249	8,502	10,343
2020 Census Population	996	8,247	10,056
2010 Census Population	890	7,801	9,519
2032 Median Age	44.7	50.8	51.5
<b>HOUSEHOLDS</b>			
2023 Estimated Households	445	3,791	4,647
2028 Projected Households	460	3,812	4,673
2020 Census Households	393	3,692	4,490
2010 Census Households	361	3,469	4,223
<b>INCOME</b>			
2023 Estimated Average Household Income	\$99,228	\$96,780	\$96,061
2023 Estimated Median Household Income	\$83,056	\$71,120	\$70,607
2023 Estimated Per Capita Income	\$37,509	\$44,586	\$44,574
<b>BUSINESS</b>			
2023 Estimated Total Businesses	187	784	811
2023 Estimated Total Employees	1,456	6,611	6,748

Demographic Source: Applied Geographic Solutions 11/2023, TIGER Geography - RS1



## AJ HERLITZ

Director of Sales & Leasing  
916.514.5225 x113  
aj@capitalrivers.com  
DRE #02160569

**REALTY**  
**RESOURCES**  
MEMBER



**CAPITAL RIVERS**  
COMMERCIAL