

COMMERCIAL LAND FOR SALE

SEC RIVER OAKS BLVD & PLUMAS LAKE BLVD | PLUMAS LAKE, CA



*Last traffic counts on Hwy 70 were taken in 2019. 2021 projections are based on a 2% annual increase.

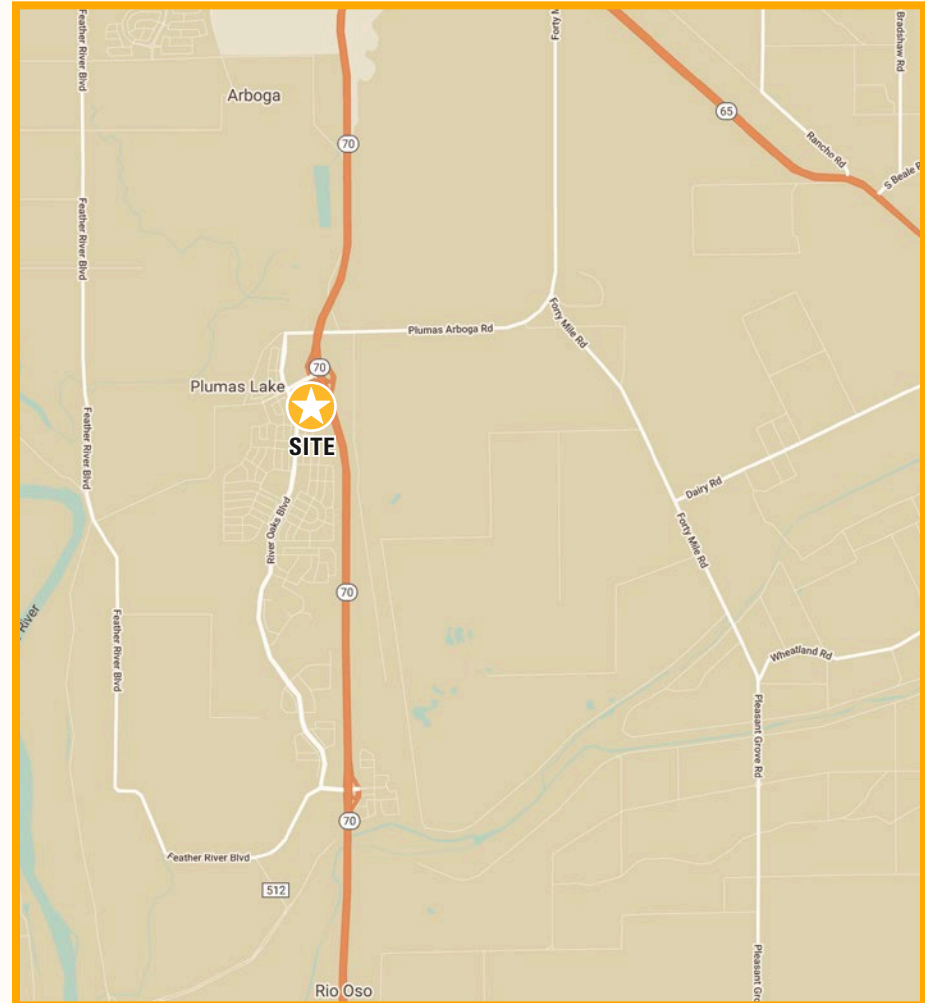
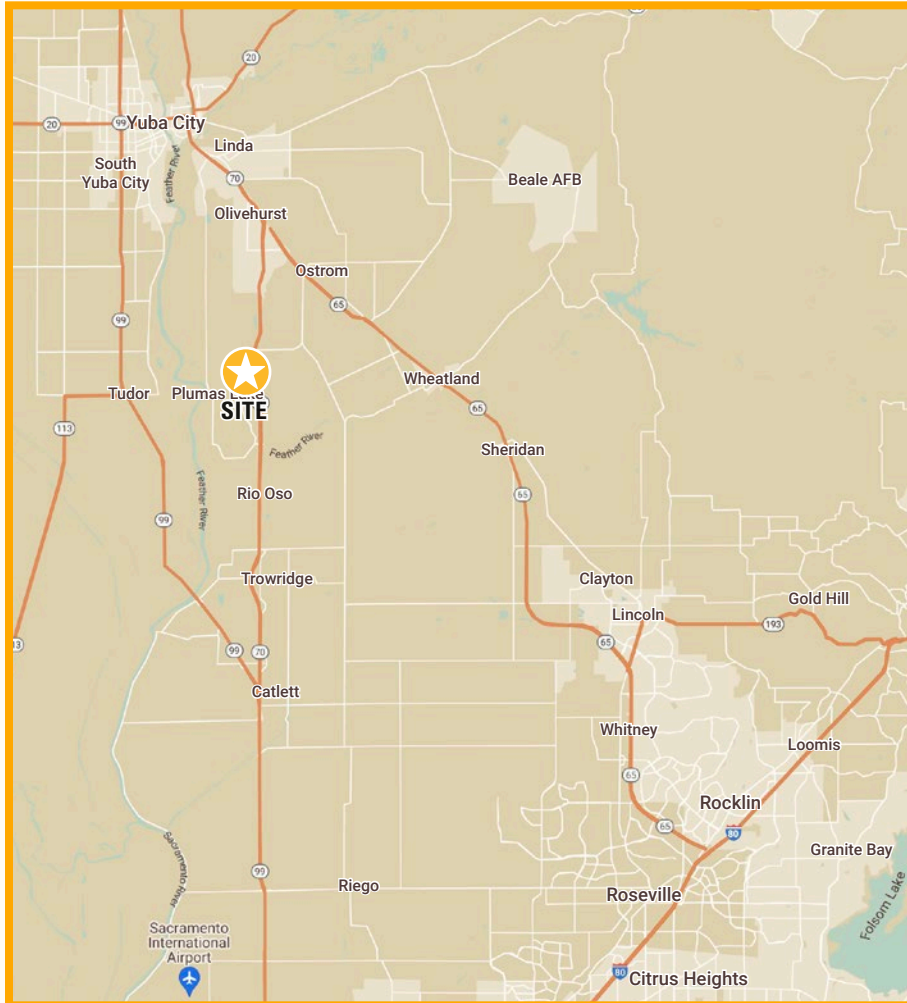


ARIEL FOX | DRE #01496200 | 916.473.8805 | afox@rightsite.com

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LOCATION MAP



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PROPERTY PROFILE

- » Size: ±11.9^{AC} (±518,362^{SF})
(Seller will sell all or a part)
- » Located on Plumas Lake Blvd at Highway 70
- » Plumas Lake Blvd is proposed to extend and connect to Highway 65 (see following page)
- » Potential Highway Pylon Signage*
- » Zoning: Community Shopping Center
- » Potential Uses: Retail, Grocery, Restaurant, Fast Food

*Additional approvals required

TRADE AREA

- » Plumas Lake, CA is a growing master-planned community between Sacramento and Marysville, CA. At full build-out, the community will have approximately 12,000 homes & 36,000 residents. In addition to homes already built, there are 7,200+ Homes Proposed/Planned/Under Construction within the community.

- Average Home Price of \$460,000
- Average Household Income of \$111,000 within 3 miles of the site
- Many employees of the Beale Air Force Base call Plumas Lake home

» Amenities and Entertainment:

- 18 hole golf course, twice rated as a top 100 golf course in America by Golf Digest
- Hard Rock Hotel & Casino, 170-room hotel, located 4 miles away
- Toyota Amphitheater, outdoor amphitheater with the capacity of 18,500 spectators and approximately 10 to 15 events a year, 2.4 miles away

DEMOGRAPHICS

(2020 EST.)

POPULATION

5 min drive	7,701
10 min drive	24,695
15 min drive	46,493

DAYTIME POPULATION

5 min drive	325
10 min drive	2,553
15 min drive	4,960

MEDIAN HOUSEHOLD INCOME

5 min drive	\$107,337
10 min drive	\$75,699
15 min drive	\$65,961

AVERAGE HOUSEHOLD INCOME

5 min drive	\$119,117
10 min drive	\$89,600
15 min drive	\$82,332

TRAFFIC

Hwy 70	22,256 ADT*
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OVERHEAD AERIAL

BEALE AIR FORCE BASE

±4,400 MILITARY PERSONNEL

SPORTS & ENTERTAINMENT ZONE

The sports and entertainment zone is home to the Hard Rock Hotel and Casino as well as the Toyota Amphitheater. The zone was created to provide for sports facilities, including a motor vehicle raceway, a golf course, and an amphitheater, along with a range of compatible commercial and light industrial land uses, bringing enhanced commerce to the region.



HARD ROCK HOTEL & CASINO



TOYOTA AMPHITHEATER

Proposed Interchange

HIGHWAY 65 BYPASS
Proposed bypass from Old Highway 65 to Forty Mile Rd
(TIMING: TBD)

HIGHWAY 65 BYPASS (PHASE 2)
Extends Plumas Lake Blvd to Plumas Arboga Rd
(TIMING: TBD)

SITE

WHEATLAND



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PARCEL MAP

PARCEL 1:

APN: 016-632-009-000

SIZE: ±30,927^{SF} (±0.71^{AC})

ZONING: COMMUNITY SHOPPING CENTER

PARCEL 2:

APN: 016-632-008-000

SIZE: ±57,499^{SF} (±1.32^{AC})

ZONING: COMMUNITY SHOPPING CENTER

PARCEL 3:

APN: 016-632-007-000

SIZE: ±103,237^{SF} (±2.37^{AC})

ZONING: COMMUNITY SHOPPING CENTER

PARCEL 4:

APN: 016-632-006-000

SIZE: ±82,328^{SF} (±1.89^{AC})

ZONING: COMMUNITY SHOPPING CENTER

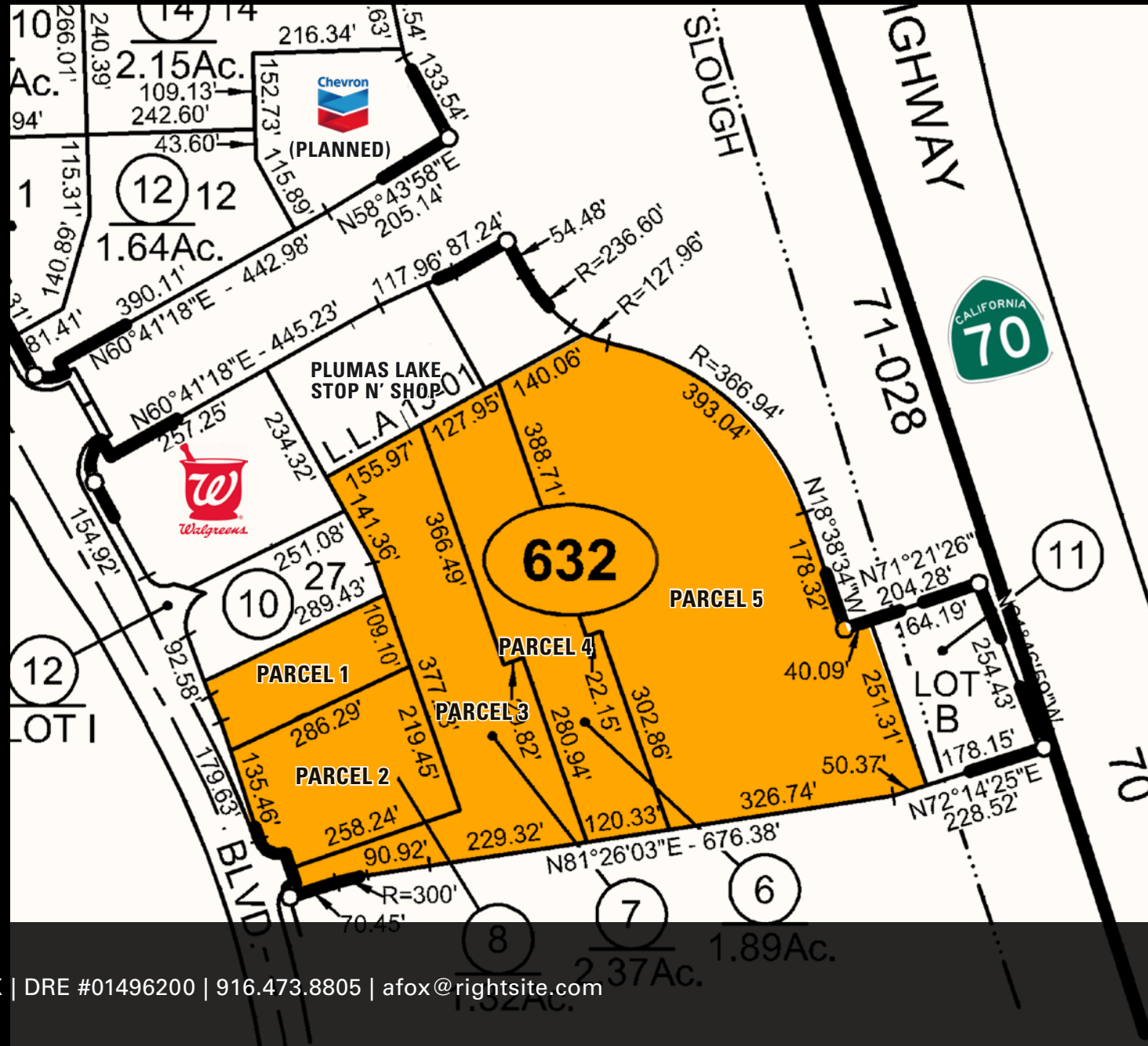
PARCEL 5:

APN: 016-632-005-000

SIZE: ±244,371^{SF} (±5.61^{AC})

ZONING: COMMUNITY SHOPPING CENTER

TOTAL: ±518,362^{SF} (±11.9^{AC})



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CONCEPTUAL SITE PLAN

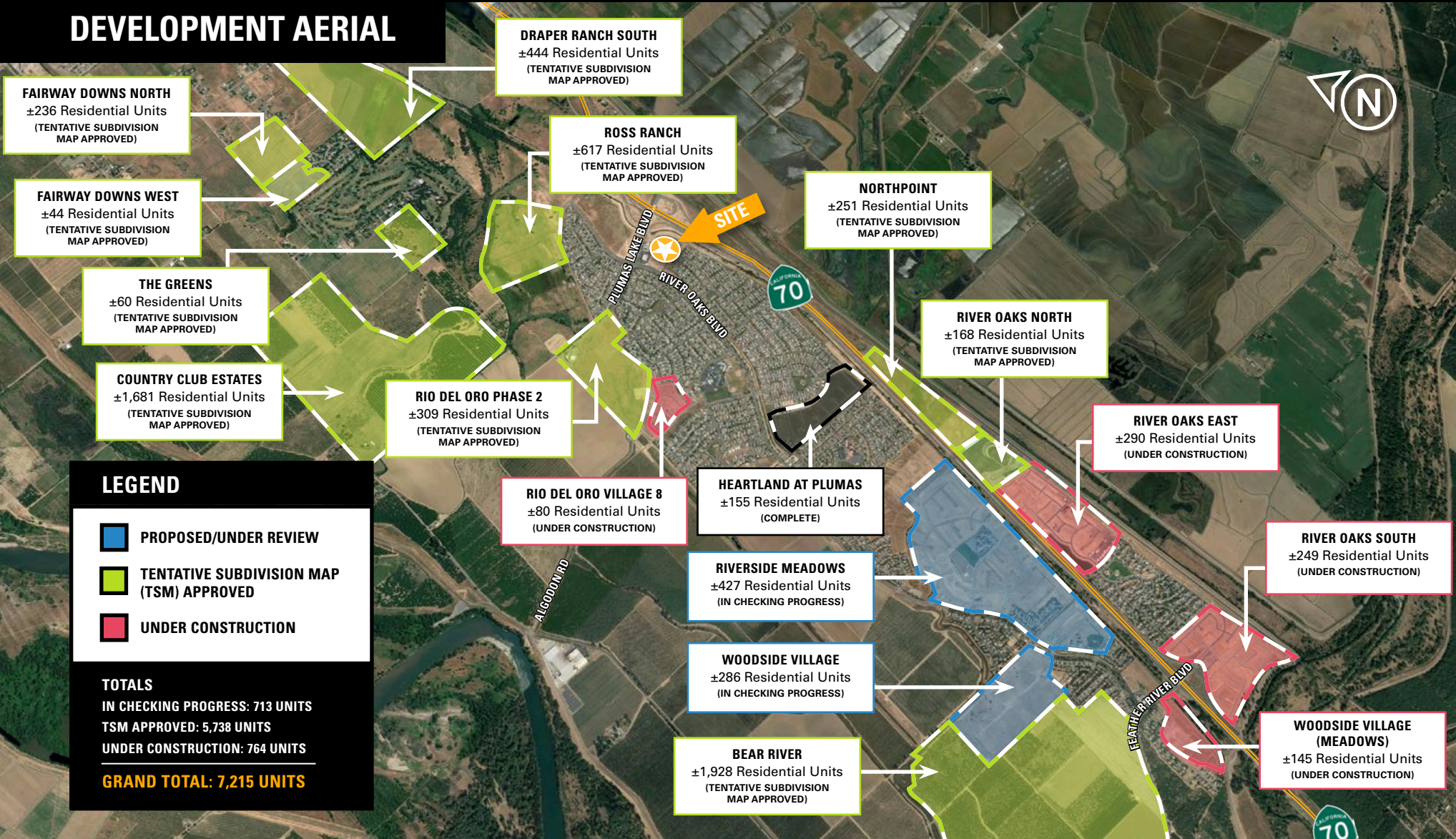


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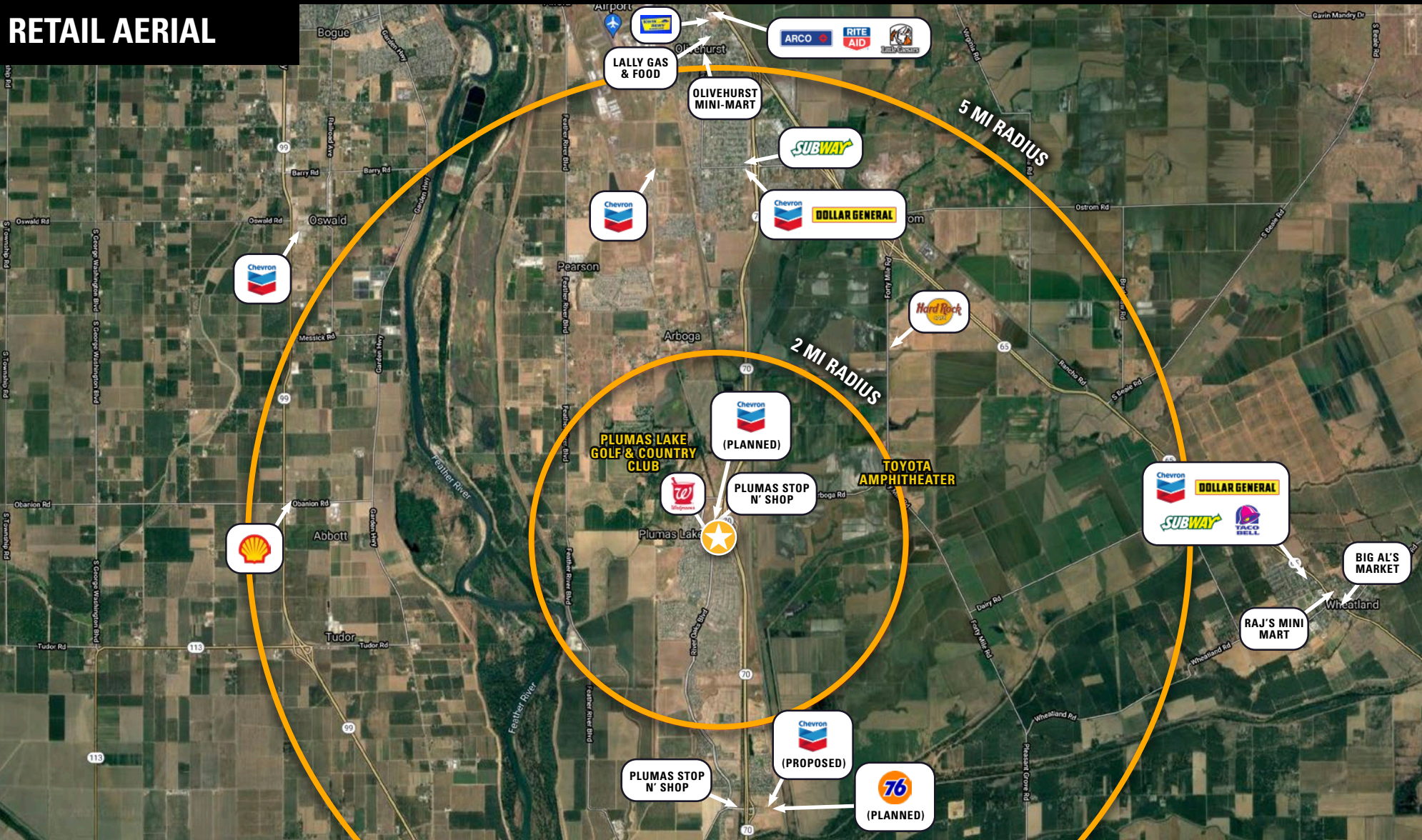
DEVELOPMENT AERIAL



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RETAIL AERIAL



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