

# Highway Commercial Land Available

Two Parcels Available -  $\pm 1.99$  Acres &  $\pm 1.18$  Acres

Hwy 88 & Ridge Road  
Pine Grove, CA 95665  
[www.cbre.com/sacramentodt](http://www.cbre.com/sacramentodt)



## Contact Us

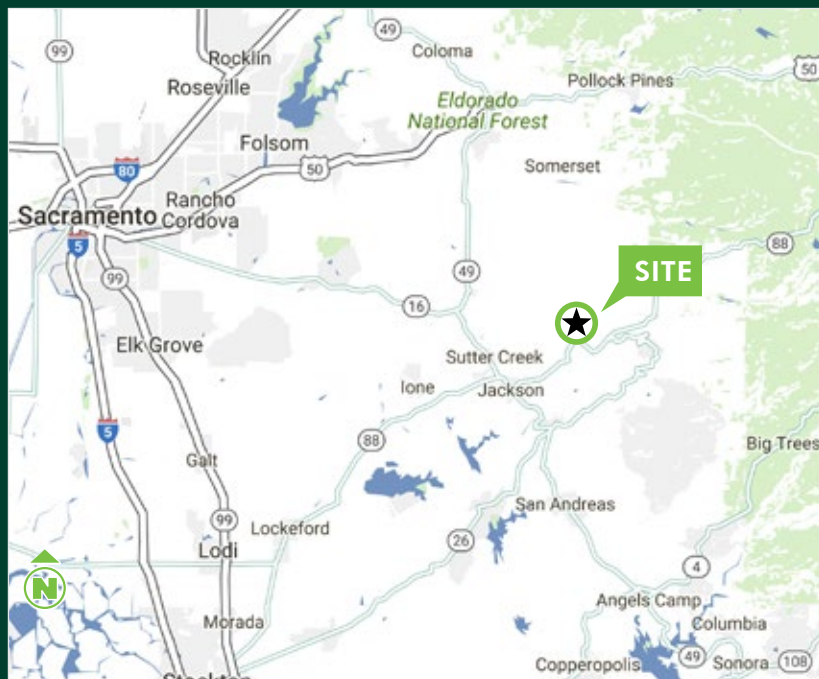
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[jon.schultz@cbre.com](mailto:jon.schultz@cbre.com)  
Lic. 00844740

## Highway Commercial Land Available

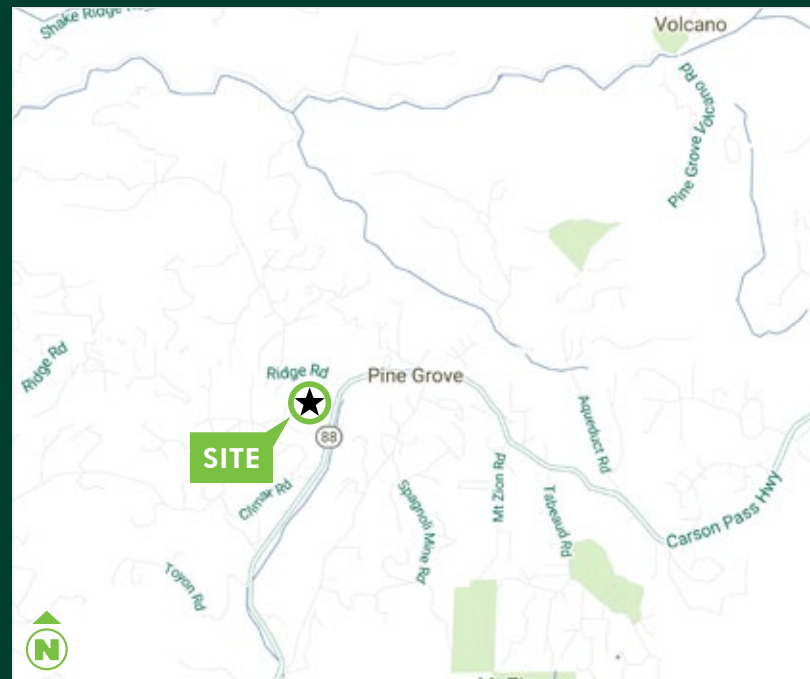
Hwy 88 & Ridge Rd, Pine Grove, CA 95665

For Sale

### AREA MAP



### LOCATION MAP



MAPS NOT TO SCALE

DEMOGRAPHICS (2023 Est.)	3-mile Radius	7-mile Radius	15-min Drive Time
Population	5,502	14,862	16,587
Average Household Income	\$106,947	\$105,893	\$100,119
Median Household Income	\$83,230	\$72,976	\$72,881
Daytime Employment	1,004	5,294	9,423

#### Traffic Counts

Highway 88	16,850 ADT
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### PROPERTY INFORMATION

Pine Grove is a small living and working community located in Amador County on State Highway 88, nestled in the foothills of Amador County, California. Originally the crossroads of gold mining and logging developments, Pine Grove has developed as new families and retirees move in from the Bay area. With access to the High Sierra and Carson Pass with its many lakes and rivers, many see Pine Grove as an ideal place to live and the town benefits from tourist activity.

### PROPERTY FEATURES

- + ±1.99 Acres of Land
- + ±1.18 Acres of Land
- + Zoned Commercial
- + Located at signalized intersection of Highway 88 and Ridge Road
- + Adjacent to Dollar General store
- + Great exposure in an established retail area
- + Benefits from Highway 88 traffic
- + Significant Tourist Activity stemming from the area's proximity to the Kirkwood Ski Area, Jackson Rancheria Casino Resort, and the Amador County Wineries
- + Jackson Rancheria Entertainment and Conference Center with over 1 Million Visitors Annually and 1,500 Employees.
- + Highway 88 improvements proposed to alleviate existing congestion, add bike lanes and sidewalks

### PROPERTY HIGHLIGHTS

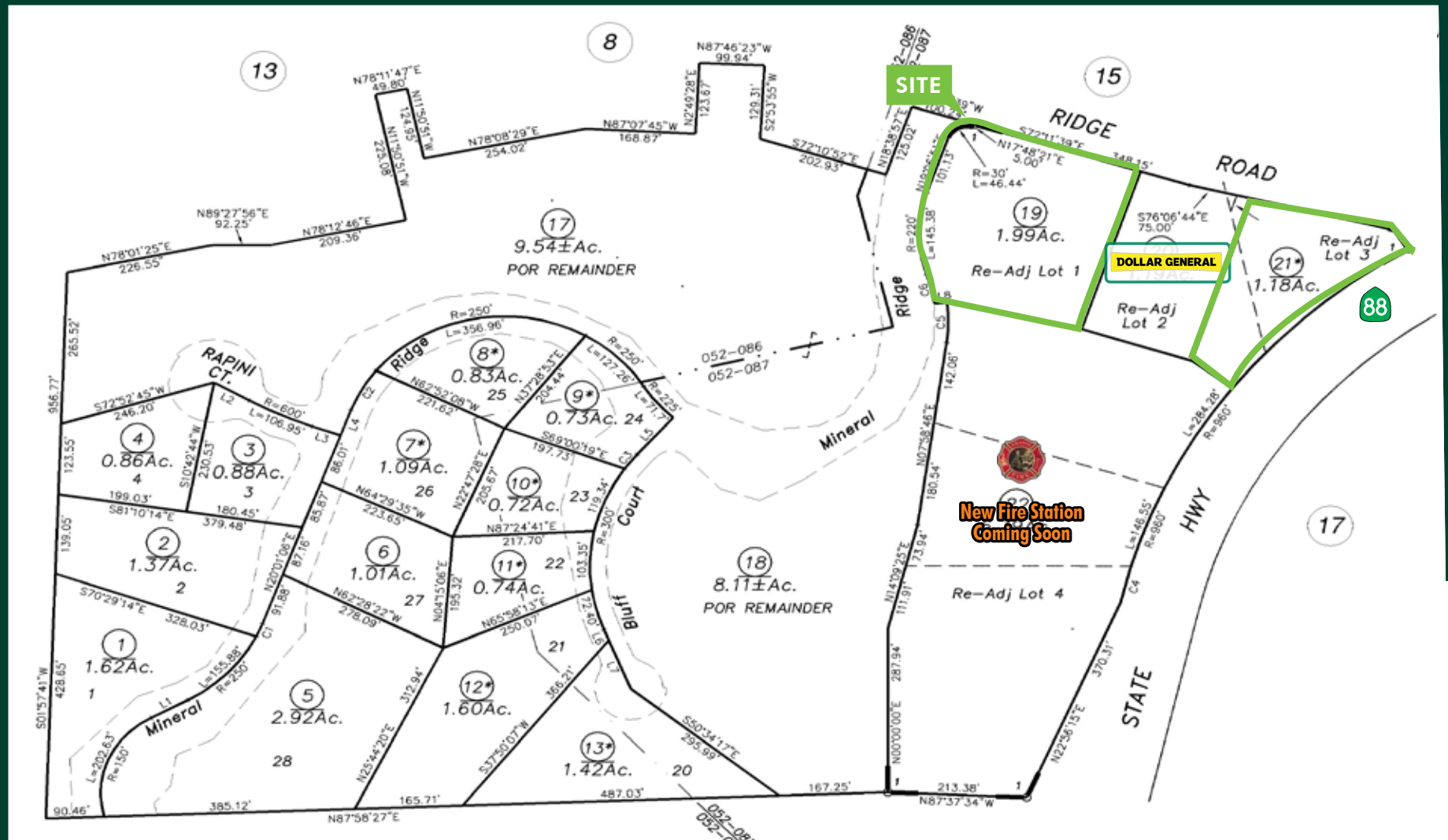
APN (Amador County):	030-740-019 030-740-021
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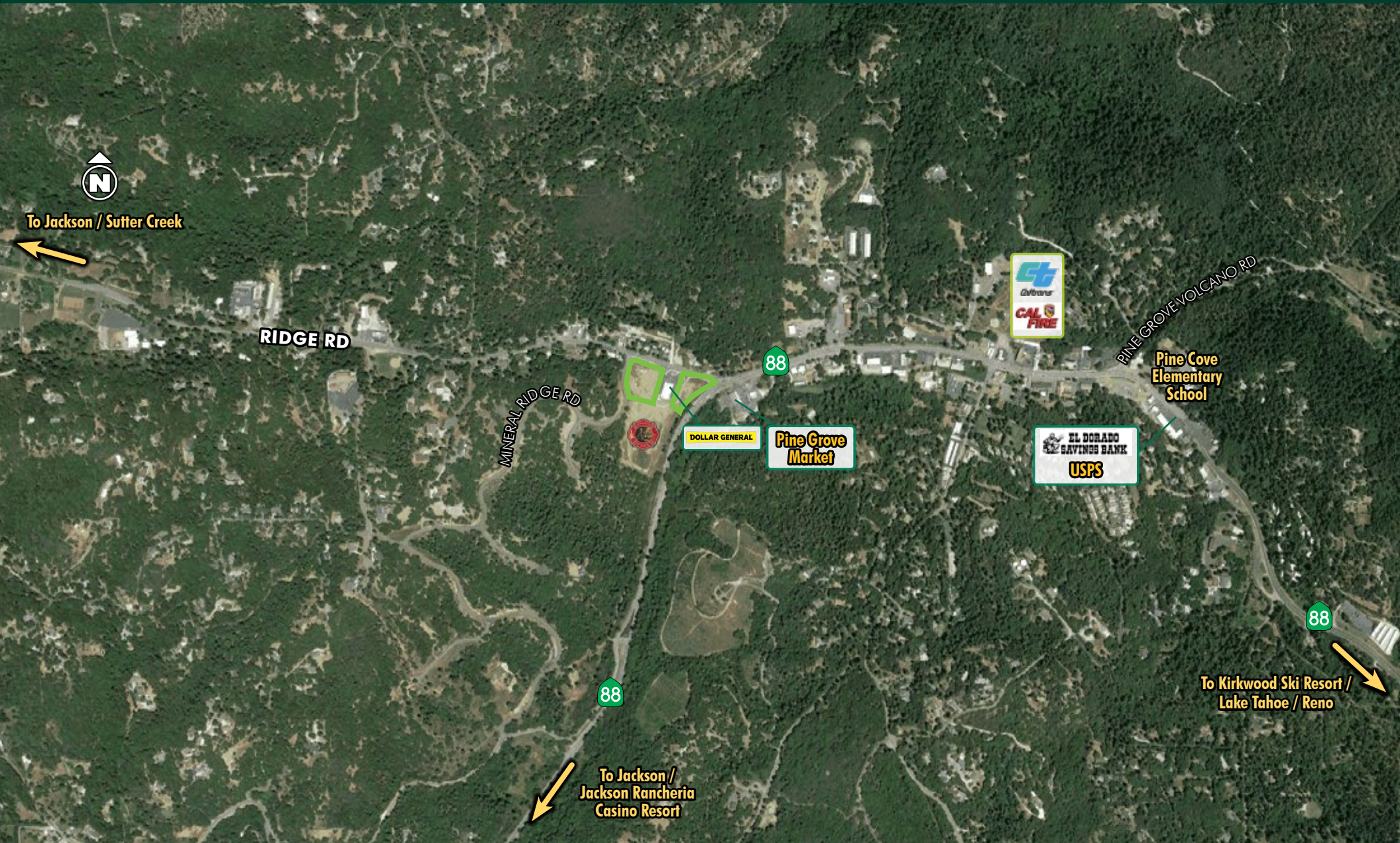
Parcel Size:	±1.99 Acres ±1.18 Acres
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Zoning:	Commercial
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City, State:	Pine Grove, CA 95665 Amador County
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## PARCEL MAP

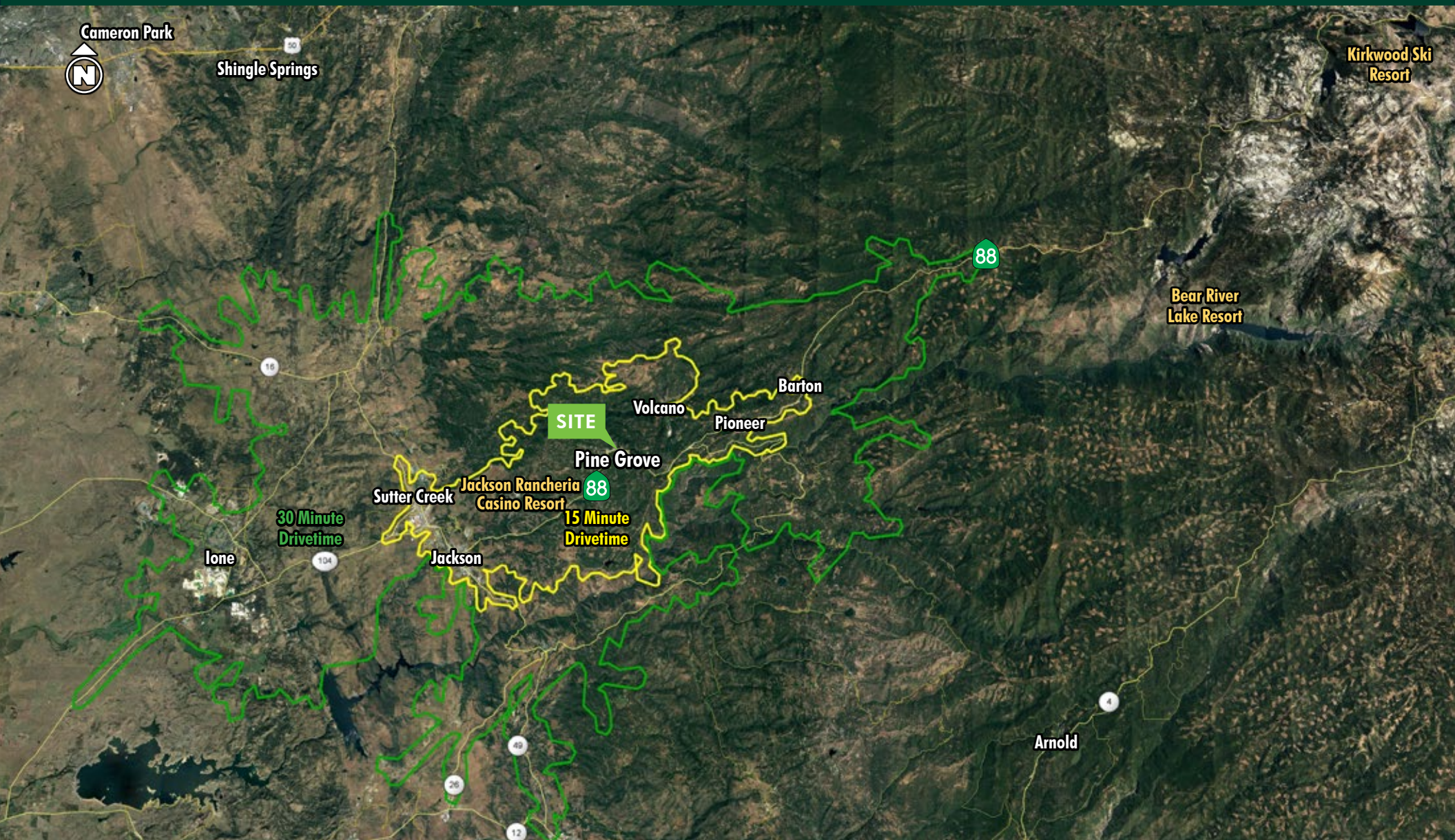




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