

For Sale

762 Highway 26 | Valley Springs, CA



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WE ARE THE CENTER OF RETAIL

For Sale

762 Highway 26 | Valley Springs, CA

PARCEL SIZE

±12.53 Acres

SALE PRICE

\$2,729,000 / \$5 PSF

ZONING

Local Commercial (C1-PD)
Multiple-Family Residential (R3-PD)

TRAFFIC COUNTS

Highway 12 | ±8,800 ADT
Highway 26 | ±11,500 ADT

NEIGHBORING TENANTS




Area co-tenants include Mar-Val Grocery, Ace Hardware, Dollar General, O'Reilly Auto Parts, Auto Zone, Starbucks, Burger King, Taco Bell + more

PROPERTY HIGHLIGHTS

- Close proximity to Central Valley Springs with average annual household incomes averaging \$70,000
- Property fronts HWY 26 and is near HWY 12 - two main arterials through Valley Springs & Foothill Communities
- Flexible zoning allows for a variety of commercial and residential developments
- Being in the heart of 3 popular area reservoirs, Valley Springs is subject to increased summer traffic



NEIGHBORHOOD DEMOGRAPHICS

	 Population	 Median Household Income	 Daytime Population
1 Mile	1,120	\$76,146	1,446
5 Miles	5,914	\$72,531	5,026
10 Miles	9,497	\$69,641	7,741

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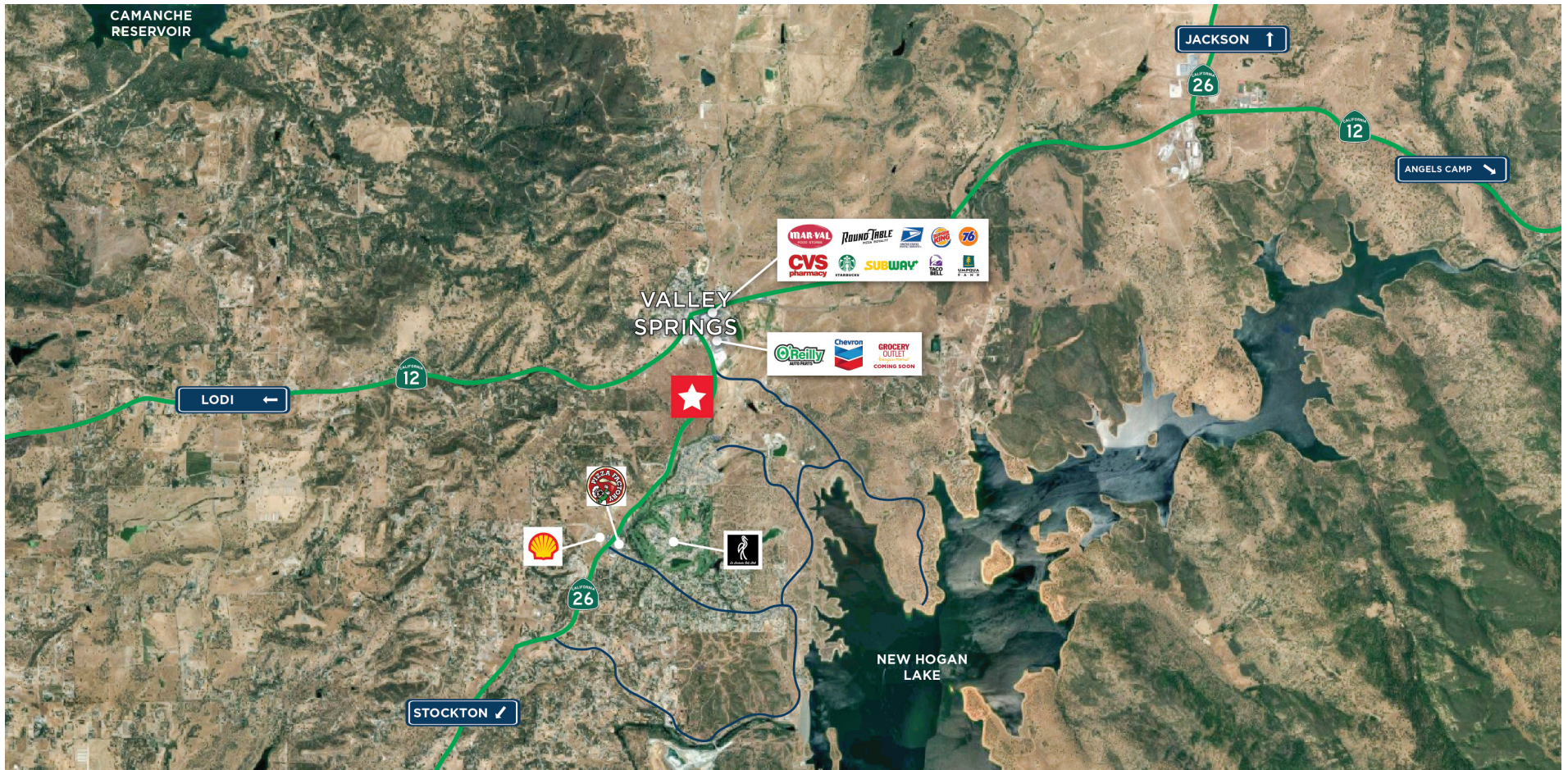
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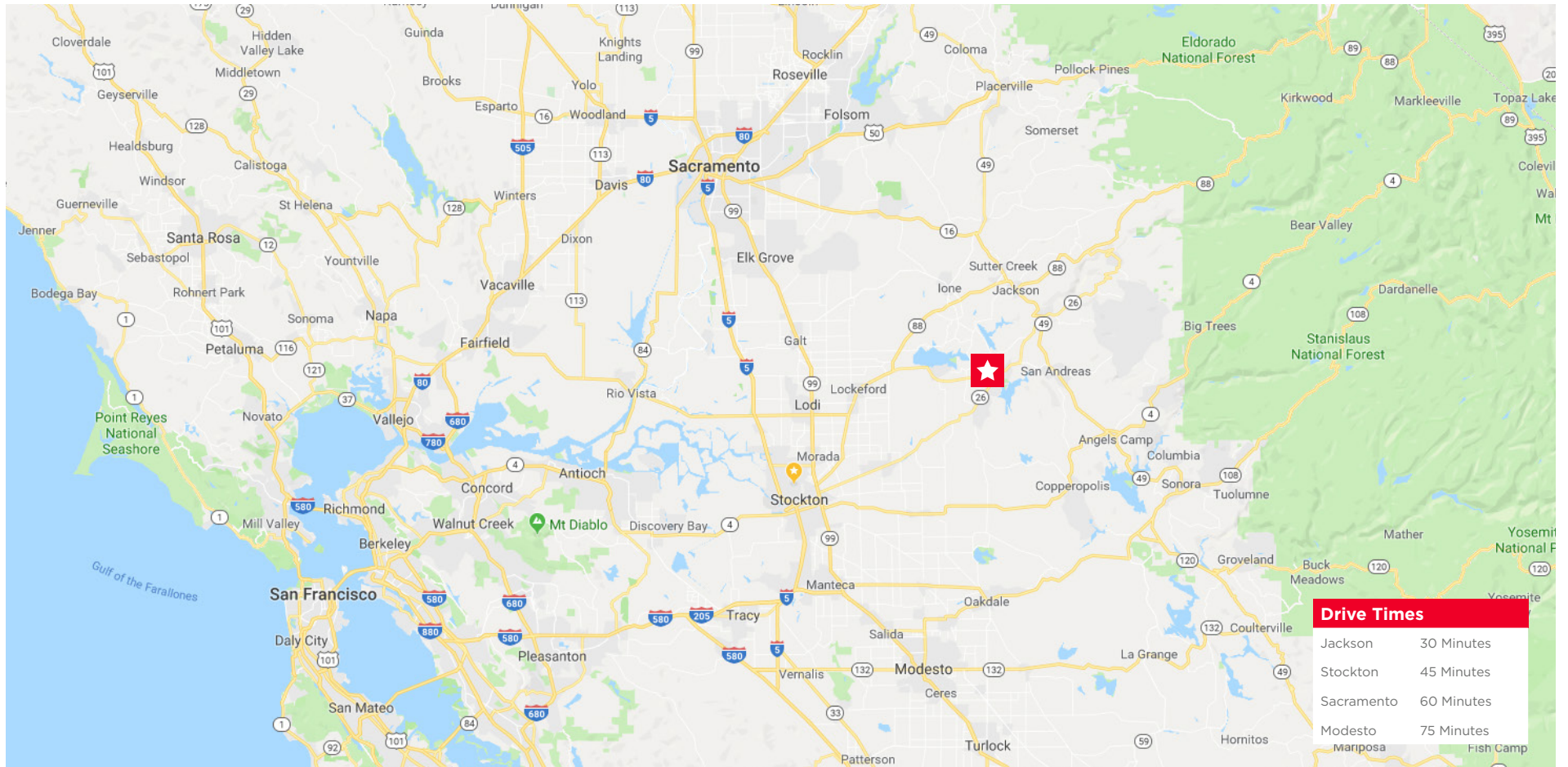
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