

For Sale



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**WE ARE
THE CENTER
OF RETAIL**



Commercial Land Available

104 Nove Way, Valley Springs, CA

For Sale

Property Summary

AVAILABLE PARCELS

Parcel 1 - 2.05 acres

Parcel 2 - 2.55 acres

SALE PRICE

\$450,000 / parcel

ZONING

General Commercial / Industrial

TRAFFIC COUNTS

Highway 12 | ±6,000 ADT

Highway 26 | ±5,000 ADT




NEIGHBORING TENANTS

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

PROPERTY HIGHLIGHTS

- Site is located central to the concentrated population area, with an average annual household income of approximately \$70,000
- Public utilities are located at or near each parcel
- Subject property is centrally located within Valley Springs' commercial district
- Located only 30 minutes from the Central Valley, Valley Springs is one of the more desirable suburban communities
- Mokelumne and Stanislaus Rivers that surround Valley Springs are magnets for locals and visitors looking for adventure on the water
- Being in the heart of 3 popular area reservoirs, Valley Springs features increased summer traffic

NEIGHBORHOOD DEMOGRAPHICS

	 Population	 Median Household Income	 Daytime Population
1 Mile	957	\$64,880	1,324
5 Miles	9,510	\$65,922	7,197
10 Miles	21,363	\$62,125	17,340

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Market Aerial



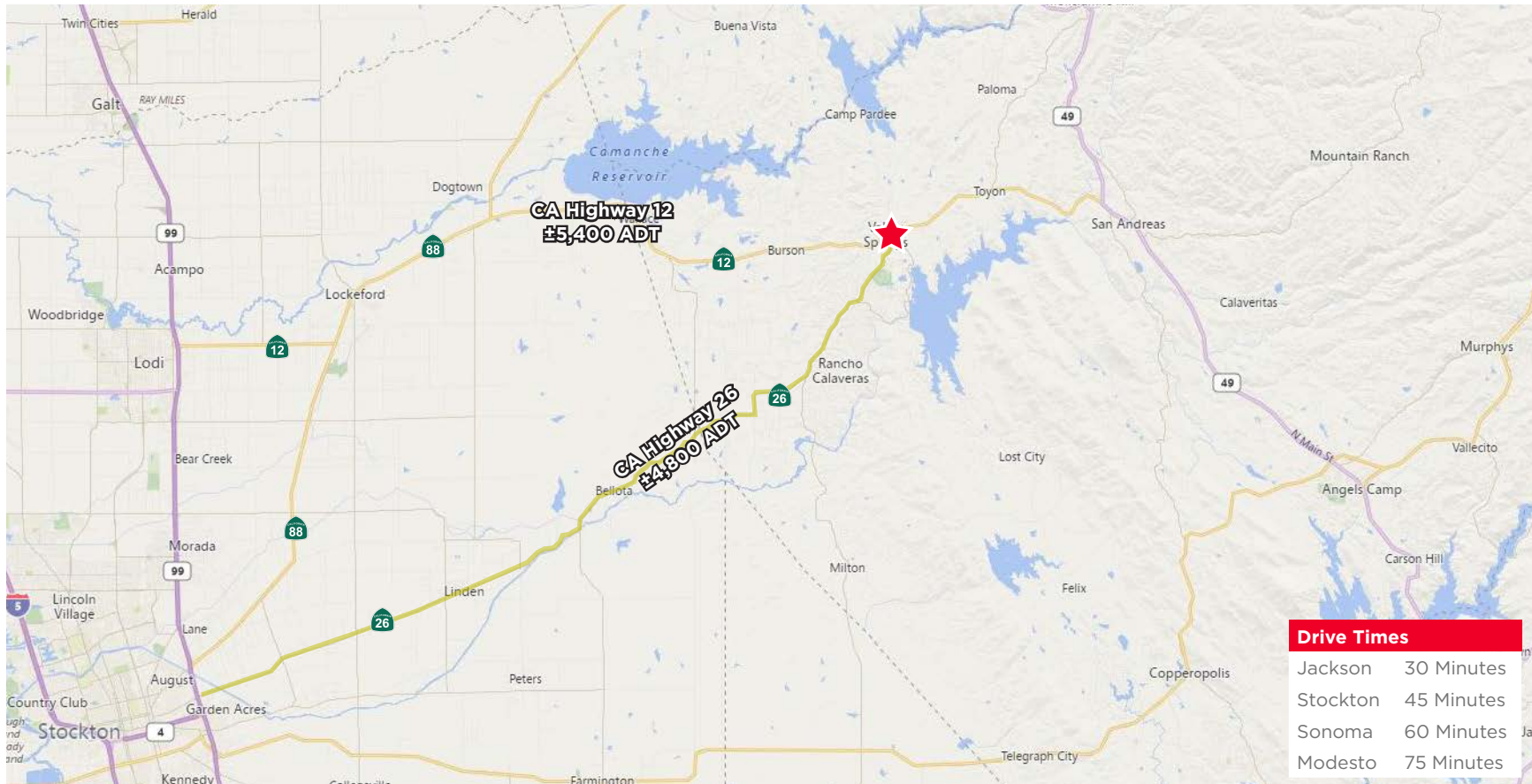
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Regional Map



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