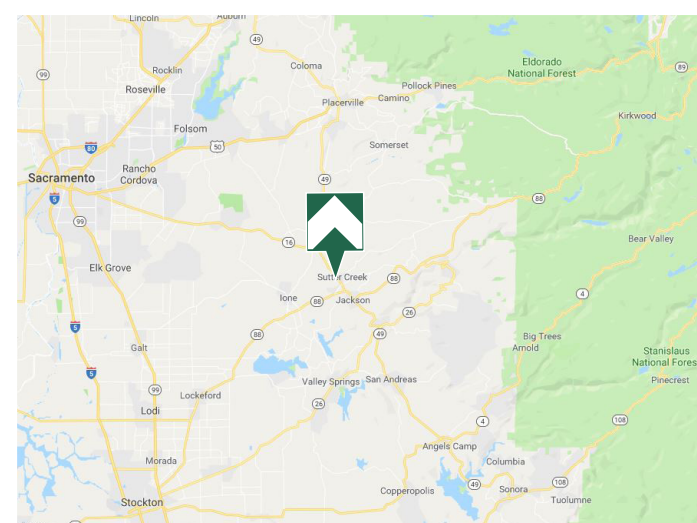


**±6.36 ACRES COMMERCIAL ZONED
LAND FOR SALE
0 W. RIDGE RD.
SUTTER CREEK, CA 95685
PURCHASE PRICE: \$990,000.00 (\$3.57/ISF)**



Professionally Listed By:

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Property Info - ±6.36 Acres Commercial Zoned Land For Sale - Sutter Creek, CA

Property Details:

Property Size:	±6.36 AC
APN's:	044-020-112, 044-020-113, 044-020-116, & 044-020-123
Zoned:	C-2
Neighboring Retailers:	Lowe's, Safeway, Petco, Dollar Tree, Big 5, Staples and more.

Potential Uses:

- Medical/Dental
- DaVita Dialysis
- Assisted Care
- Multi-Family
- Grocery Store

Demographics:

Est. Population 2018			
1-Mile	3-Mile	5-Mile	
1,567	6,927	9,543	
Est. Households 2018			
1-Mile	3-Mile	5-Mile	
752	3,190	4,376	
Avg. Household Income 2018			
1-Mile	3-Mile	5-Mile	
\$75,706	\$74,982	\$79,754	

Property Description:

The town of Sutter Creek is located approximately 45 mile east of both Sacramento and Stockton and 1.5 miles northwest of Jackson. Sutter Creek is steeped in history being born of the California Gold Rush. It is ideally situated in the heart of the Sierra Foothill Wine Country in Amador County and has been billed as "The Heart of the Mother Lode."

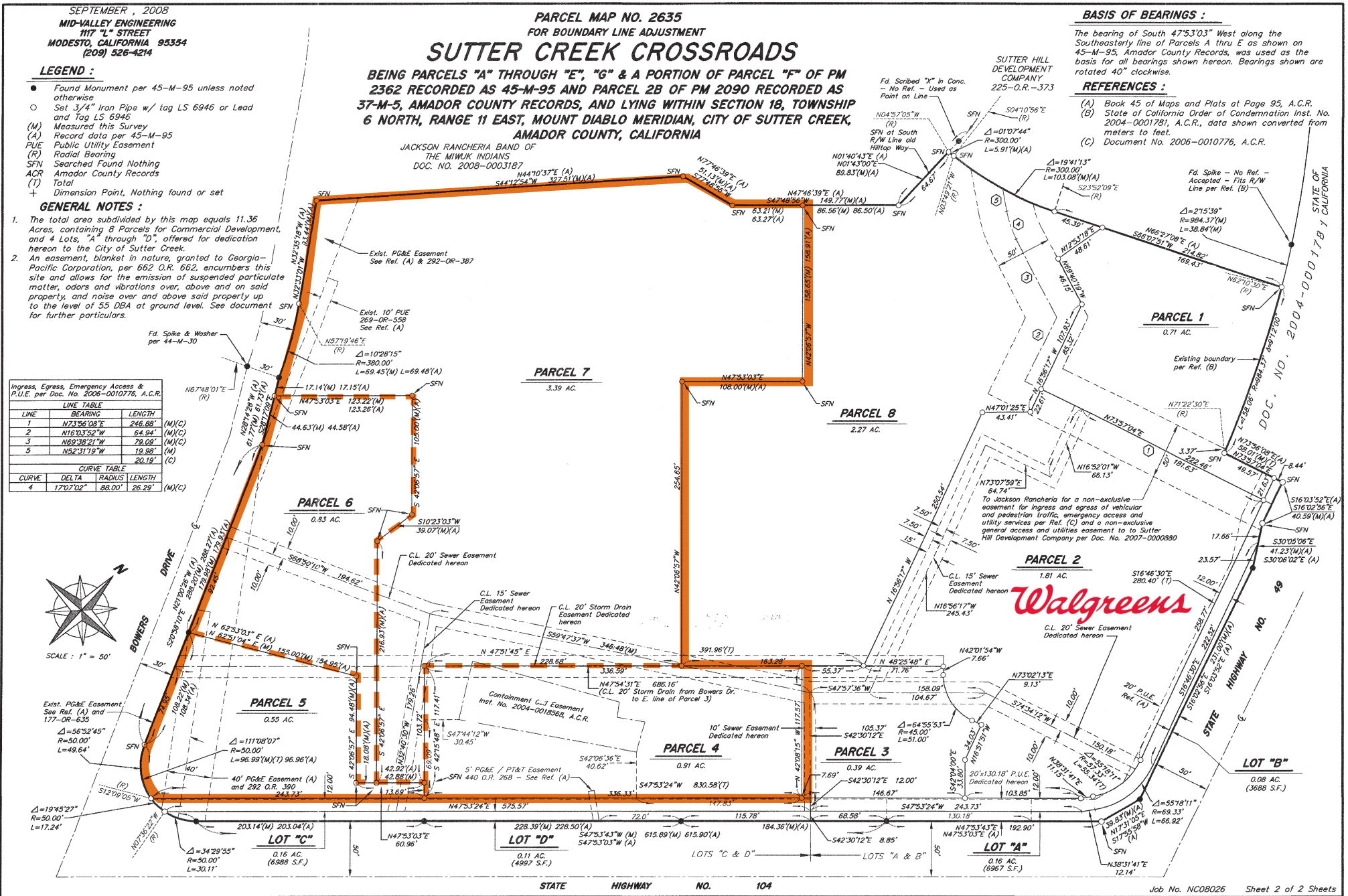
Located on the Northwest corner of the intersection of Hwy 49 and Hwy 104, benefits from significant tourist activity stemming from the area's proximity to Yosemite, Lake Tahoe, Kirkwood ski area and the Amador County Wineries. Jackson Rancheria with over 1 million visitors annually and approximately 1,500 employees.

Property Highlights:

- Located on the intersection of Highways 49 and 104 (Ridge Road)
- Zoned C-2 (Commercial)
- Central location / easy access Sacramento and Stockton
- Near major retailers including Safeway, Lowe's Petco, Staples, Walgreens, McDonald's, and Starbucks.
- Benefits from significant tourist activity stemming from the area's proximity to Yosemite, Lake Tahoe, the Kirkwood Ski Area, and the Amador County Wineries.

Asking Price: \$990,000.00 (\$3.57/SF)

Site Plan - ±6.36 Acres Commercial Zoned Land For Sale - Sutter Creek, CA



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1515 River Park Drive, Suite 200
 Sacramento, CA 95815



Photos - ±6.36 Acres Commercial Zoned Land For Sale - Sutter Creek, CA



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Retailer Map- ±6.36 Acres Commercial Zoned Land For Sale - Sutter Creek, CA



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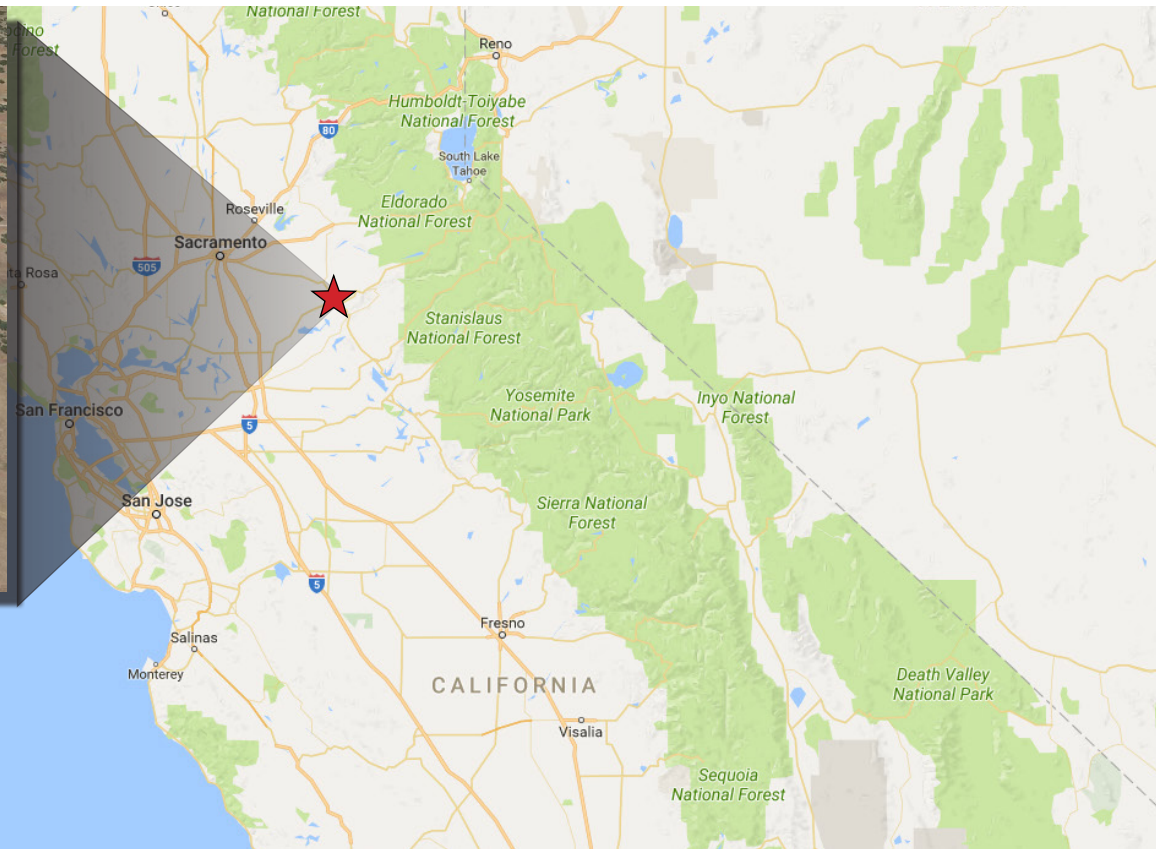
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±6.36 Acres Commercial Zoned Land For Sale - Sutter Creek, CA



For Sale: ±6.36 AC
\$990,000.00 (\$3.57/SF)



For More Information Contact:



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