



COMMERCIAL LAND • STATE ROUTE 26 ACCESS

18-24 Vista Del Lago Drive

VALLEY SPRINGS, CA | CALAVERAS COUNTY

2.28 AC

TWO PARCELS • 99,317 SF

C2

GENERAL COMMERCIAL

±11,800

ADT ON CA HWY 26

\$625,000

OFFERING PRICE



Two contiguous C2 (General Commercial) parcels at the signalized corner of Vista Del Lago Drive and State Route 26.



C2 commercial zoning may support a range of uses such as retail, drive-through, medical, office, and service, subject to confirmation with the County.



Level, rough-graded site with utilities brought to the property, reducing up-front development cost.



Alongside Mobil, Valley Springs Medical Center, Family Medical Center, and La Contenta Golf Club.

SALE PRICE	\$625,000
PARCEL SIZE	2.28 acres (99,317 SF) – Parcel A ±1.15 AC, Parcel B ±1.13 AC
APNS	073-042-112-000 & 073-042-113-000
ZONING	C2 – General Commercial (Planned Development overlay); buyer to verify current designation
TRAFFIC COUNTS	CA Hwy 26: ±11,800 ADT
SITE CONDITION	Level, rough graded; utilities brought to site (verify in DD)
CO-TENANTS	Mobil, Valley Springs Medical Center, Family Medical Center, La Contenta Golf Club, Pizza Factory, Anytime Fitness (coming soon), Golden Bear Physical Therapy, Fusion Grill + more

Source: CoStar; FCREI. Calaveras County's 2024 Zoning Code update retired the former PX (off-site parking) combining designation. Uses shown are potential examples only and have not been confirmed with the County; buyer to verify permitted uses, current zoning, and all items in due diligence.



PARCELS A & B – VISTA DEL LAGO DR AT HWY 26



THE NODE – SURROUNDING COMMERCIAL USES

IMMEDIATE SURROUNDINGS



Subject parcels at the Vista Del Lago Dr / Hwy 26 signal, with Mobil, Valley Springs Medical Center, Pizza Factory, and the Woodgate Estates development adjacent.

REGIONAL CONTEXT



Valley Springs is the commercial hub for the surrounding foothill communities, on the Hwy 26 / Hwy 12 corridor between Stockton, Lodi, and the Sierra. It draws residents and recreation traffic from a wide area, well beyond the immediate rooftops, on the way to New Hogan Lake and the high country.

A Foothill Commercial Crossroads

VALLEY SPRINGS, CA · CALAVERAS COUNTY

Valley Springs is the commercial crossroads of the western Calaveras foothills, the point where State Routes 26 and 12 meet. Its trade area reaches well beyond the immediate neighborhood: surrounding foothill communities rely on this node for fuel, groceries, medical care, dining, and services, and recreation traffic bound for New Hogan Lake passes through daily.

Because the town center is compact, the population in the closest mile understates the real market. The better measures of demand are the ±11,800 vehicles per day on Highway 26 and the broader population the corridor draws from.

AREA COMMUNITIES SERVED

COMMUNITY	POPULATION
Rancho Calaveras (adjacent)	±5,590
Valley Springs & immediate area	±3,800
Calaveras County	±45,300

Plus Burson, Wallace, Jenny Lind, and surrounding foothill communities. Source: U.S. Census (2020); CoStar. Figures approximate.

±11,800

CA HWY 26 – VEHICLES PER DAY

SR 26 + SR 12

STATE HIGHWAYS CONVERGE HERE

\$101,685

MEDIAN HH INCOME · 1 MILE

±5,590

RANCHO CALAVERAS · ADJACENT

Positioning. As a foothill service hub at a two-highway junction, this site is positioned to capture daily drive-by traffic and serve a dispersed regional population.

This brochure is for informational purposes only and is not an appraisal. Information on zoning, utilities, parcels, traffic, and demographics was obtained from sources believed reliable, including CoStar, Caltrans, U.S. Census, and public records, and has not been independently verified. The County's 2024 zoning code update removed the former "PX" combining designation; buyers should confirm current zoning and overlays with Calaveras County Planning and conduct their own due diligence on all material facts, including utility availability and capacity, off-site improvements, and suitability for the intended use. Offering price subject to change. First Commercial Real Estate · CA DRE #01993261.