

LAND FOR SALE OR BUILD-TO-SUIT

Amador Central Business Park

HIGHWAY 104 & RIDGE ROAD, SUTTER CREEK, CALIFORNIA 95642

RETAIL



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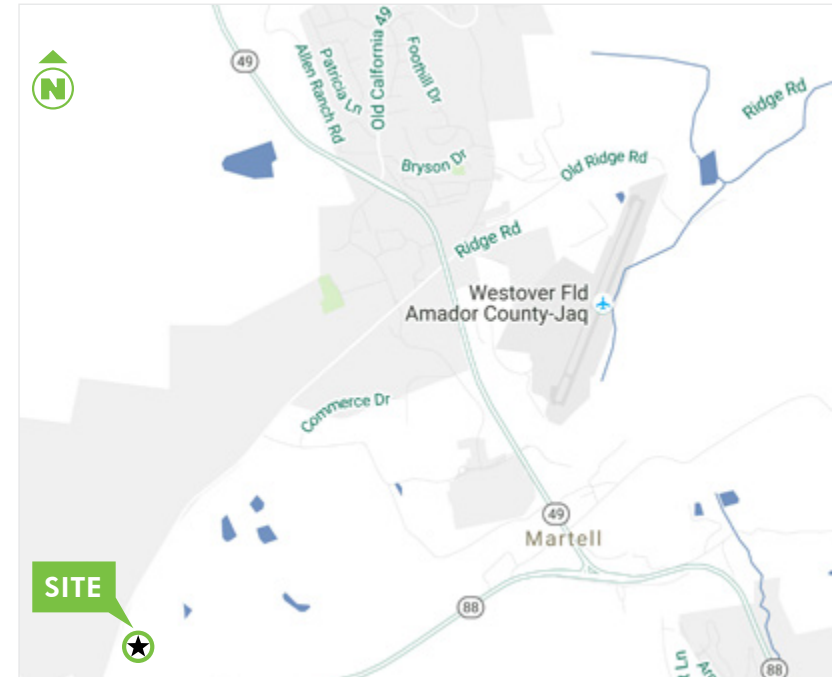
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AREA MAP



LOCATION MAP



MAPS NOT TO SCALE

DEMOGRAPHICS

(2016 Est.)

	3-mile Radius	5-mile Radius	Trade Area
Population	7,165	9,292	33,774
Average Household Income	\$61,032	\$62,915	\$66,237
Median Household Income	\$47,849	\$50,106	\$51,370
Daytime Employment	7,816	9,235	11,891

Source: Nielsen

Traffic Counts (2014)

Highway 88	12,200 ADT
Highway 104/Ridge Road	4,800 ADT

Source: Caltrans

Significant Employers (3-mile radius)

Employers	# Employees
Sutter Amador Hospital	450
Walmart	230
Safeway	200
Sierra Pacific Industries	188
Sierra Pine Ltd	150
Lowe's Home Improvement	140
County Coroner	100
Amador County Sheriff	100

Source: Nielsen

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PROPERTY INFORMATION

- + ±1.11 acre to ±5.01 acres buildable parcels for sale or build to suit
- + Located near the intersection of Highway 104 (Ridge Road) and Highway 88, which both intersect with Highway 49 in Martell
- + Zoned "M" (County of Amador) - This zoning allows 100% office build-out, R&D, warehousing, manufacturing, and retail support services.
- + All major utilities in place
 - + Sewer
 - + Municipal Water (Domestic & Fire Protection)
 - + Amador Water Agency
 - + Storm Drainage - Municipal
 - + Natural Gas - PG&E
 - + Electrical - PG&E, 480 Volt, 3 Phase
 - + Telephone - AT&T
 - + Internet - AT&T (Fiber Optics)
- + Planned residential and tourist resort developments in Martell, Sutter Creek and Jackson
- + Close proximity to major retailers (Walmart, Safeway, Lowes, Staples, and more)
- + Central location / easy access to Sacramento and Stockton
- + Municipal airport with 3,400' runway at Highway 49 and Shake Ridge Road
- + Benefits from significant tourist activity stemming from the Area's Proximity to Yosemite, Lake Tahoe, the Kirkwood Ski Area and the Amador County Wineries.
- + Jackson Rancheria Entertainment and Conference Center with over 1 million visitors annually and 1,500 Employees.

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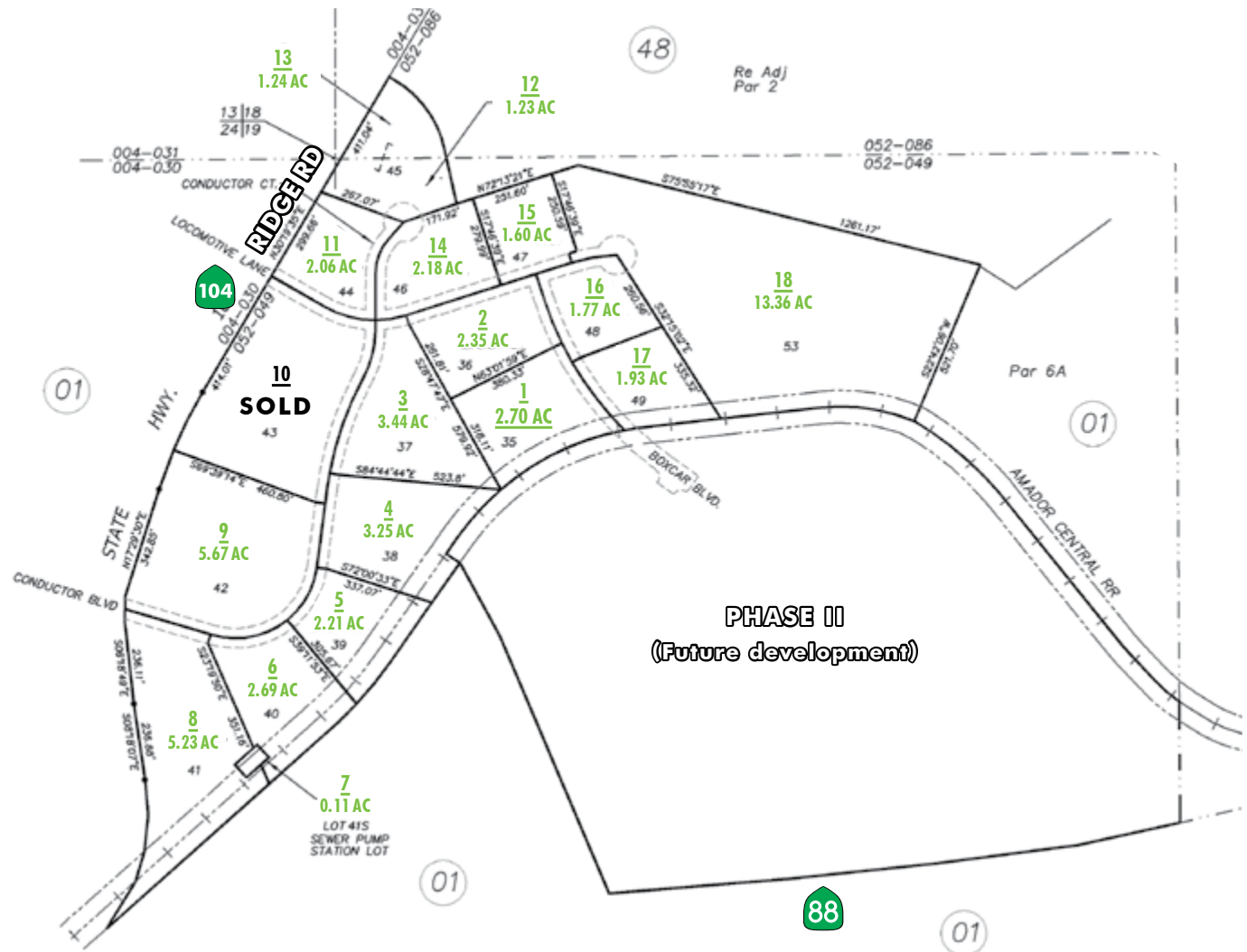
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PARCEL MAP

Phase I

Lot #		± Acres
1	AVAILABLE	2.70
2	AVAILABLE	2.35
3	AVAILABLE	3.44
4	AVAILABLE	3.25
5	AVAILABLE	2.21
6	AVAILABLE	2.69
7	AVAILABLE	0.11
8	AVAILABLE	5.23
9	AVAILABLE	5.67
10	SOLD	5.66
11	AVAILABLE	2.06
12	AVAILABLE	1.23
13	AVAILABLE	1.24
14	AVAILABLE	2.18
15	AVAILABLE	1.60
16	AVAILABLE	1.77
17	AVAILABLE	1.93
18	AVAILABLE	13.36
19	PHASE II (Future Development)	51.99



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SITE PLAN IS NOT TO SCALE—ALL DIMENSIONS ARE APPROXIMATE.

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