

(530) **671-0000**_{x14} **PRIME RETAIL ACREAGE—PENN VALLEY, CA**
HIGHWAY 20 AT PLEASANT VALLEY ROAD

1007 LIVE OAK BLVD., SUITE A4
YUBA CITY, CA 95991

Retail Location near the corner of Highway 20 and Pleasant Valley Road

-30.67 Acres in Penn Valley. This parcel is at the gateway to Lake Wildwood and Bridgeport. General Planned for 14 +/- Acres of commercial. Remainder in "open space".

-Property is soon to be served by sewer, maximizing potential developable area.

- Traffic counts: Hwy. 20 (8,300 VPD +/-) Caltrans '14
- Traffic counts: Pleasant Valley Rd. (12,014 VPD +/-) Nevada Co. '12

-Nevada County APN #'s—51-290-11 & 51-290-16. Address is 19038 & 10220 Branding Iron Way, Penn Valley

-Sale Price: \$549,000 (\$0.41 psf). Call Agent for details.



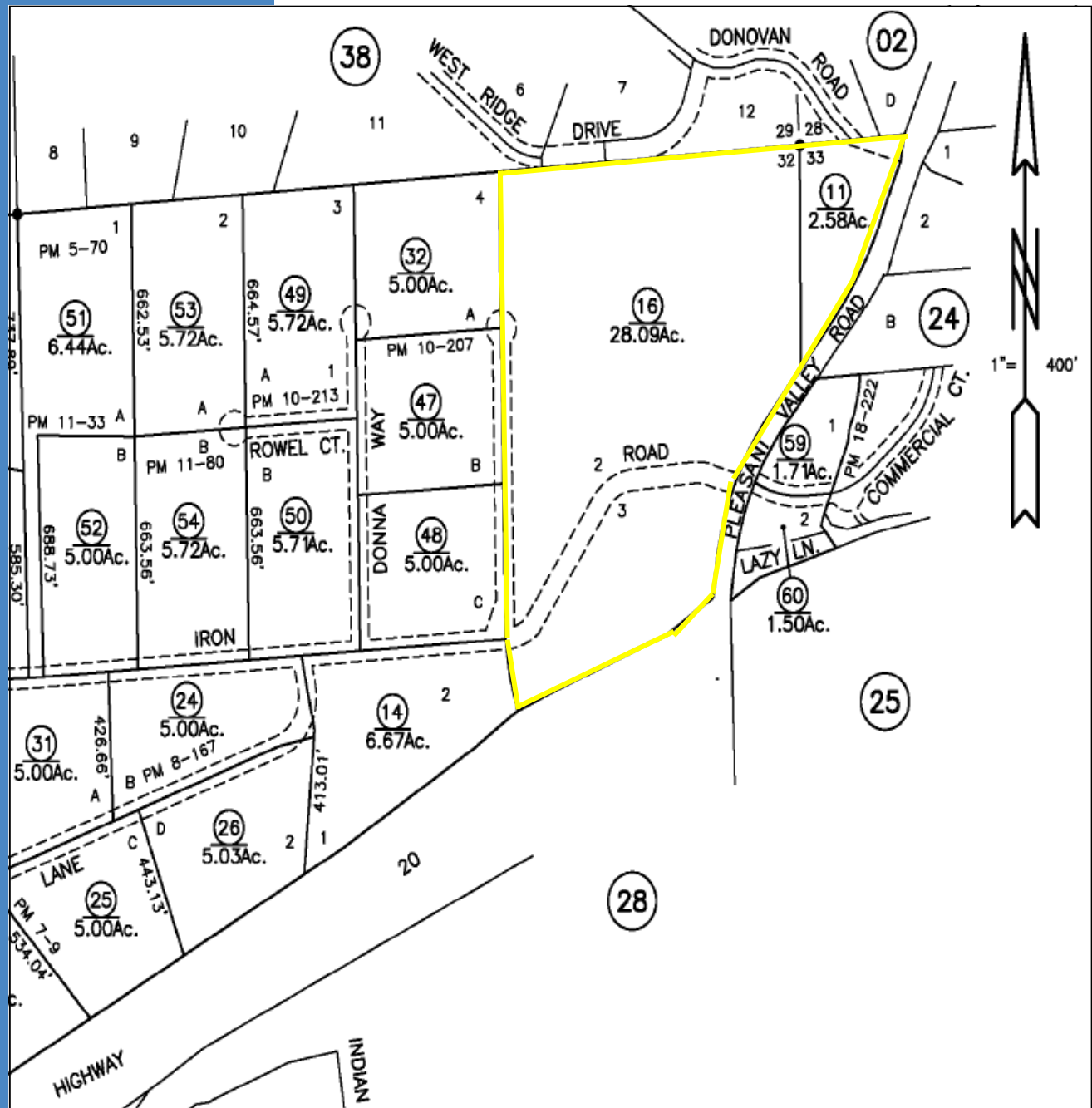
ZAC REPKA

CELL(530)870-7778

DRE:# 01451649

ZAC@WMMT.COM

The information contained in this offering was provided from sources deemed to be reliable however Broker or owner makes no representations or warranties of any kind, expressed or implied, regarding the physical condition, zoning classification, physical characteristics such as square footage, adequacy of electrical service or other utilities, building habitability or fitness, compliance with current building codes such as ADA, seismic, health & safety or any other governmental codes or regulations, structural integrity including water tightness of the roof or any other component of the buildings, environmental matters, income/expense information or any other aspect of the property or the buildings thereon. Prospective Buyers or Tenants shall be solely responsible for determining the suitability of the property and its condition for their intended use.



ZAC REPKA

DRE:# 01451649

CELL(530)870-7778

ZAC@WMMT.COM

The information contained in this offering was provided from sources deemed to be reliable however Broker or owner makes no representations or warranties of any kind, expressed or implied, regarding the physical condition, zoning classification, physical characteristics such as square footage, adequacy of electrical service or other utilities, building habitability or fitness, compliance with current building codes such as ADA, seismic, health & safety or any other governmental codes or regulations, structural integrity including water tightness of the roof or any other component of the buildings, environmental matters, income/expense information or any other aspect of the property or the buildings thereon. Prospective Buyers or Tenants shall be solely responsible for determining the suitability of the property and its condition for their intended use.

