

# For Sale

Plymouth  
17705 Highway 49

PLYMOUTH, CA 95669

Price: \$3,000,000



— 17705 Highway 49 —

## Property Highlights

- .9.69± acres of rare C-2 commercial land.
- Prime Highway 49 frontage with strong visibility.
- Ace Hardware anchor drives daily traffic.
- Durable service tenant mix tied to local demand
- Adjacent to new Acorn Ridge Casino growth corridor.
- Ample parking and yard space for outdoor display.
- Existing infrastructure in place (well, septic, grading).
- Expansion and pad development upside.
- Strategic foothill hub location serving



TOM BACON - CRE, CCIM



THOMAS BACON, CCIM  
President  
(916) 761-1202  
tom@baconcre.com



## Property Summary

Building SF:	approx 14,432
Lot Size:	9.69 Acres
Price:	\$3,000,000
Year Built:	2002
Zoning:	Highway Commercial

## Property Overview

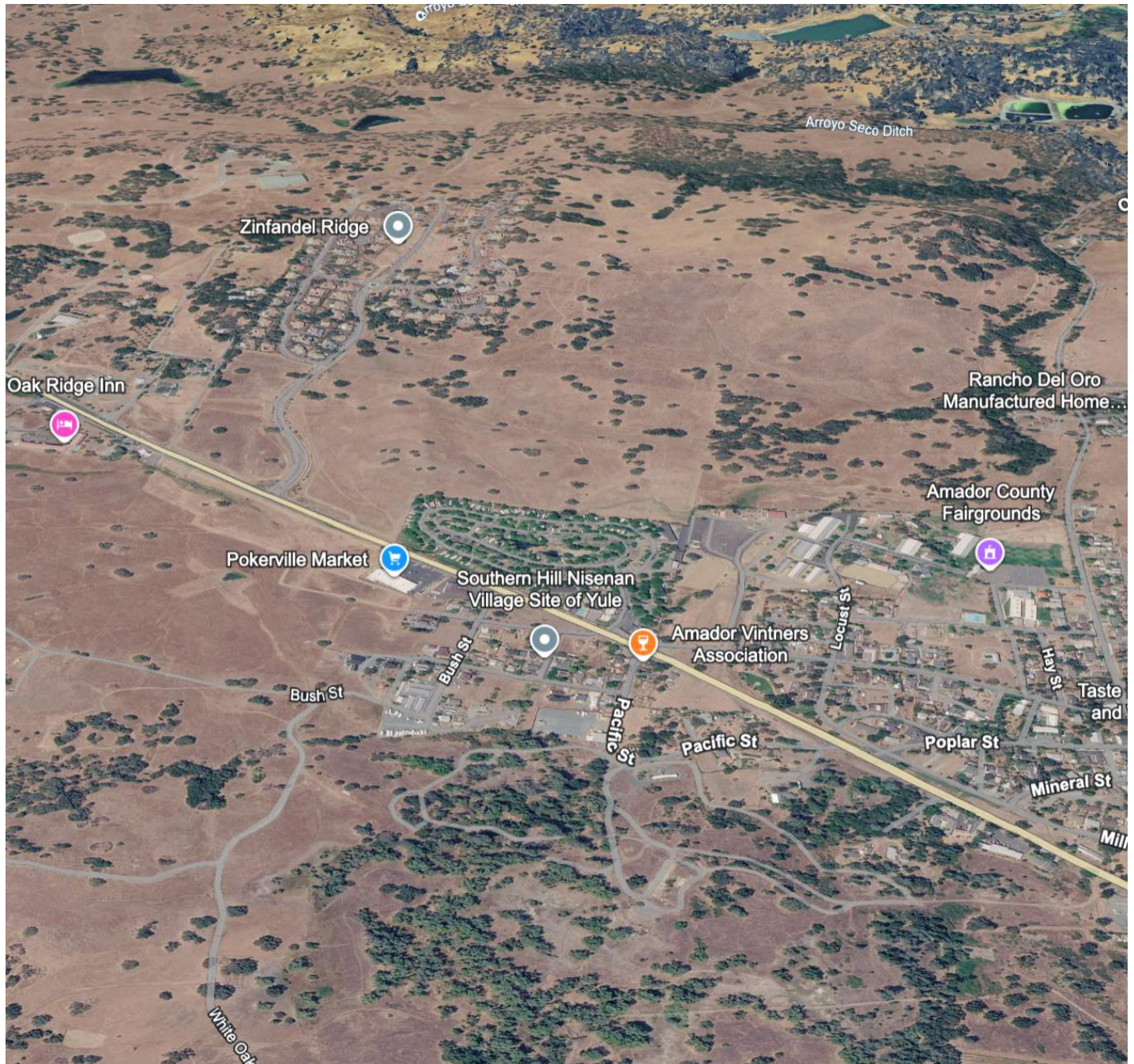
17705 Highway 49 in Plymouth, California, is a rare, high-profile commercial holding comprising 9.69 acres of C-2 Heavy Commercial land with direct Highway 49 frontage. The property is improved with approximately 15,000 square feet of commercial buildings and currently supports a mix of established service-oriented tenants including Ace Hardware, a veterinary clinic, and an energy services business. The flexible zoning supports a broad range of commercial, retail, and light industrial uses suited to the economic fabric of this rural-serving trade area.

## Location Overview

The property benefits from high visibility and accessibility for travelers and residents between Jackson, Sutter Creek, Plymouth and points north. The region is experiencing renewed economic momentum with the scheduled opening of the new Acorn Ridge Casino at 17500 Highway 49 in February 2026, a 60,000-square-foot boutique gaming and entertainment destination featuring hundreds of slot machines, table games, dining concepts, and outdoor event space.

# PROPERTY DESCRIPTION

Plymouth  
17705 Highway 49 | Plymouth, CA 95669



The subject property's substantial acreage and Highway 49 presence position it for continued relevance as local demand grows around this corridor. The combination of daily convenience traffic, the anchor retail draw of Ace Hardware, and the soon-to-open casino entertainment destination creates a compelling context for future tenant mix enhancement, additional service uses, or phased redevelopment. Its scale, zoning, and infrastructure make it well-suited for long-term commercial investment, strategic repositioning, or expansion opportunities aligned with the area's evolving economic base.

# ANNUAL PROPERTY OPERATING DATA

Plymouth  
17705 Highway 49 | Plymouth, CA 95669

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Description Year Ending	Year 1 01/2027	Year 2 01/2028	Year 3 01/2029	Year 4 01/2030	Year 5 01/2031
<b>Income</b>					
Rental Income	\$131,791	\$136,239	\$140,190	\$140,190	\$140,190
Expense Reimbursements	\$74,792	\$77,036	\$79,347	\$81,727	\$84,179
<b>Gross Scheduled Income</b>	<b>\$206,583</b>	<b>\$213,275</b>	<b>\$219,537</b>	<b>\$221,917</b>	<b>\$224,369</b>
<b>Gross Operating Income</b>	<b>\$206,583</b>	<b>\$213,275</b>	<b>\$219,537</b>	<b>\$221,917</b>	<b>\$224,369</b>
<b>Expenses</b>					
Speed Analysis Expenses	(\$75,000)	(\$77,250)	(\$79,568)	(\$81,955)	(\$84,413)
<b>Total Operating Expenses</b>	<b>(\$75,000)</b>	<b>(\$77,250)</b>	<b>(\$79,568)</b>	<b>(\$81,955)</b>	<b>(\$84,413)</b>
<b>Operating Expense Ratio</b>	<b>36.31%</b>	<b>36.22%</b>	<b>36.24%</b>	<b>36.93%</b>	<b>37.62%</b>
<b>Net Operating Income</b>	<b>\$131,583</b>	<b>\$136,025</b>	<b>\$139,970</b>	<b>\$139,963</b>	<b>\$139,956</b>

The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. The user of this software should consult with a professional in the respective legal, accounting, tax or other professional area before making any decisions.

# LEASE RENT ROLL

Plymouth  
17705 Highway 49 | Plymouth, CA 95669

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Tenant	Suite	Size	Start	Expires	\$/RSF	Rent
Ace Hardware	1	7,000	01/01/25	12/31/28	\$9.64	\$67,500
Shenandoah Valley Veterinary	2	1,692	11/01/25	11/01/28	\$16.72	\$28,291
Clean Energy	3	5,700	01/01/26	12/31/26	\$6.32	\$36,000

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# VESTING TENTATIVE PARCEL MAP No. 2854

for  
**SEAN EDWARD LYONS, Trustee of the  
Kenneth H. Deaver and Mary Jean Deaver Trust I,  
a revocable trust agreement and  
GERRY NINNIS**  
1997010774 and 20120005908

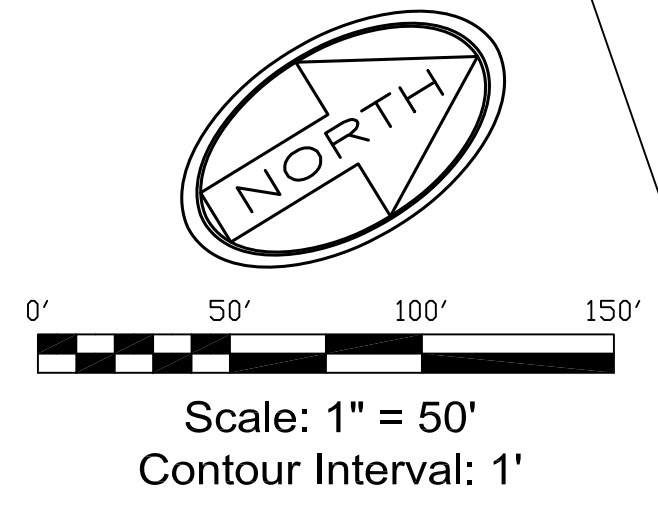
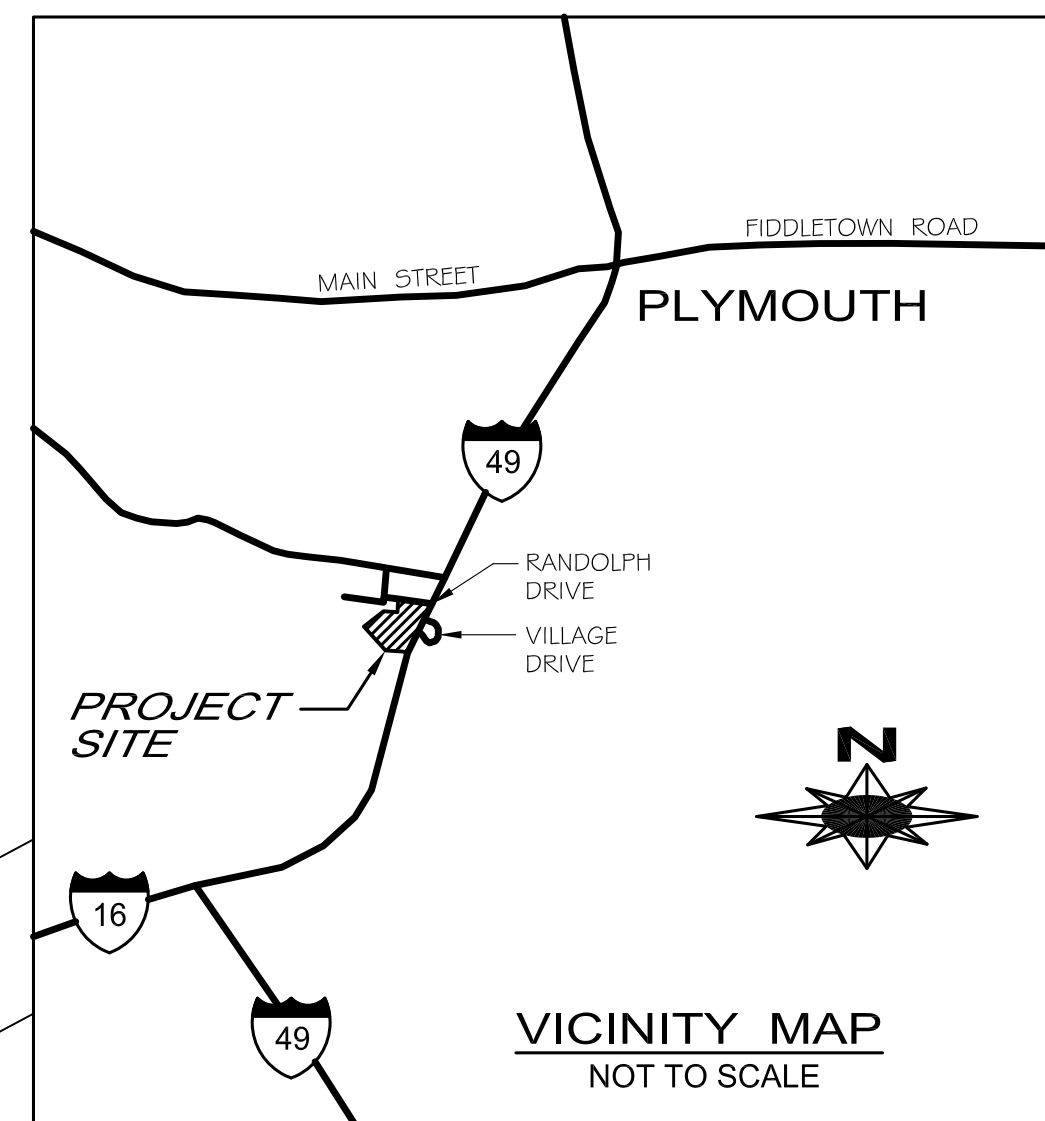
BEING A DIVISION OF PARCEL 2 PER 31-M-50  
ALSO BEING A PORTION OF THE NE 1/4 SECTION 15, T. 7 N., R. 10 E., M. D. M.  
COUNTY OF AMADOR, STATE OF CALIFORNIA

**TOMA & ASSOCIATES INC.**  
ENGINEERING - SURVEYING - PLANNING  
41 Summit Street, Jackson, CA 95642  
(209) 223-0156

Scale: 1" = 50'

August, 2015

Contour Interval: 1'



### GENERAL NOTES AND STATEMENTS

1. RECORD OWNER: KENNETH H. DEAVER and MARY JEAN DEAVER TRUST, ATTN: KEN DEAVER and GERRY NINNIS  
21624 SHENANDOAH SCHOOL ROAD  
PLYMOUTH, CA 95669  
(209) 245.6661
2. SURVEYOR: TOMA and ASSOCIATES  
LICENSED LAND SURVEYORS  
41 SUMMIT STREET  
JACKSON, CA 95642  
(209) 223.0156
3. A.P.N.: 008-100-019
4. ZONING: "C2" HEAVY COMMERCIAL
5. GENERAL PLAN: INDUSTRIAL
6. DEED REFERENCE: 1997010774 AND 20120005908
7. PROPOSED USE: COMMERCIAL
8. WATER: EXISTING WELL TO BE USED AS COMMON WATER SYSTEM
9. SEWAGE DISPOSAL: EXISTING COMMON LEACH FIELD TO BE EXPANDED
10. FIRE PROTECTION: AMADOR FIRE PROTECTION DISTRICT
11. SCHOOL: AMADOR COUNTY UNIFIED SCHOOL DISTRICT
12. UTILITIES: POWER WILL BE SERVED BY PG AND E  
TELEPHONE WILL BE SERVED BY AT and T
13. EASEMENTS: PUBLIC UTILITY EASEMENTS WILL BE FIVE FEET ON EACH SIDE OF ALL INTERIOR LOT LINES AND TEN FEET ALONG THE EXTERIOR BOUNDARY OF THIS PROJECT.
14. SETBACKS: THERE WILL BE A TWENTY-FIVE FOOT BUILDING SETBACK FROM ALL ROAD RIGHT-OF-WAYS, A THIRTY FOOT BUILDING SETBACK FROM ALL SIDE LOT LINES AND A THIRTY FOOT BUILDING SETBACK FROM ALL REAR LOT LINES. DRAINAGE SETBACKS (IF NECESSARY) WILL BE TWENTY FEET ALONG ALL DRAINAGE COURSES.
15. SPECIAL DISTRICTS: AMADOR FIRE PROTECTION DISTRICT
16. PHASING: FINAL MAPS MAY BE SUBMITTED IN MULTIPLE FILINGS.
17. FLOOD ZONE: THIS PROJECT IS NOT WITHIN ANY AREA SUBJECT TO FLOOD WATER INUNDATION AND IS WITHIN ZONE "X" AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD RATE INSURANCE MAP FOR AMADOR COUNTY, CALIFORNIA DATED MAY 20, 2010.  
PANEL 330 OF 700  
MAP No. 08005C0330F
18. MINIMUM LOT SIZE: MINIMUM LOT SIZE WILL BE 1.0 ACRE.
19. THE DEVELOPER PLANS TO CONSTRUCT ALL IMPROVEMENTS REQUIRED FOR THE CREATION OF LOTS AND FILING OF A FINAL MAP AS REQUIRED BY ALL APPLICABLE COUNTY CODES AND THE CONDITIONS OF APPROVAL OF THE TENTATIVE MAP.
20. THERE ARE NO PUBLIC AREAS OR SCENIC EASEMENTS PROPOSED ON THIS PROJECT.
21. THE DEVELOPER PROPOSES TO DEVELOP AND OFFER FOR SALE FINISHED LOTS.
22. THIS PROJECT DOES NOT LIE WITH 1000 FEET OF A MILITARY INSTALLATION, BENEATH A FLIGHT PATH OR WITHIN SPECIAL USE AIRSPACE.
23. PARKING DATA IS BASED ON PARKING REGULATIONS PER AMADOR COUNTY MUNICIPAL CODE CHAPTER 19.36.010B, 1 SPACE PER 200 SF OF GROSS FLOOR AREA IN A RETAIL ESTABLISHMENT.

PARCEL 3-B  
36-M-46  
GARFINKEL TRUST  
2010001477

PARCEL 1  
31-M-50  
DUBOSE/BRACKETT TRUST  
20110003560

PARCEL 3  
50-M-10  
OWINGS  
20150001808

LOT 4  
8-M-2  
POREMB  
20130003772

PARCEL 2  
50-M-10  
CICERELLO  
20150004223

PARCEL 1  
8-M-2  
DEAVER TRUST / NINNIS  
20120005908

PARCEL 3-A  
36-M-46  
PUTNAM TRUST  
20090009392

PARKING SPACES					
LOT	SPACES	BLDG. AREA/SF	LOT	SPACES	BLDG. AREA/SF
1	N/A	N/A	5	53	7600
2	75	14000	6	32	6400
3	N/A	N/A	7 AND 8	115	22960
4	37	6800			

REVISIONS	BY

**TOMA & ASSOCIATES INC.**  
ENGINEERING - SURVEYING - PLANNING  
41 Summit Street, Jackson, CA 95642  
(209) 223-0156

**VESTING TENTATIVE  
PARCEL MAP No. 2854  
DEAVER TRUST / NINNIS**  
BEING A PORTION OF THE NE 1/4 SECTION 15, T. 7 N., R. 10 E., M. D. M.  
AMADOR COUNTY, CALIFORNIA

SITE INFORMATION:  
17705 STATE HWY 49  
PLYMOUTH, CA 95669

APN 008-100-019  
PREPARED FOR:  
DEAVER TRUST / NINNIS  
21624 SHENANDOAH SCHOOL RD  
PLYMOUTH, CA 95669  
PHONE (209) 245-6661

DATE: 8.26.2015  
SCALE: 1" = 50'  
DRAWN BY: GMW  
JOB NO.: 9804-06  
SHEET

**1**

OF 1 SHEETS

THE FOLLOWING EASEMENTS ARE NOTED IN PRELIMINARY REPORT ORDER No. 90-11035 PREPARED BY PLACER TITLE COMPANY AND DATED NOVEMBER 13, 2014 AS AFFECTING THIS PROPERTY:

26-O.R.-385	PG AND E EASEMENT (APPEARS TO BE IN STATE RIGHT-OF-WAY)
31-M-50	PUBLIC UTILITY EASEMENTS, DRAINAGE EASEMENTS, RIGHT-OF-WAY AND 100' SANITATION SETBACK
379-O.R.-540	50' ACCESS AND PUE IMPROVEMENT AGREEMENT AND DRAINAGE EASEMENT
390-O.R.-322	PG AND E EASEMENT
567-O.R.-319	PG AND E EASEMENT
1999008516	STATE OF CALIFORNIA PERTAINING TO HIGHWAY 49