

CALL FOR PRICING



PROPOSED SHOPPING CENTER

Highway 104 & Castle Oaks Drive
Ione, CA

**PROPOSED GROCERY, HOTEL, QSR,
GAS STATION, MINI STORAGE, ETC.**



THE
EDWARDS
COMPANY
commercial real estate services

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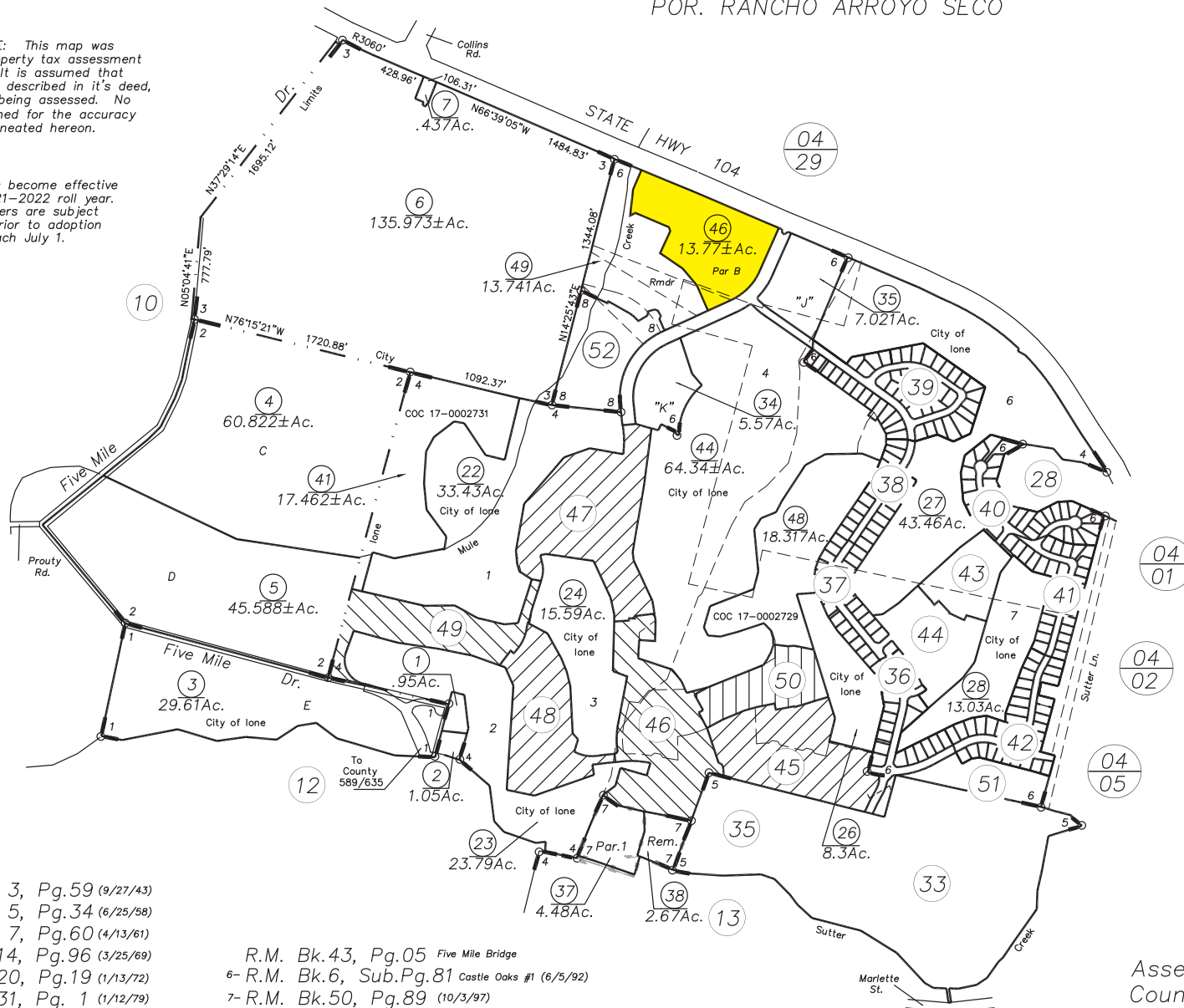
PARCEL MAP

POR. RANCHO ARROYO SECO

05-32

IMPORTANT NOTE: This map was prepared for property tax assessment purposes only. It is assumed that the property, as described in its deed, is the property being assessed. No liability is assumed for the accuracy of the data delineated hereon.

Map changes become effective with the 2021-2022 roll year. Parcel numbers are subject to change prior to adoption of roll on each July 1.



- 1- R.M. Bk. 3, Pg.59 (9/27/43)
- R.M. Bk. 5, Pg.34 (6/25/58)
- R.M. Bk. 7, Pg.60 (4/13/61)
- 2- R.M. Bk.14, Pg.96 (3/25/69)
- 3- R.M. Bk.20, Pg.19 (1/13/72)
- 4- R.M. Bk.31, Pg. 1 (1/12/79)
- 5- R.M. Bk.31, Pg.24 (3/5/79)

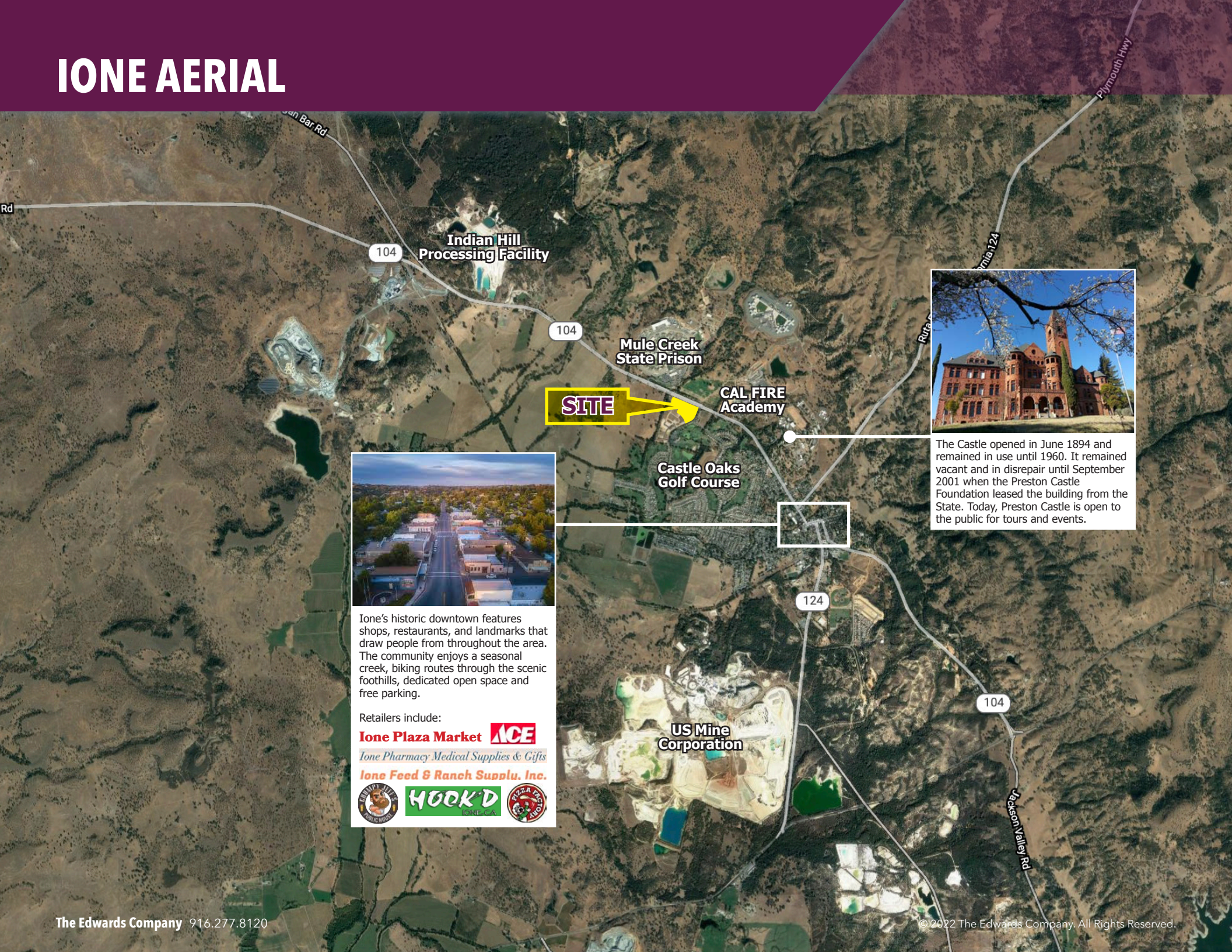
- R.M. Bk.43, Pg.05 Five Mile Bridge
- 6- R.M. Bk.6, Sub.Pg.81 Castle Oaks #1 (6/5/92)
- 7- R.M. Bk.50, Pg.89 (10/3/97)
- 8- R.M. Bk.10, Sub.Pg.20 Castle Oaks Village 8A (09/22/20)

Assessor's Map Bk.05, Pg.32
County of Amador, Calif.

CASTLE OAKS GOLF COURSE VILLAGE



IONE AERIAL



SITE



The Castle opened in June 1894 and remained in use until 1960. It remained vacant and in disrepair until September 2001 when the Preston Castle Foundation leased the building from the State. Today, Preston Castle is open to the public for tours and events.



Ione's historic downtown features shops, restaurants, and landmarks that draw people from throughout the area. The community enjoys a seasonal creek, biking routes through the scenic foothills, dedicated open space and free parking.

Retailers include:

Ione Plaza Market

Ione Pharmacy Medical Supplies & Gifts

Ione Feed & Ranch Supplu. Inc.

LOCATION



DEMOGRAPHICS

POPULATION	1-Mile	2-Mile	3-Mile	4-Mile	5-Mile
2020 Total Population	6,805	8,684	8,777	9,215	9,616
2025 Total Population	7,199	9,244	9,344	9,791	10,191
2020 Total Daytime Population	6,770	8,498	8,583	9,016	9,352
2020 Total Employees	19.4%	21.4%	21.4%	21.2%	21.2%
2020 Total Daytime at Home Population	80.6%	78.6%	78.6%	78.8%	78.8%
% 2020 Female population: Adult	20.5%	24.1%	24.2%	24.0%	24.7%
% 2020 Male population: Adult	67.7%	62.6%	62.4%	62.7%	61.7%
RACE AND ETHNICITY	1-Mile	2-Mile	3-Mile	4-Mile	5-Mile
White	72.8%	75.5%	75.6%	75.3%	75.9%
Black or African American	10.8%	8.8%	8.7%	8.9%	8.5%
Hispanic	26.0%	23.6%	23.5%	23.6%	23.2%
Asian	1.6%	1.6%	1.6%	1.6%	1.5%
Two or More Races	3.0%	3.3%	3.3%	3.3%	3.3%
OCCUPATION	1-Mile	2-Mile	3-Mile	4-Mile	5-Mile
Employed Population 16 years and over	1,439	2,157	2,190	2,275	2,430
White collar	51.7%	52.0%	52.0%	52.0%	51.7%
Blue collar	48.3%	48.0%	48.0%	48.0%	48.3%
EDUCATION	1-Mile	2-Mile	3-Mile	4-Mile	5-Mile
Population 25 years and over	5,521	6,907	6,976	7,336	7,626
No High School Diploma	20.3%	18.0%	18.0%	18.1%	17.6%
High school graduate, GED, or alternative	31.0%	30.7%	30.6%	30.7%	30.4%
College No Degree	29.0%	28.9%	28.9%	28.8%	29.0%
College or Advanced Degree	19.8%	22.4%	22.5%	22.4%	23.0%
HOUSEHOLD VALUE	1-Mile	2-Mile	3-Mile	4-Mile	5-Mile
2020 Home value: Median	\$289,262	\$293,326	\$293,542	\$298,069	\$295,562
2020 Home value: Average	\$322,790	\$326,478	\$327,590	\$335,233	\$331,436

HOUSEHOLD INCOME	1-Mile	2-Mile	3-Mile	4-Mile	5-Mile
2020 Household Income: Median	\$74,479	\$72,069	\$72,029	\$72,670	\$72,531
% Median Income Change 2000 to 2010	14.3%	20.0%	20.4%	22.4%	22.7%
% Median Income Change 2000 to 2020	66.9%	61.2%	61.1%	59.2%	61.2%
% Median Income Change 2010 to 2025	85.6%	68.7%	67.8%	61.4%	61.8%
% Median Income Change 2020 to 2025	27.0%	25.6%	25.5%	24.1%	23.1%
2000 Household income: Average	\$52,185	\$52,948	\$53,030	\$54,250	\$53,773
2020 Household income: Average	\$90,660	\$88,564	\$88,529	\$89,257	\$89,187
2025 Household income: Average	\$116,349	\$112,172	\$112,063	\$111,989	\$111,611
up to \$24,999	14.0%	14.2%	14.3%	14.1%	14.2%
\$25,000 to \$49,999	22.4%	22.3%	22.2%	21.8%	21.5%
\$50,000 to \$74,999	13.8%	15.6%	15.6%	15.8%	16.1%
\$75,000 to \$124,999	27.1%	26.2%	26.1%	26.3%	26.4%
\$125,000 to \$199,999	17.2%	17.0%	17.0%	17.2%	17.0%
\$200,000 or more	5.3%	4.8%	4.7%	4.8%	4.8%
HOUSEHOLD TRENDS	1-Mile	2-Mile	3-Mile	4-Mile	5-Mile
2020 Households	1,093	1,797	1,837	2,005	2,159
2025 Households	1,200	1,949	1,991	2,159	2,309
% Household Change 2000 to 2010	52.2%	43.1%	42.8%	39.4%	36.6%
% Household Change 2000 to 2020	91.4%	73.6%	73.0%	65.8%	60.5%
% Household Change 2010 to 2025	38.1%	31.6%	31.2%	28.1%	25.7%
% Household Change 2020 to 2025	9.8%	8.5%	8.4%	7.7%	6.9%
Average Household Size	3	3	3	3	3
Owner occupied	75.3%	72.9%	72.8%	72.8%	72.7%
Renter occupied	24.7%	27.1%	27.2%	27.2%	27.3%
% Households with children under 18	27.3%	26.2%	26.2%	25.7%	25.8%
% Households with no children under 18	72.7%	73.8%	73.8%	74.3%	74.2%