



# MIXED-USE OPPORTUNITY

18713 TIFFENI DRIVE | TWAIN HARTE  
\$2,400,000  
21,604 S.F. 2.13 ACRES #41137375

Prime commercial and potential residential conversion opportunity located within the Twain Harte Village Center in beautiful Twain Harte! Parcel C consists of approximately 2.13 acres and includes a one-story retail building totaling approximately 21,604 s.f.. The former Twain Harte Pharmacy space occupies approximately 13,204 s.f., w/ the balance of the building divided into multiple leasable suites including 1 approx. 600 s.f. unit, 3 approx. 1,200 s.f. units, 1 approx. 1,800 s.f. unit, and 1 approx. 2,400 s.f. unit. Subject to county conditions & approvals, the county would allow the potential development of approx. 17± apartment units, or the property may continue as a commercial retail center. Conditional Use Permit & Site Dev. Permit expires 2032. All Plans & Permit Copies available from Agents. This centrally located property offers excellent visibility, flexible use potential, and strong investment upside in one of the Sierra foothills' most desirable mountain communities. The village center benefits from steady local and visitor traffic generated by area recreation, community events, restaurants, shops, golf, lakes, and outdoor activities! Adding to the appeal, the neighboring Parcel B at 18711 Tiffeni Dr., 1-story retail building, approx. 32,128 s.f. has already sold for \$6,450,000 in 2025 and is occupied by the popular Twain Harte Market, a longtime anchor business that draws consistent local traffic to the center! A Must See!



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