

FOR SALE OR BUILD TO SUIT

SWQ Highway 49 & Highway 4 • Angels Camp, CA



Property Information:

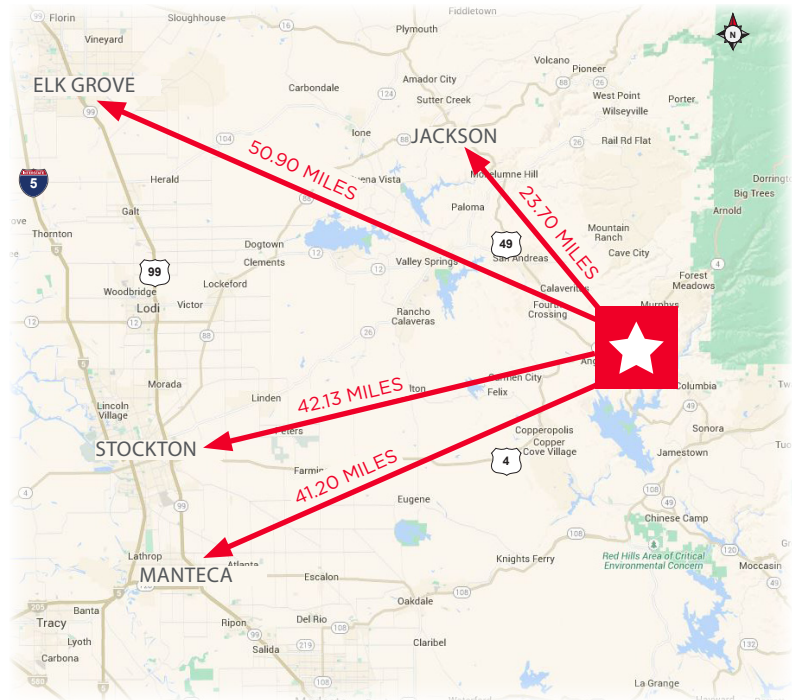
Parcel Number: 058-074-013
Size: 11.81 Acres
Zoned: Commercial

Location Information:

- Calaveras County
- “Base camp” to the Western Sierra Nevada Mountains
- 50 miles east of Stockton

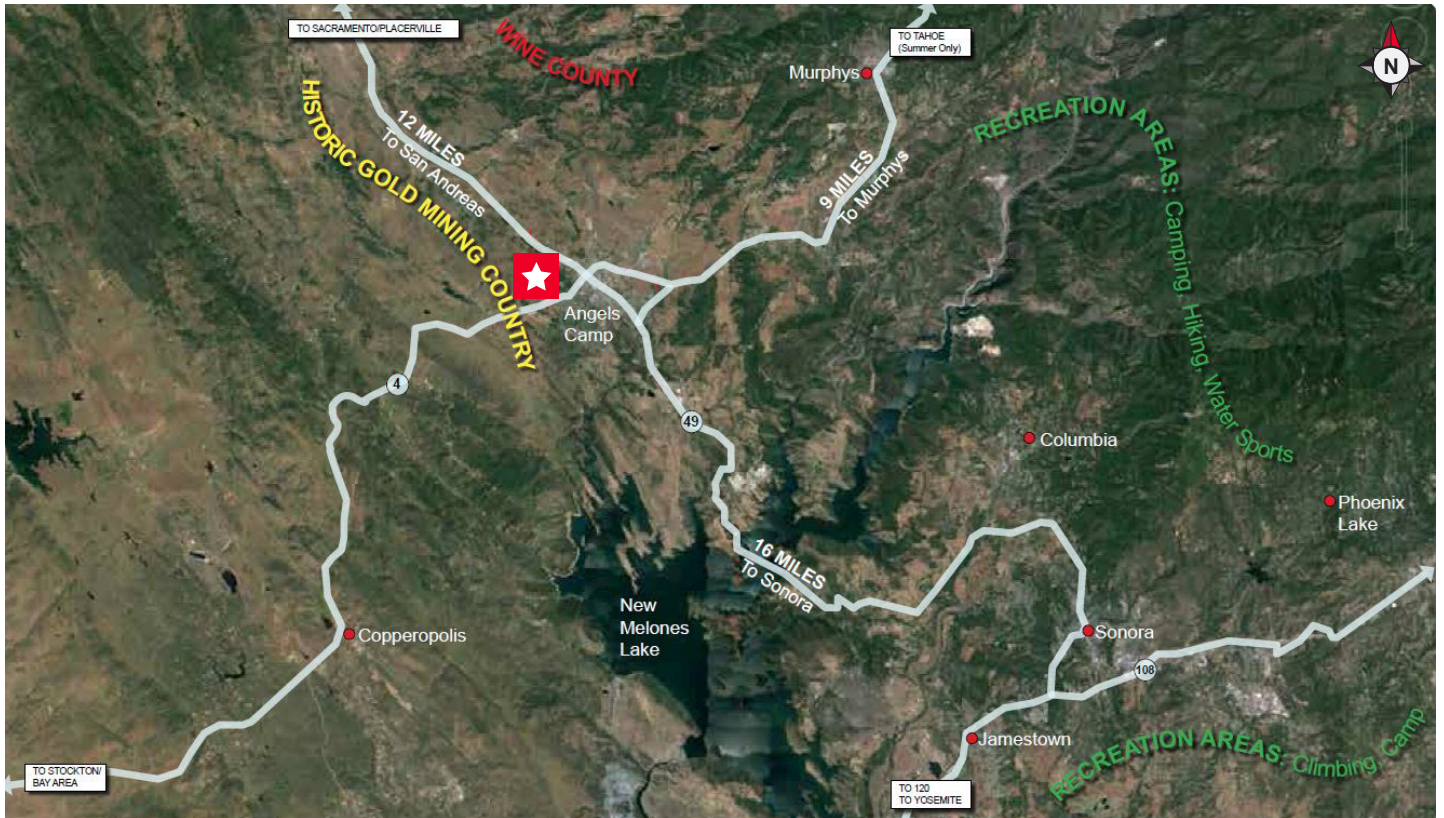
Highlights:

- In the heart of Angels Camp
- Millions of visitors pass through Angels Camp annually
- Home base for mountain sports throughout the year
- Very near wineries, world famous caverns and Calaveras Big Tree State Park



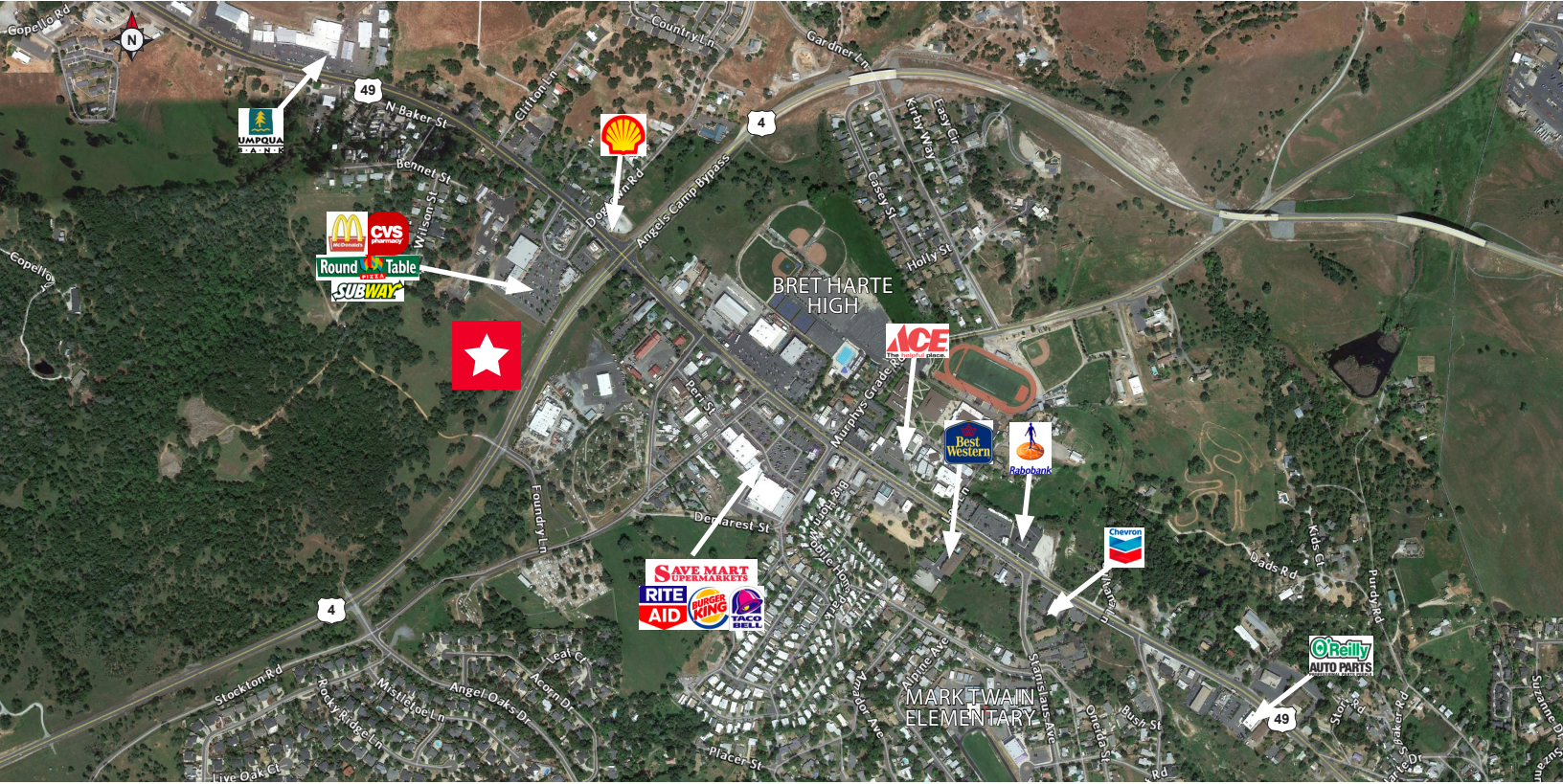
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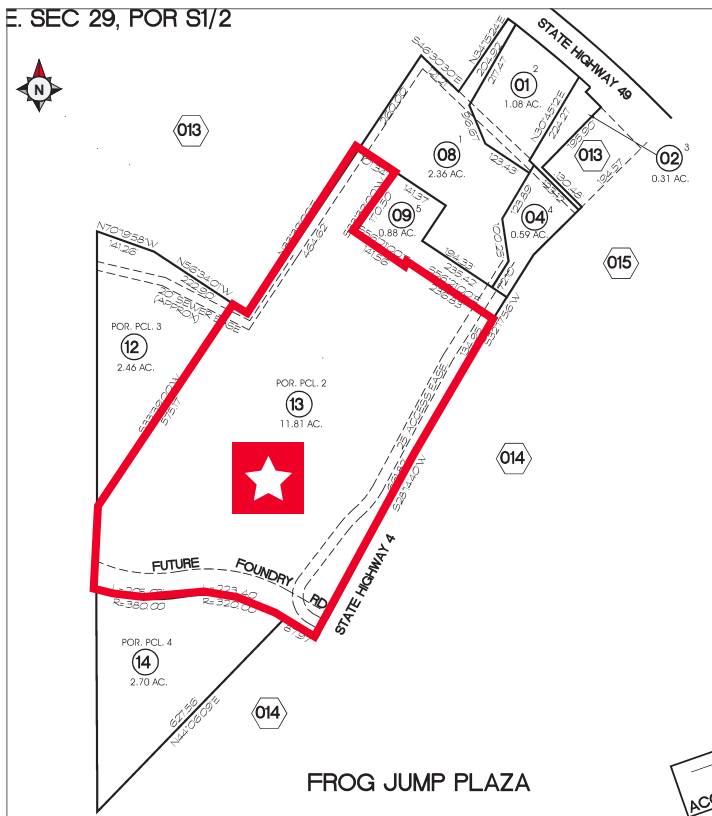


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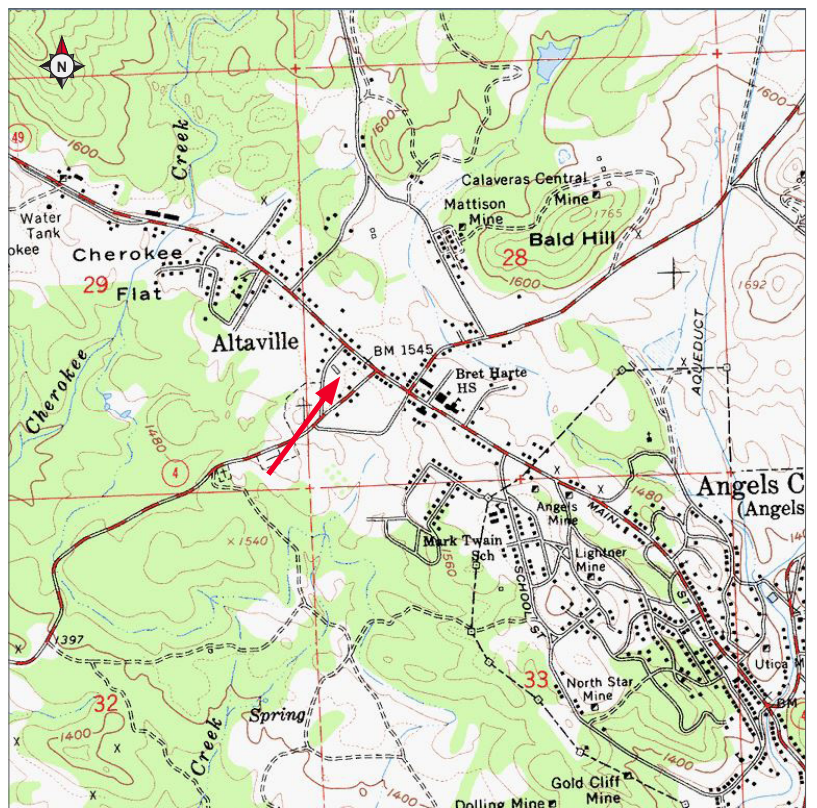
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E. SEC 29, POR S1/2



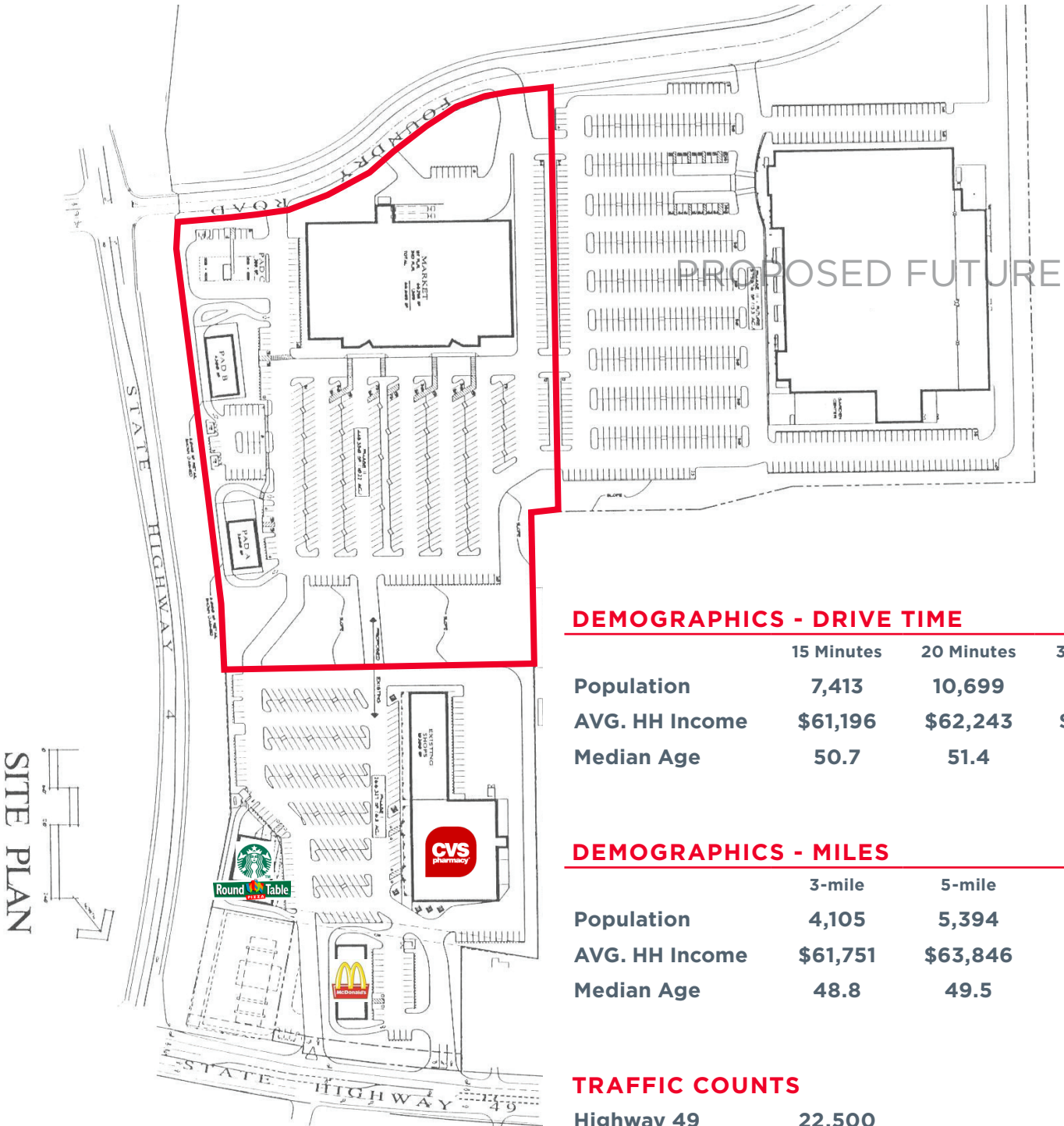
FROG JUMP PLAZA



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CONCEPTUAL SITE PLAN



DEMOGRAPHICS - DRIVE TIME

	15 Minutes	20 Minutes	30 Minutes
Population	7,413	10,699	39,775
AVG. HH Income	\$61,196	\$62,243	\$63,454
Median Age	50.7	51.4	47.8

DEMOGRAPHICS - MILES

	3-mile	5-mile	10-mile
Population	4,105	5,394	16,726
AVG. HH Income	\$61,751	\$63,846	\$61,861
Median Age	48.8	49.5	51.3

TRAFFIC COUNTS

Highway 49	22,500
Highway 4	5,900

SITE PLAN