



Angel's Camp Towne Center

210-260 S. MAIN ST., ANGEL'S CAMP, CA 95222

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PROPERTY OVERVIEW

Angels Camp is a historic Gold Country town located at the intersection of Highways 4 and 49—just 2.5 hours from the Bay Area and 2 hours southeast of Sacramento. This strategic location makes it a convenient destination for both residents and tourists exploring the Sierra Foothills.

Angels Camp Towne Center is a ±77,967 SF neighborhood shopping center anchored by Save Mart, a well-established retailer that drive steady daily traffic. The center features a balanced mix of national brands and local businesses, offering essential goods and services to the surrounding community.

With strong visibility, a signalized intersection, and generous parking, Angels Camp Towne Center stands out as a key retail destination in Calaveras County.

HIGHLIGHTS

- High visibility shop space available between both anchors.
- Anchored by SaveMart.
- The largest Retail Center in the trade area.
- Located on Highway 49 at the intersection of Highway 4.
- High traffic, signalized intersection.
- Excellent visibility.
- Center benefits from significant tourist activity stemming from the area's proximity to the Stanislaus National Forest and Recreation Area, the Calaveras County wineries, and the historic Gold Country.



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S. MAIN ST. — 13,000 AVERAGE DAILY TRAFFIC

EXISTING TENANTS

TENANT	SUITE	SIZE
Placer Title Company	210	2,250 SF
State Farm Insurance	218	750 SF
PWS Laundry	220	1,575 SF
4 Paws Veterinary Clinic	222	4,200 SF
AVAILABLE	230	19,120 SF
Shiro Ninja Sushi	240	2,780 SF
Shiro Ninja Sushi	244	1,041 SF
Angels Nails	246	1,250 SF
Angels Smoke Shop	250	3,045 SF
SaveMart Supermarket	260	41,956 SF



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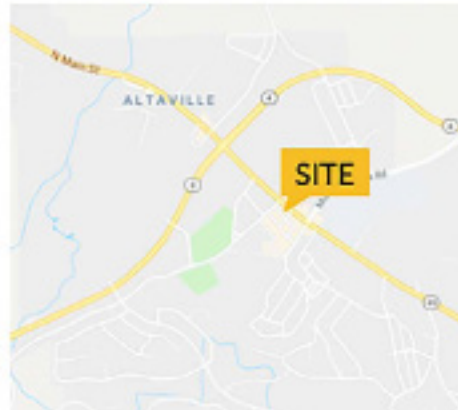
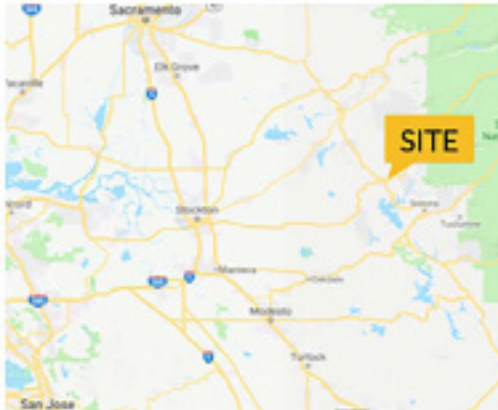
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DEMOGRAPHICS
2019

	1 MILE	3 MILE	5 MILE
 Population	3,019	4,400	5,816
 Median HH Income	\$ 66,647	\$ 64,712	\$ 62,496
 Average HH Income	\$ 87,238	\$ 85,140	\$ 84,258
 Traffic Count	S. Main Street/Highway 49 10,011 ADT		



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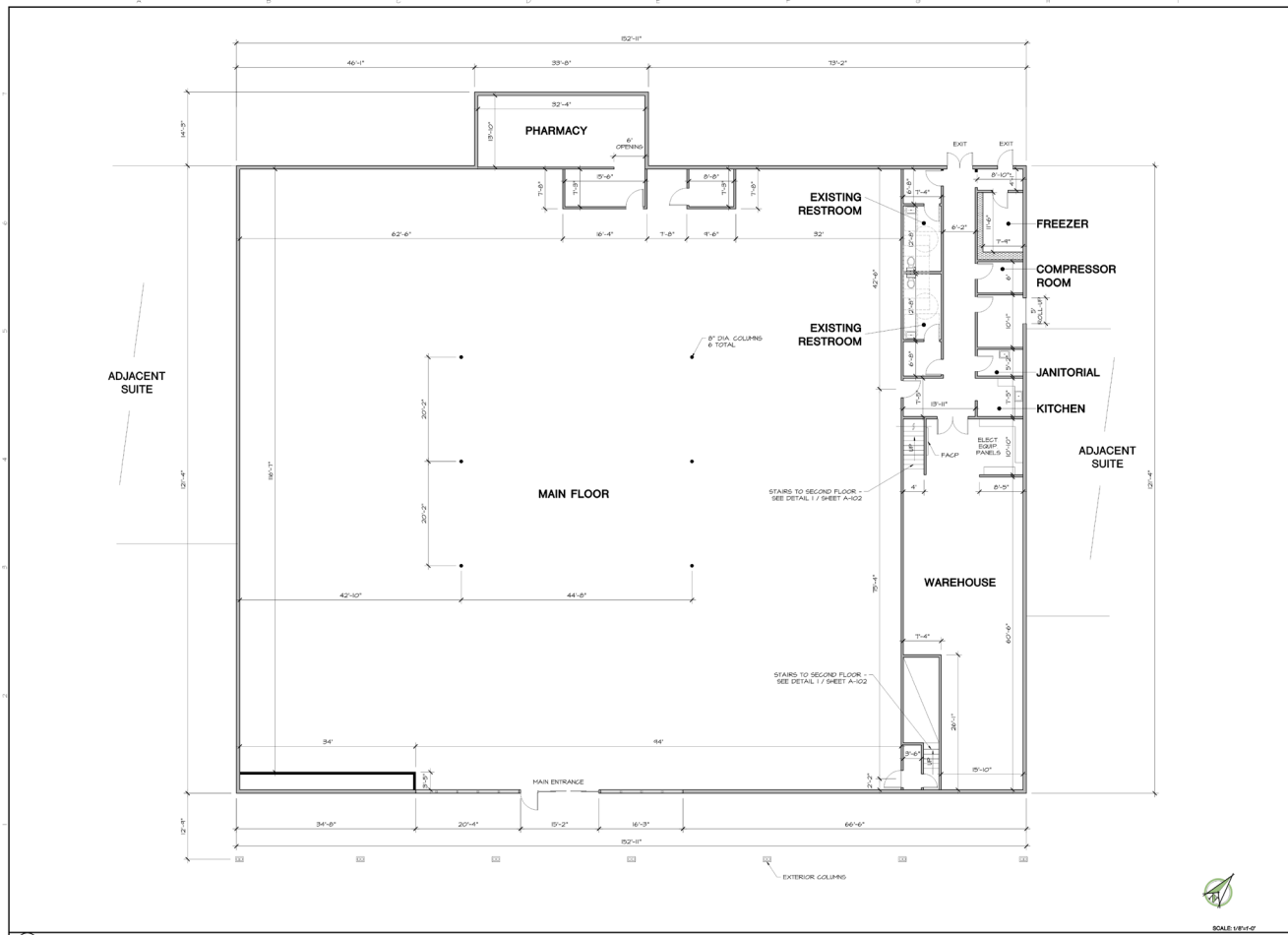
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ANGELS CAMP TOWNE CENTER
FORMER RITE-AID SUITE
AS-BUILT
ANGELS CAMP, CALIFORNIA 95222
210 S. MAIN STREET

PROJECT NUMBER: 00-000000
DRAWING NUMBER: 226001
DATE: 11/15/2018
FLOOR PLAN

SCALE: 1/8" = 1'-0"
DATE: 11/15/2018
A-101

THIS DRAWING IS MEANT TO BE PRINTED 24X36". AT ANY OTHER SIZE DISREGARD REFERENCES TO SCALE.

(1) FLOOR PLAN

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