

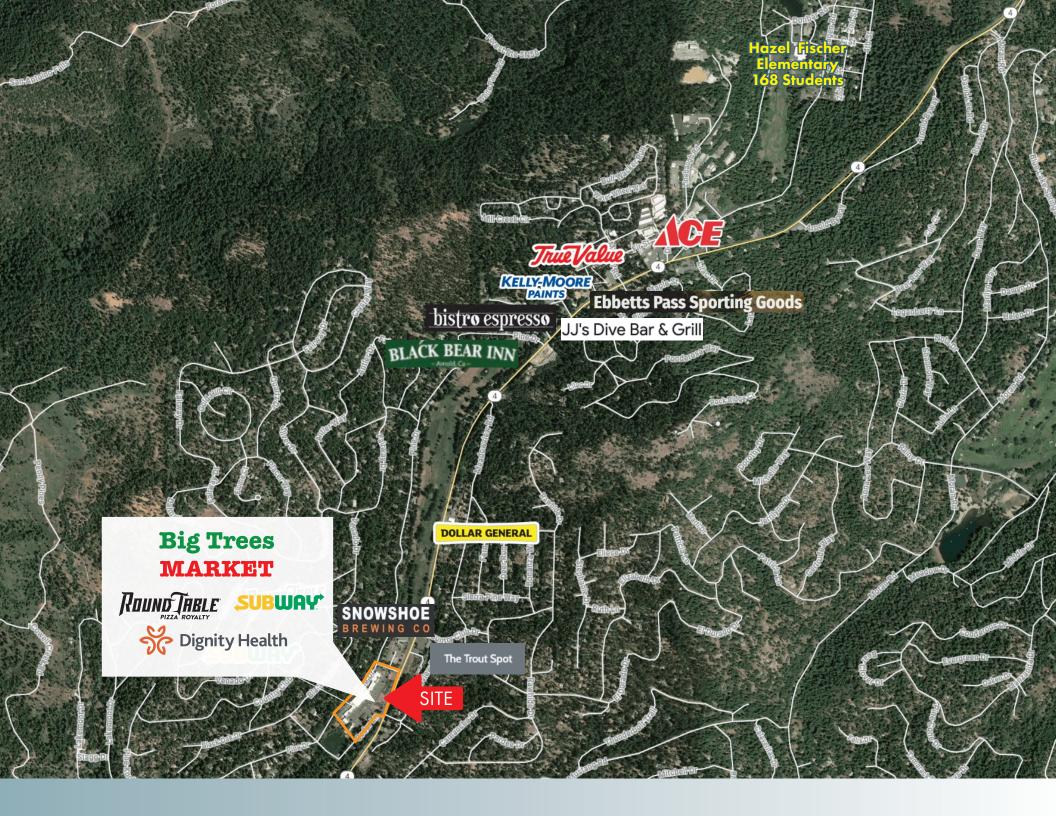


- \cdot Meadowmont Center is home to many shops, restaurants and Big Trees Market
- · Potential Drive-thru Pad Opportunity off HWY 4 (9,300 CPD)
- The charming town of Arnold is home to Calaveras Big Trees State Park, the Stanlislaus River, and countless hiking, fishing and swimming spots
- · A round-trip from the bay area is 2½ hours closer than Tahoe or Yosemite (www.cometoarnold.com)



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DEMOGRAPHICS 2021	1 mile	5 mile	10 mile	
Estimated Population	1,896	5,016	10,587	
Estimated Households	891	2,398	5,032	
Median HH Income	60,315	\$72,342	\$64,225	



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