



2182 Highway 4 , Arnold, CA 95223

- 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 Stanislaus 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](http://www.cometoarnold.com))

retailwest

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Hazel Fischer Elementary  
168 Students

ACE

True Value

KELLY-MOORE  
PAINTS

Ebbetts Pass Sporting Goods

bistro espresso

JJ's Dive Bar & Grill

BLACK BEAR INN  
Arnold, Ca

DOLLAR GENERAL

Big Trees  
MARKET

ROUND TABLE PIZZA ROYALTY  
SUBWAY

Dignity Health

SNOWSHOE  
BREWING CO

The Trout Spot

SITE





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

