

FOR LEASE

ANGELS CAMP TOWNE CENTER

Angels Camp, California



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210-260 S Main St., Angels Camp, CA 95222

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 and Rite Aid, two well-established retailers 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.

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PROPERTY HIGHLIGHTS

- High visibility shop space available between both anchors.
- Anchored by SaveMart and Rite-Aid.
- 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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Angels Camp Site Map



EXISTING TENANTS	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
COMING SOON	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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Demographics

DEMOGRAPHICS

2019



1 MILE

3,019

Population



3 MILE

4,400

Median HH Income



5 MILE

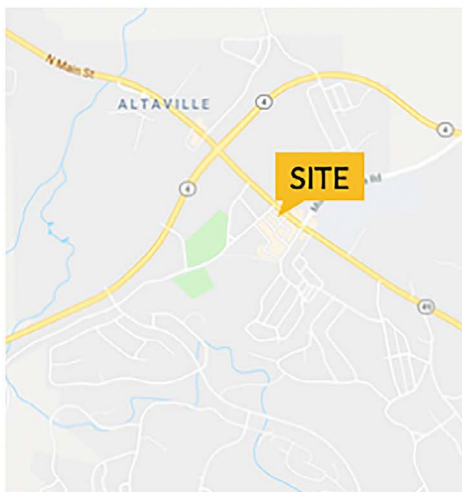
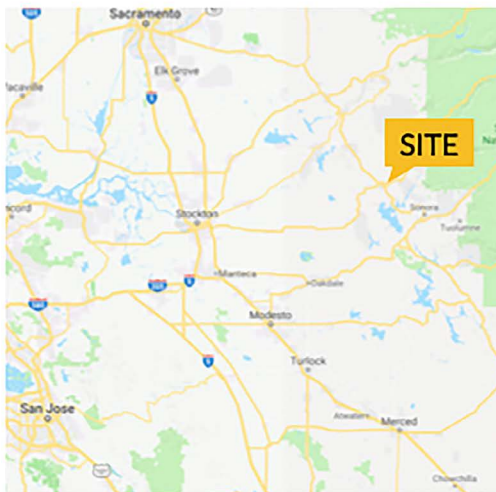
5,816

Average HH Income

S. Main Street/Highway 49
10,011 ADT



Traffic Count



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FIRM PROFILE

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ProEquity Asset Management stands out as one of the fastest-growing companies in the United States, recognized by Inc. 5000. Since its establishment in 2012, ProEquity has distinguished itself in various domains, including commercial real estate asset management, fiduciary, advisory, and receivership services across diverse asset types such as commercial (retail and office), industrial, and multi-family real estate.

With a team of seasoned professionals possessing decades of experience and expertise, ProEquity delivers an expansive range of institutional-grade services. The leadership, backed by a proficient staff of property managers, leasing specialists, marketing team, and accounting experts, ensures excellence across asset management, portfolio management, receivership, property management, development, construction management, and transaction management realms.

ProEquity's comprehensive suite of services caters to CMBS (Wall Street) Lenders and Servicers, Institutional Owners, Family Offices, and Private Owners nationwide. Their commitment to meticulous attention to detail has earned them a reputation for setting industry standards, fostering enduring relationships with clients who rely on their expertise time and again.

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ProEquity

ASSET MANAGEMENT

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EST. 2012
