

**SPECIAL LEASE INCENTIVES
IN EFFECT**

**SAVE MART
SUPERMARKETS**

**RITE
AID**

STOCKTON ROAD

S MAIN STREET - 17,000 ADT

**CALIFORNIA
49**

AVAILABLE FOR LEASE

5% COMMISSION TO PROCURING AGENT

Listed Exclusively by:

± 3,045 SF, ± 1,575 SF and ± 750 SF

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CORE Commercial
2264 Fair Oaks Blvd
Sacramento, CA 95825
CA DRE #01904661

**260 S MAIN ST
ANGELS CAMP, CA 95222**

ANGELS TOWNE CENTER

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ANGELS TOWNE CENTER 260 S Main St, Angels Camp, CA

Core Commercial is pleased to offer space for lease at Angels Towne Center, a **Savemart** and **Rite Aid** anchored shopping center at the corner of State Highway 49 (S. Main Street) and Stockton Road, in Angels Camp, California. The property has excellent visibility with over 17,000 cars travelling through this intersection per day (average).

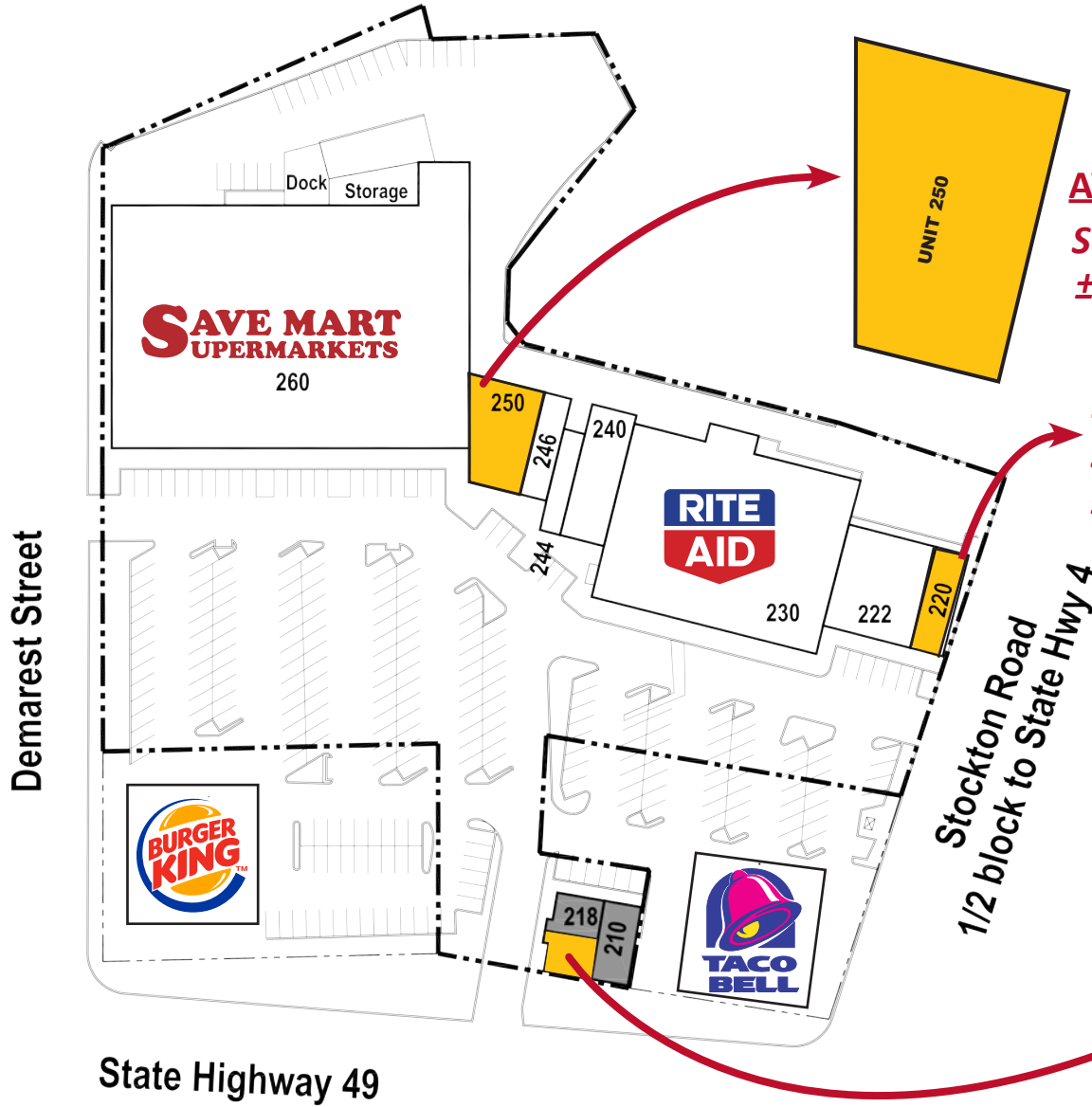
Spaces available for lease include a prominent, corner-positioned space, in-line with Rite Aid, and a corner pad suite with strong exposure and close proximity to entrance/exit aisles.



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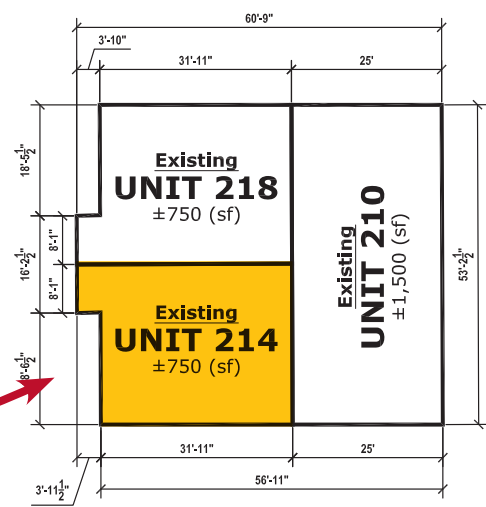
AVAILABLE
Suite #250
± 3,045 SF

AVAILABLE
Suite #220
± 1,575 SF

AVAILABLE
Suite #214
± 750 SF

TENANT ROSTER

Suite #	Tenant
250	AVAILABLE ± 3,045 SF
246	Angels Nails
244	Rolling Dough Pizza
240	Humane Society Thrift Store
222	Mark Twain Medical Clinic
220	AVAILABLE ± 1,575 SF
218	State Farm Ins.
214	AVAILABLE ± 750 SF
210	Placer Title Co.



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BACK SIDE OF SUITE 214



ENTRANCE TO SUITE 220 (± 1,575 SF)

**ENTRANCE TO
SUITE 214
→
(± 750 SF)**



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Angels Towne Center is a Save Mart and Rite Aid anchored shopping center in the Sierra Nevada Foothills town of Angels Camp, CA. Located near the intersection of State Highways 4 and 49, this Save Mart is the only supermarket within a 10 mile radius, serving a population of 18,900 and the tourist traffic through Angels Camp, Murphys, and surrounding wine country and ski destinations.

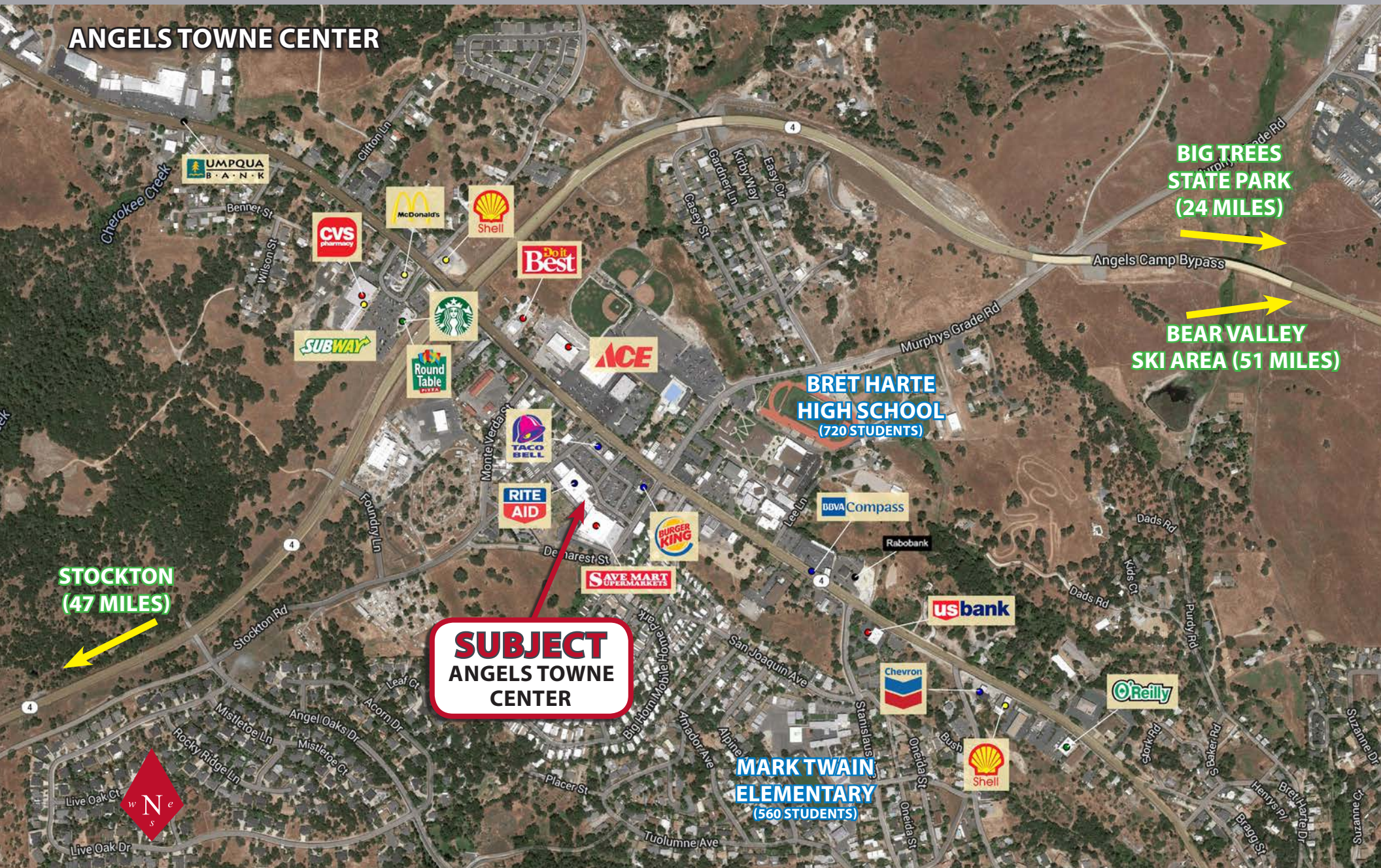
Both Save Mart and Rite Aid have strong sales at this location.



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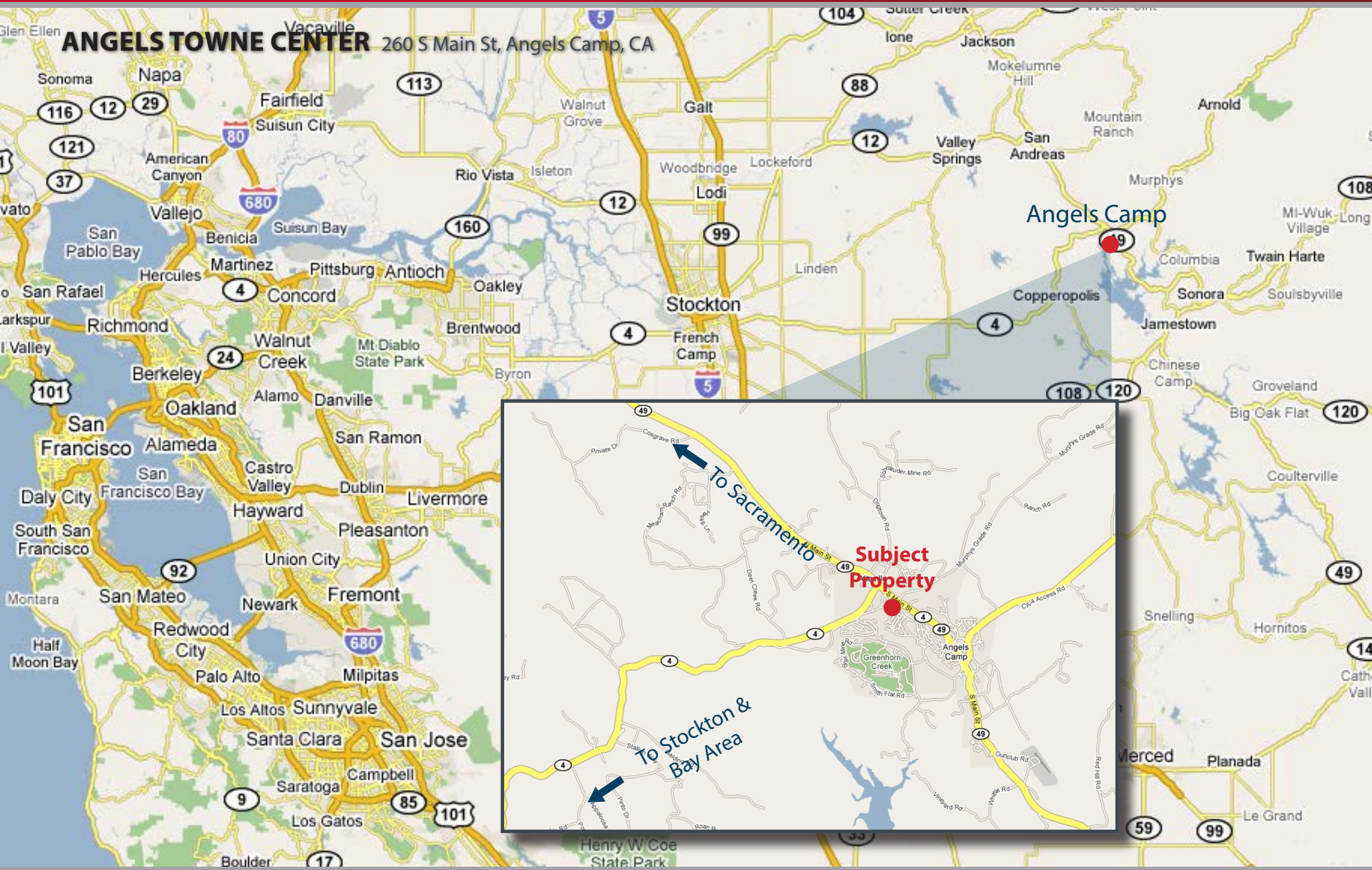
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