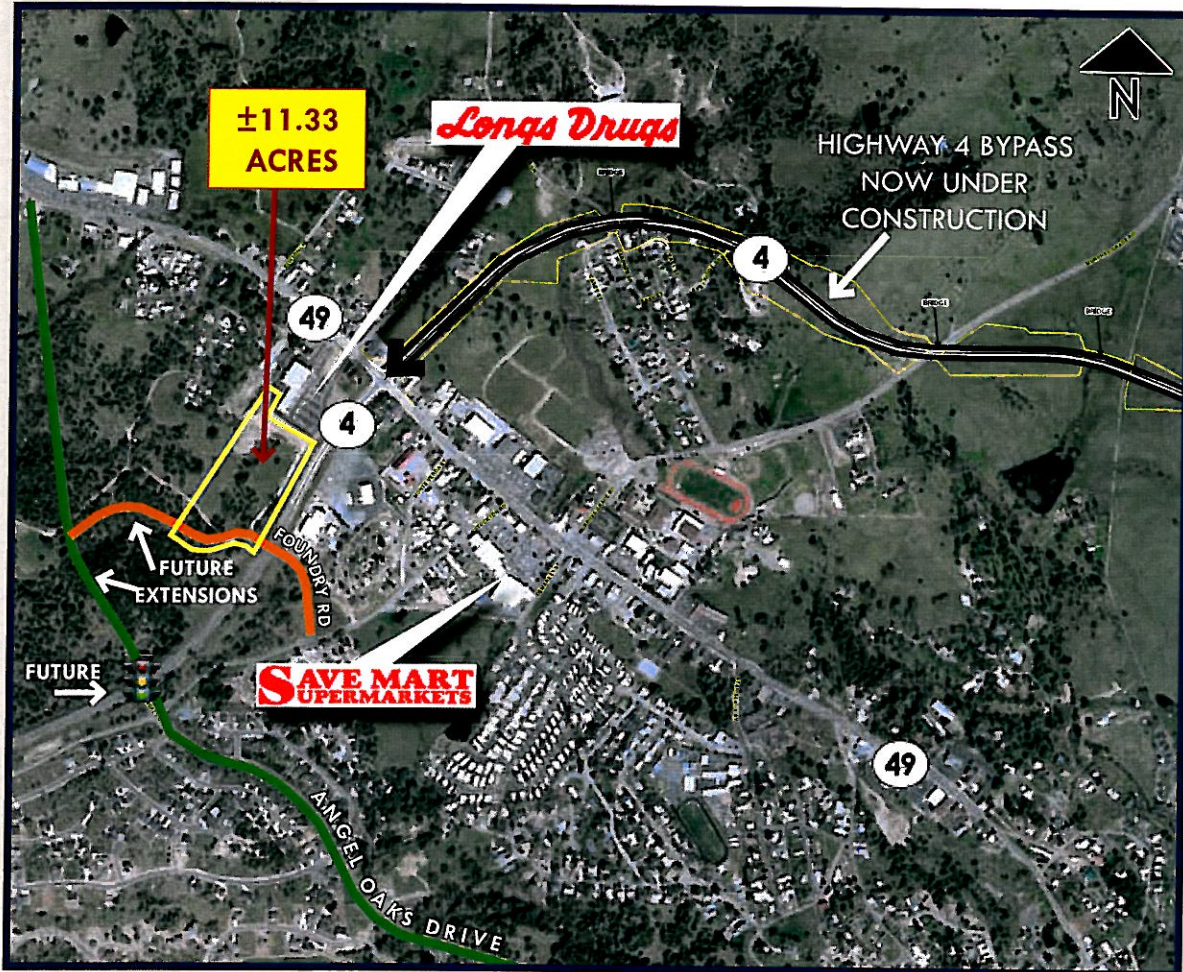


LAND FOR SALE

Angels Camp,
Calaveras County, California



James A. Teare
Senior Vice President
james.teare@colliers.com

Blair J. Wheatley
Senior Associate
blair.wheatley@colliers.com

Colliers International
GT Retail Services
1400 Rocky Ridge Drive,
Suite 150
Roseville CA, 95661

Tel: 916.772.1700
Fax: 916.773.1711

LOCATION:

NWQ Highway 49 & Highway 4
Angels Camp, CA

SIZE:

±11.33 Acres Gross

PRICE:

\$2,750,000.00 (\$5.57 PSF) for ±11.33 acres

ZONING:

SC Shopping Center Commercial

DESCRIPTION:

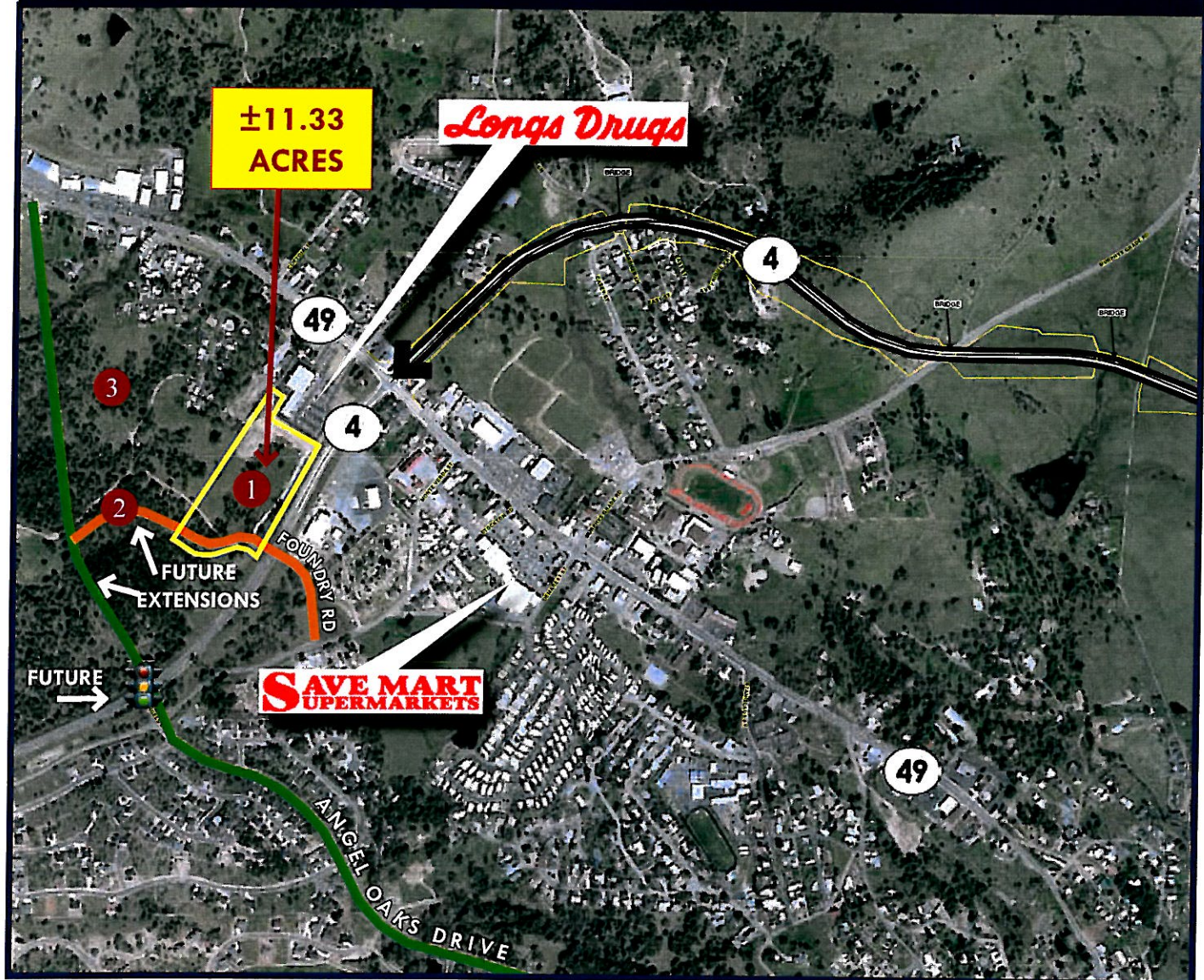
A prime commercial development opportunity located at the key intersection of Highway 4 and Highway 49 in Angels Camp, Calaveras County, California. The Highway 4 Bypass work has begun and is expected to be completed within 18 months. This parcel is zoned SC Commercial.

COLLIERS
INTERNATIONAL

GT
RS

GALLELLI & TEARE
RETAIL SERVICES GROUP

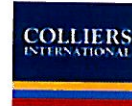
PROPERTY DESCRIPTION



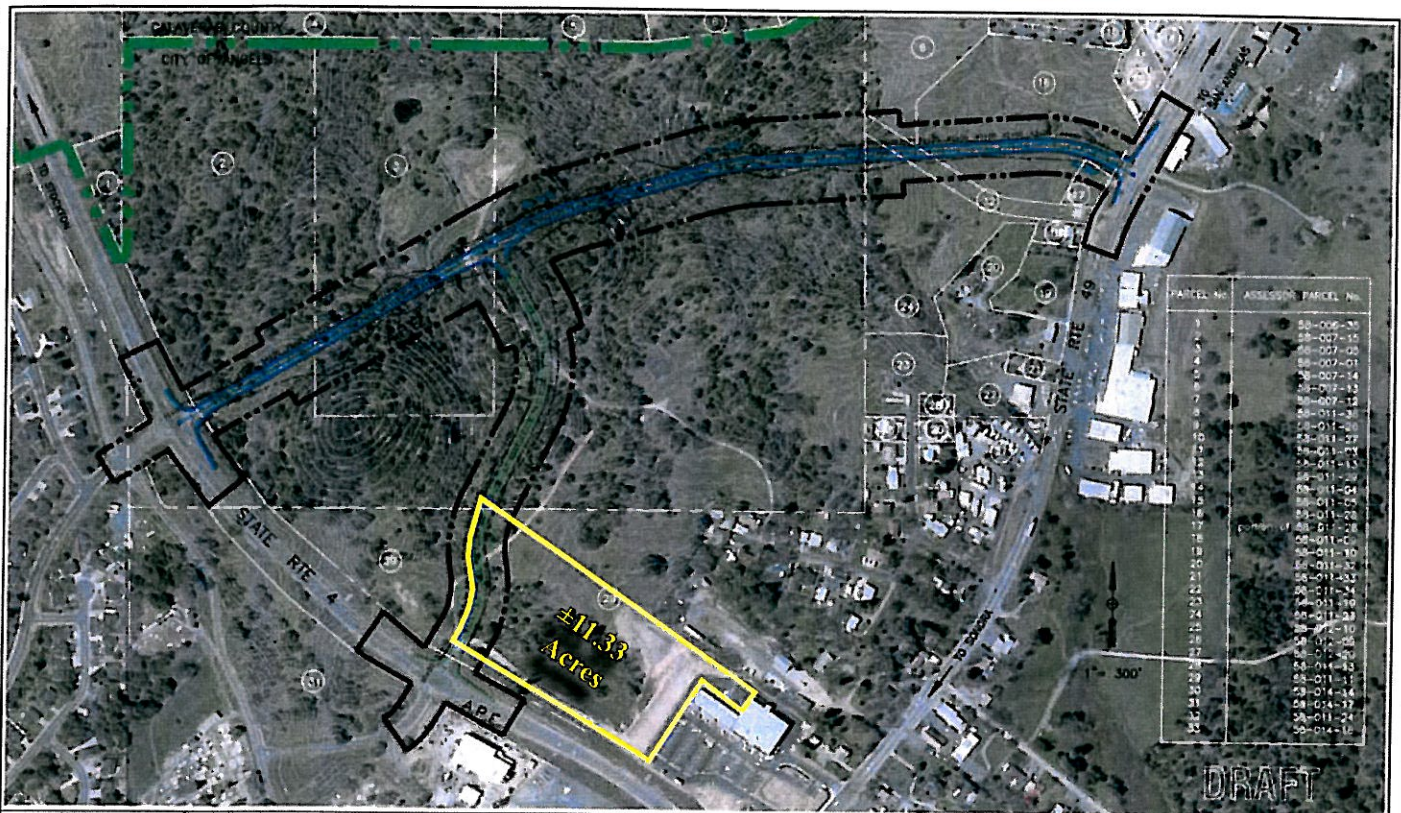
- 1 **Retail Development Opportunity.** Approximately 11.33 acres of commercial land for sale.
- 2 **Foundry Road.** Future Foundry Road - a 60-foot wide easement across the property exists for the future construction of the Foundry Road extension. The property currently has a 30-foot wide deeded access from CalTrans to Highway 4 within the 60-foot easement. A traffic impact study will be needed to proceed forward with a development. If the traffic impact study shows that a thirty (30) ft access point is not adequate the development proposed, then Angel Oaks Drive will need to be extended from its intersection with Highway 4 to Foundry Road as shown on the attached aerial.
- 3 **Sewer Line - Currently at Capacity.** There is a need to extend the sewer line to handle all future commercial and residential sewer requirements to the North of Highway 4. The estimated cost of the entire project in late 2007 was \$1,000,000.00 and it was estimated that the developer of the commercial site would be responsible for approximately fifteen percent (15%) of that cost. Residential developers would be responsible for the rest. As of May, 2008, the project had not begun.

Angels Camp

NWC Highway 49 and Highway 4
Angels Camp, CA



GT
RS GALLELLI & TEARE
RETAIL SERVICES GROUP

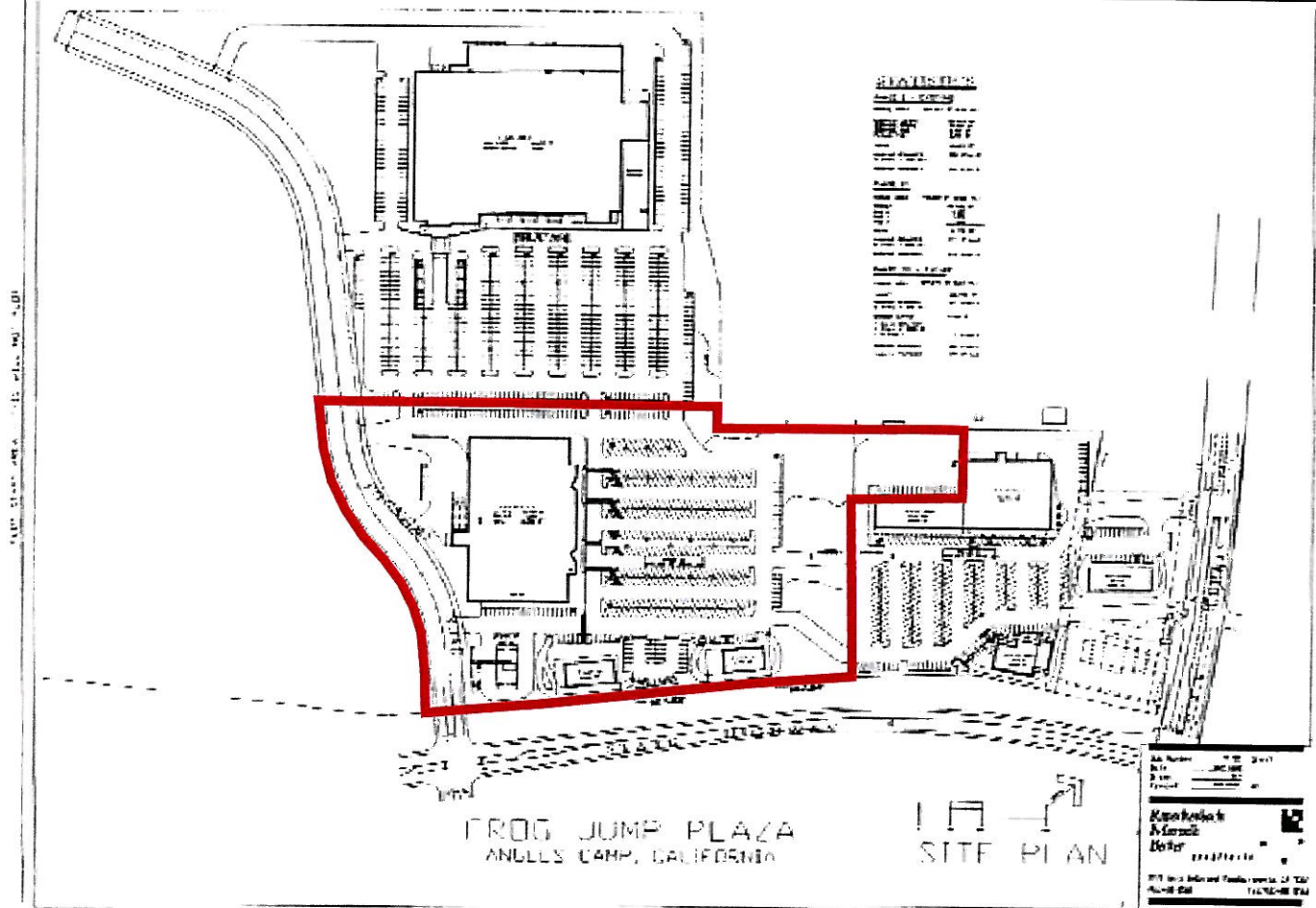
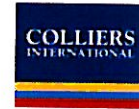


DRAFT

REVISIONS NO. DESCRIPTION DATE BY		DRAWN BY: J. PARKS DATE: May 2020 DESIGNED BY: CH. HOLI DATE: May 2020 CHECKED BY: L.S. HILTON DATE: May 2020		CITY OF ANGELS, CALIFORNIA PUBLIC WORKS DEPARTMENT APPROVED BY: PUBLIC WORKS DIRECTOR DATE:		ANGEL OAKS DRIVE & FOUNDRY LANE EXTENSION AREA OF POTENTIAL EFFECTS (A.P.E.)		SCALE: DATE: 5-27-20 HORIZ. 300' BRIDGE NO. - VERT. N/A DRAWING NO. - SHEET NO. 1 OF 1	
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Angels Camp - Conceptual Site Plan

NWC Highway 49 and Highway 4
Angels Camp, CA

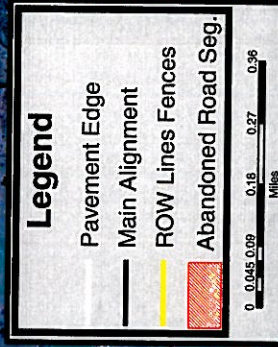


ANGELS CAMP HIGHWAY 4 BYPASS

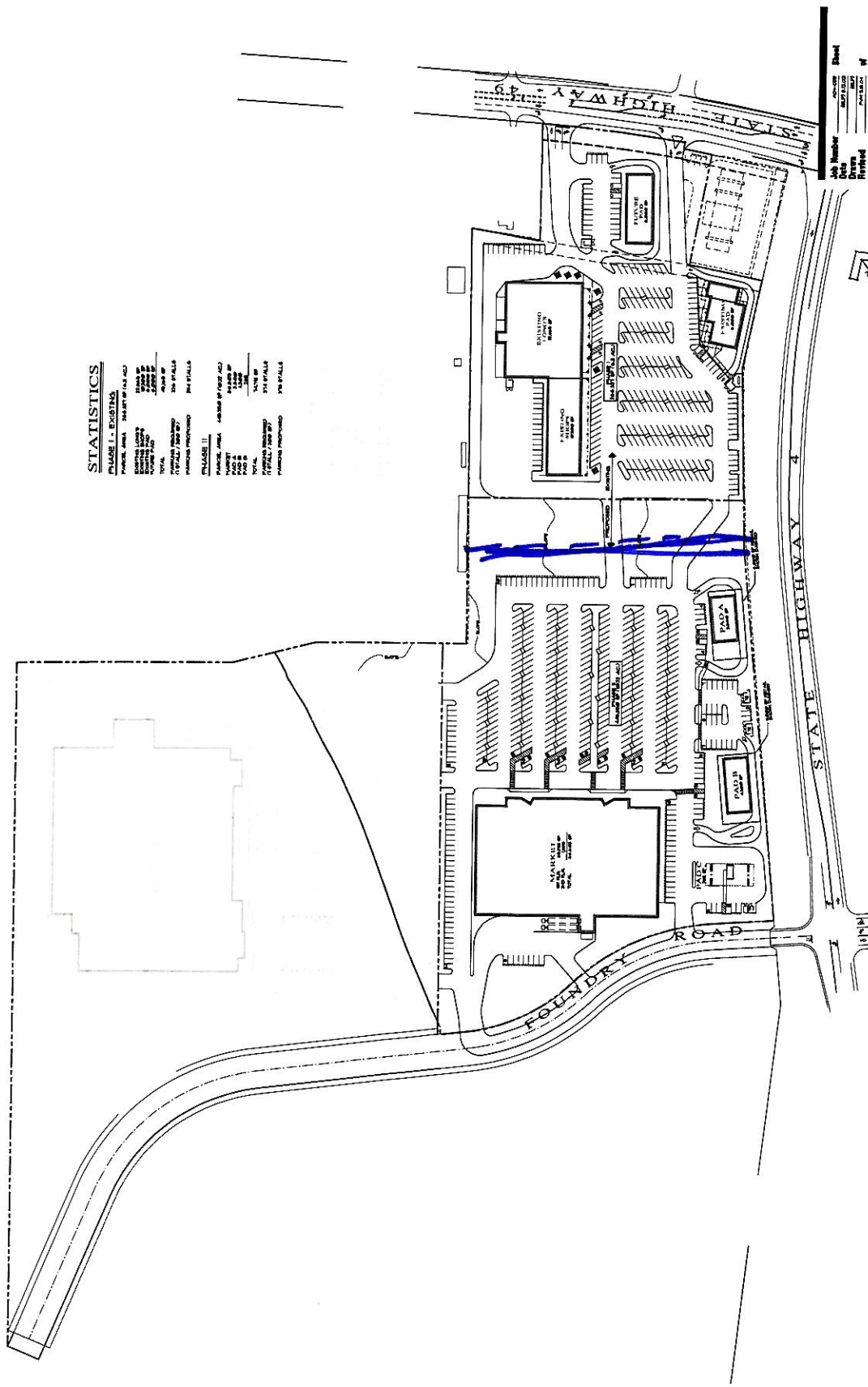


Design and Engineering
for Southern California
Highways
Project: ANGELS CAMP
December 2000

SITE



(BYPASS COMPLETED)



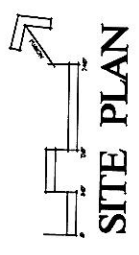
STATISTICS

PHASE I - EXISTING

PARKING AREA	344,875 SF (4.1 AC)
EXISTING BUILDING	1,100,000 SF
EXISTING LOT	2,000 SF
TOTAL	345,875 SF
PHASE II - PROPOSED	2,000 SF
PHASE III - PROPOSED	2,000 SF
PHASE IV - PROPOSED	2,000 SF
PHASE V - PROPOSED	2,000 SF
PHASE VI - PROPOSED	2,000 SF
PHASE VII - PROPOSED	2,000 SF
PHASE VIII - PROPOSED	2,000 SF
PHASE IX - PROPOSED	2,000 SF
PHASE X - PROPOSED	2,000 SF
PHASE XI - PROPOSED	2,000 SF
PHASE XII - PROPOSED	2,000 SF
PHASE XIII - PROPOSED	2,000 SF
PHASE XIV - PROPOSED	2,000 SF
PHASE XV - PROPOSED	2,000 SF
PHASE XVI - PROPOSED	2,000 SF
PHASE XVII - PROPOSED	2,000 SF
PHASE XVIII - PROPOSED	2,000 SF
PHASE XIX - PROPOSED	2,000 SF
PHASE XX - PROPOSED	2,000 SF
PHASE XXI - PROPOSED	2,000 SF
PHASE XXII - PROPOSED	2,000 SF
PHASE XXIII - PROPOSED	2,000 SF
PHASE XXIV - PROPOSED	2,000 SF
PHASE XXV - PROPOSED	2,000 SF
PHASE XXVI - PROPOSED	2,000 SF
PHASE XXVII - PROPOSED	2,000 SF
PHASE XXVIII - PROPOSED	2,000 SF
PHASE XXIX - PROPOSED	2,000 SF
PHASE XXX - PROPOSED	2,000 SF

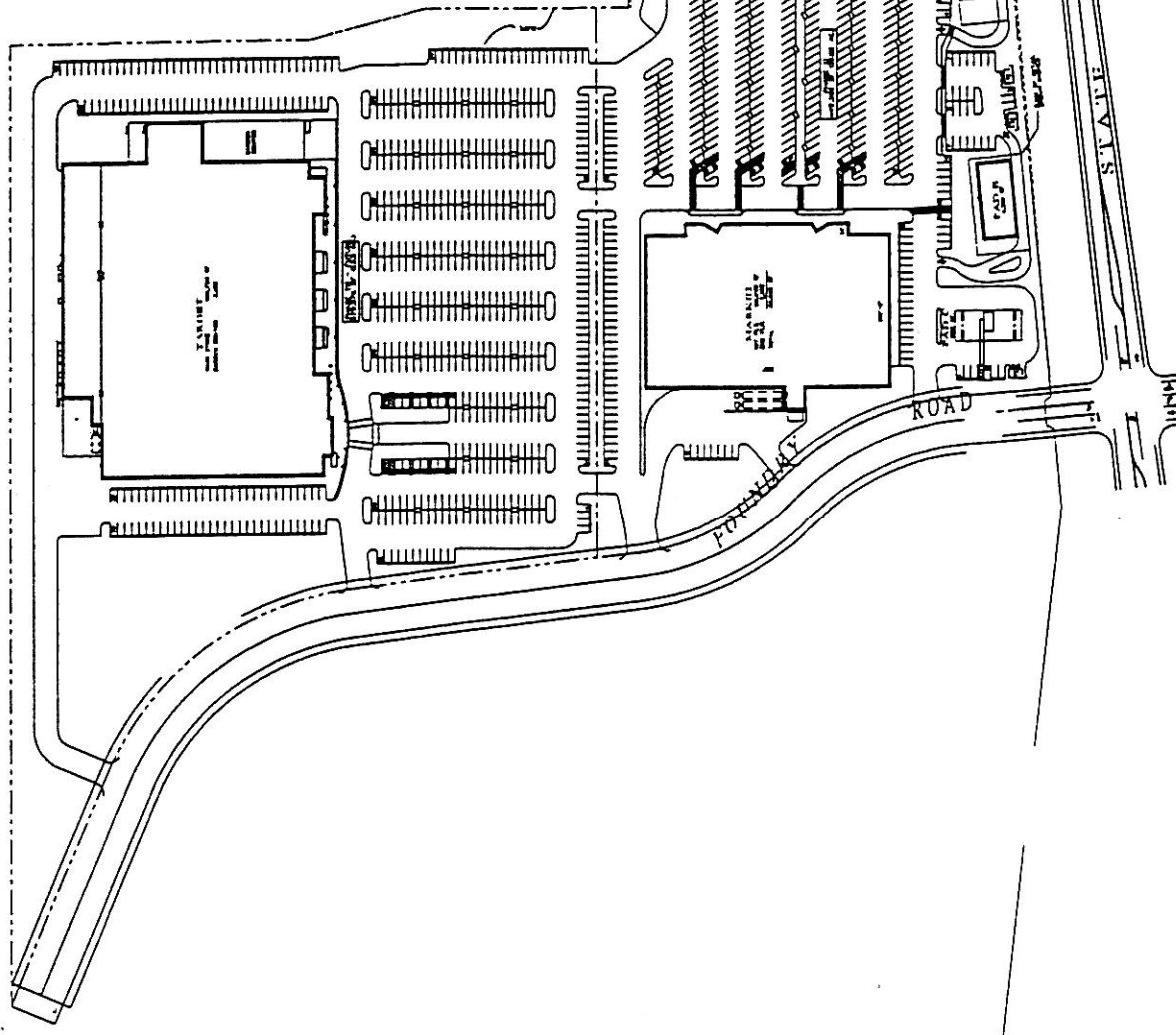
Rauschenbach
Martelli
Becker

2777 West Ave Second Floor - Sacramento, CA 95805
 916-438-5500
 FAX 916-438-5509



FROG JUMP PLAZA
 ANGELS CAMP, CALIFORNIA

SITE PLAN



STATISTICS

PHASE I - EXISTING		PHASE II - FUTURE		PHASE III - FUTURE	
EXISTING AREA	100,000 sq. ft.	NEW AREA	100,000 sq. ft.	NEW AREA	100,000 sq. ft.
EXISTING STORIES	1	NEW STORIES	2	NEW STORIES	2
EXISTING PARKING	100	NEW PARKING	200	NEW PARKING	200
EXISTING DRIVEWAYS	100	NEW DRIVEWAYS	200	NEW DRIVEWAYS	200
EXISTING SIDEWALKS	100	NEW SIDEWALKS	200	NEW SIDEWALKS	200
EXISTING UTILITIES	100	NEW UTILITIES	200	NEW UTILITIES	200
EXISTING LANDSCAPE	100	NEW LANDSCAPE	200	NEW LANDSCAPE	200
EXISTING FENCES	100	NEW FENCES	200	NEW FENCES	200
EXISTING SIGNAGE	100	NEW SIGNAGE	200	NEW SIGNAGE	200
EXISTING LIGHTING	100	NEW LIGHTING	200	NEW LIGHTING	200
EXISTING SECURITY	100	NEW SECURITY	200	NEW SECURITY	200
EXISTING MAINTENANCE	100	NEW MAINTENANCE	200	NEW MAINTENANCE	200
EXISTING WASTE	100	NEW WASTE	200	NEW WASTE	200
EXISTING WATER	100	NEW WATER	200	NEW WATER	200
EXISTING SEWER	100	NEW SEWER	200	NEW SEWER	200
EXISTING GAS	100	NEW GAS	200	NEW GAS	200
EXISTING TELEPHONE	100	NEW TELEPHONE	200	NEW TELEPHONE	200
EXISTING CABLE	100	NEW CABLE	200	NEW CABLE	200
EXISTING INTERNET	100	NEW INTERNET	200	NEW INTERNET	200
EXISTING POWER	100	NEW POWER	200	NEW POWER	200
EXISTING HEATING	100	NEW HEATING	200	NEW HEATING	200
EXISTING COOLING	100	NEW COOLING	200	NEW COOLING	200
EXISTING ELEVATORS	100	NEW ELEVATORS	200	NEW ELEVATORS	200
EXISTING STAIRS	100	NEW STAIRS	200	NEW STAIRS	200
EXISTING HALLS	100	NEW HALLS	200	NEW HALLS	200
EXISTING OFFICES	100	NEW OFFICES	200	NEW OFFICES	200
EXISTING STORES	100	NEW STORES	200	NEW STORES	200
EXISTING RESTAURANTS	100	NEW RESTAURANTS	200	NEW RESTAURANTS	200
EXISTING HOTELS	100	NEW HOTELS	200	NEW HOTELS	200
EXISTING APARTMENTS	100	NEW APARTMENTS	200	NEW APARTMENTS	200
EXISTING CONDOS	100	NEW CONDOS	200	NEW CONDOS	200
EXISTING TOWNHOMES	100	NEW TOWNHOMES	200	NEW TOWNHOMES	200
EXISTING SINGLE-FAMILY	100	NEW SINGLE-FAMILY	200	NEW SINGLE-FAMILY	200
EXISTING MULTIFAMILY	100	NEW MULTIFAMILY	200	NEW MULTIFAMILY	200
EXISTING COMMERCIAL	100	NEW COMMERCIAL	200	NEW COMMERCIAL	200
EXISTING INDUSTRIAL	100	NEW INDUSTRIAL	200	NEW INDUSTRIAL	200
EXISTING GOVERNMENT	100	NEW GOVERNMENT	200	NEW GOVERNMENT	200
EXISTING EDUCATION	100	NEW EDUCATION	200	NEW EDUCATION	200
EXISTING HEALTHCARE	100	NEW HEALTHCARE	200	NEW HEALTHCARE	200
EXISTING RECREATION	100	NEW RECREATION	200	NEW RECREATION	200
EXISTING CULTURAL	100	NEW CULTURAL	200	NEW CULTURAL	200
EXISTING RELIGIOUS	100	NEW RELIGIOUS	200	NEW RELIGIOUS	200
EXISTING SOCIAL	100	NEW SOCIAL	200	NEW SOCIAL	200
EXISTING OTHER	100	NEW OTHER	200	NEW OTHER	200

SITE PLAN

FROG JUMP PLAZA
ANGELS CAMP, CALIFORNIA

Job Number: 1000
 Date: 10/10/00
 Drawn: [Signature]
 Revised: [Signature]
 of [Signature]

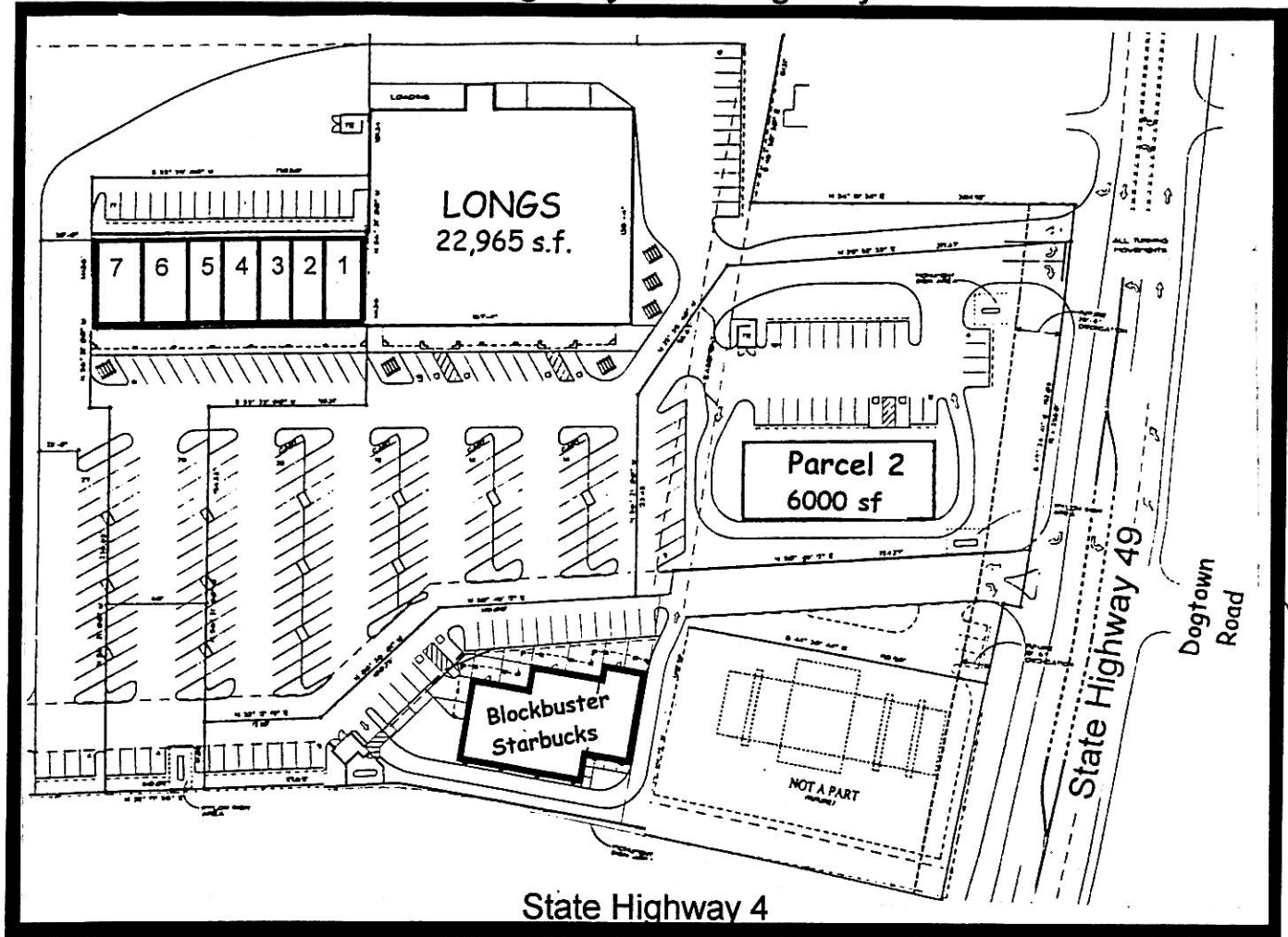
Rauschenbach
Marmeli
Becker

2271 West Redwood Boulevard, CA 95023
 TEL: 415.555.1234 FAX: 415.555.1234

Frog Jump Plaza

Angels Camp, California

NWC Highway 4 and Highway 49

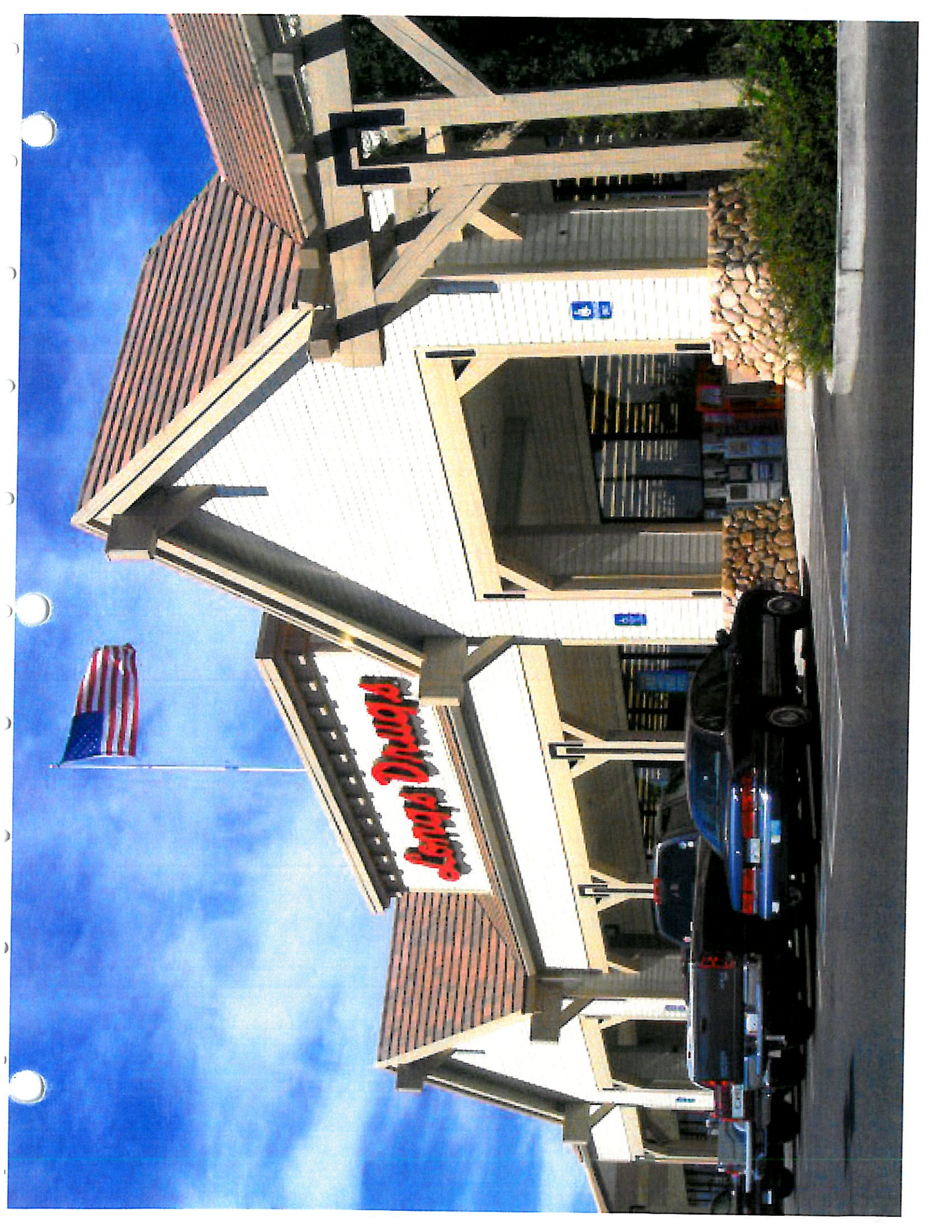


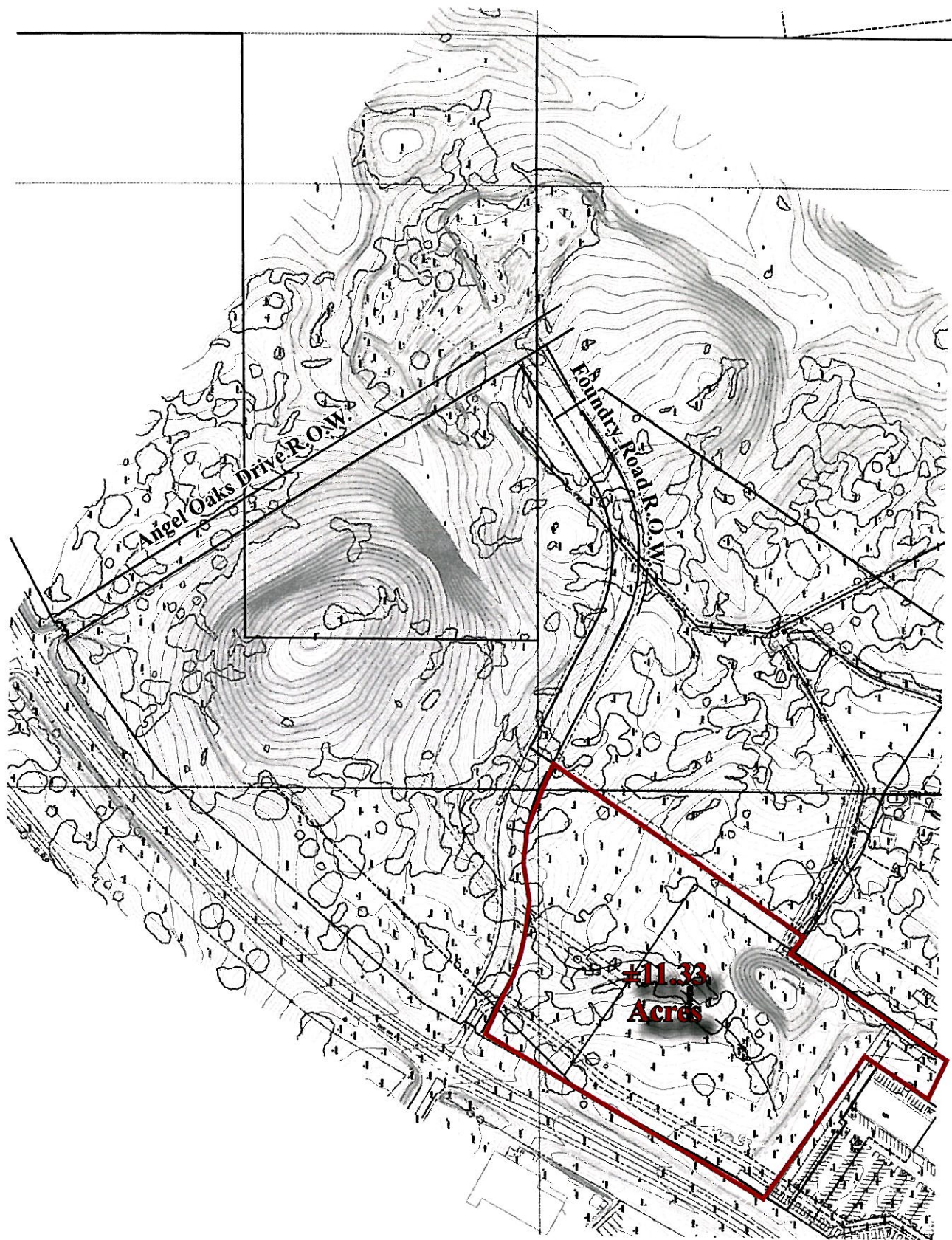
1. **Subway**
51 No. Main Street
Suite A
1,200 sq. ft.
2. **Capital Wireless**
51 No. Main Street
Suite B
1,180 sq. ft.
3. **La Hacienda Mexican Restaurant**
51 No. Main Street
Suites C & D
2500 sq. ft.
4. **Far East Chinese Restaurant**
51 No. Main Street
Suites E & F
2380 sq. ft.
5. **Central State Credit Union**
51 No. Main Street
Suite G
1,740 sq. ft.
6. **State Farm**
51 No. Main Street
Suite H
1,200 sq. ft.

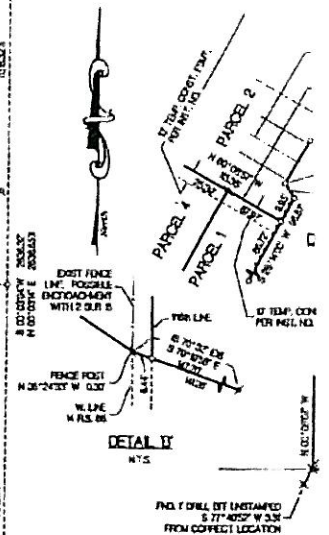
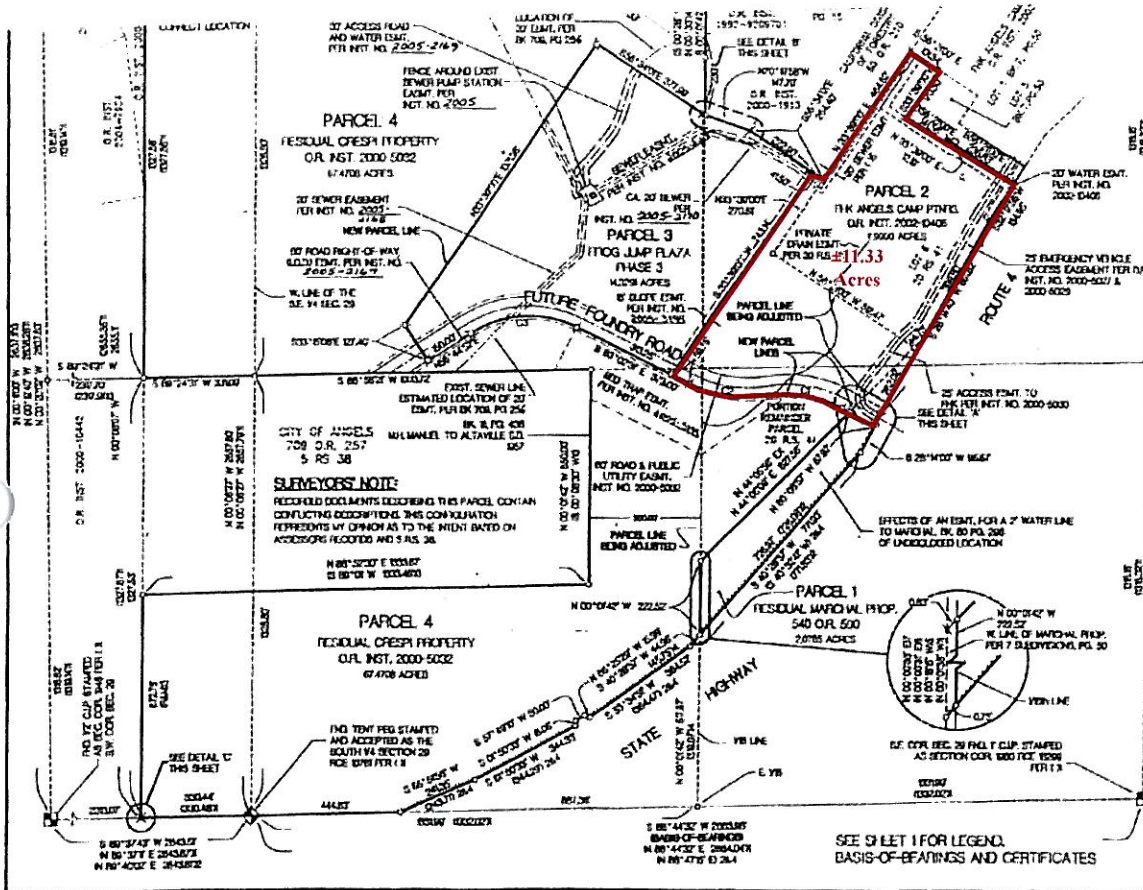


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Sacramento, CA 95864-5064
(916) 485-3444 or
(800) 454-4FHK
FAX: (916) 485-8470

www.fhkcompanies.com









Google earth

feet
meters

1000

400



Google earth

PROPOSED AUTOZONE
NWC Hwy 49 + Hwy 4
Angels Camp, CA

