

AVAILABLE FOR SALE & LEASE

373 W SAINT CHARLES ST
San Andreas, CA 95249

-/+13,304 SF Buildings for Sale

-/+3,200 SF Building for Lease

For Sale: \$3,284,534.00

7% CAP Rate

For Lease: \$1.50 PSF + NNN

W ST CHARLES ST +/-10,000 VPD

AVAILABLE

SUBJECT



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CENTURY 21

Select Real Estate, Inc.



Investment / Owner User Retail Buildings Available



THE PROPERTY

 **373 W Saint Charles St. San Andreas, CA 95249**

REGION

AVAILABILITY

ZONING

OPPORTUNITY

PRICING



San Andreas

APN: 042-004-019

APN: 042-004-018



**For Sale: Multiple Retail
Buildings +/-13,304 SF on
2 Parcels +/-1.24 Acres
For Lease: +/-3,200 SF
Free Standing Building**



**Shopping
Center - Retail**



**Investment /
Owner User
Multiple Retail
Buildings
Two Parcels w/
Monument Signage**



**For Sale:
\$3,284,534.00
For Lease:
\$1.50 PSF + NNN**



The Shopping Center is 76% occupied with only one vacancy. The Gross Annual Income is \$262,202.40 and \$32,285.02 in operating expenses generates a Net Operating Income of \$229,917.38. 7% CAP Rate is \$3,284,534.00 or \$247.00 PSF.



-/+3,200 SF free standing retail building is available for lease and has multiple restrooms, break rooms, private offices, and open areas for a variety of retail and office uses. Possible turn-key delivery conditons available pending financial qualification.



The project consists of two parcels; (1) parcel has the +/-3,200 SF vacant free standing building available for lease (2) parcel has the +/-10,104 SF fully lease retail building.

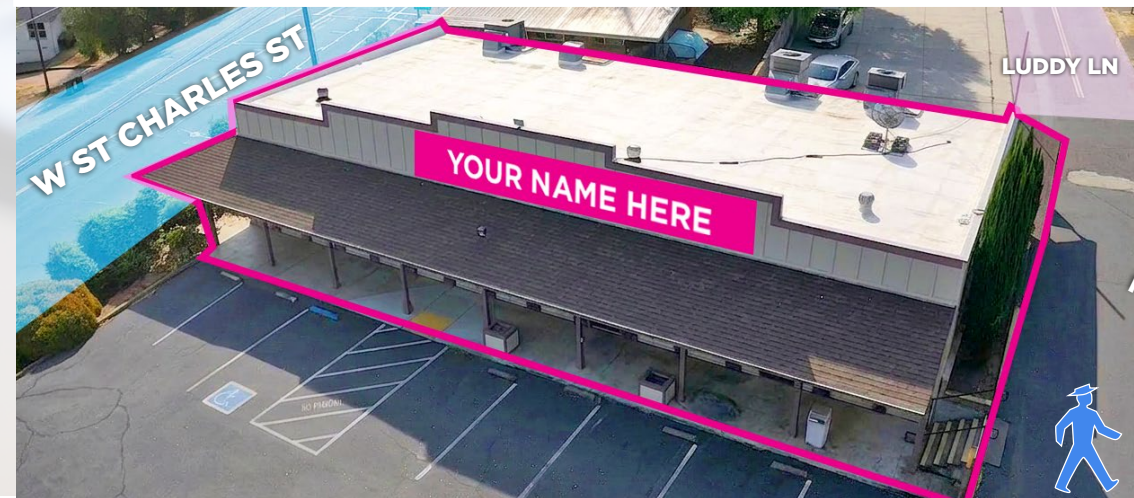


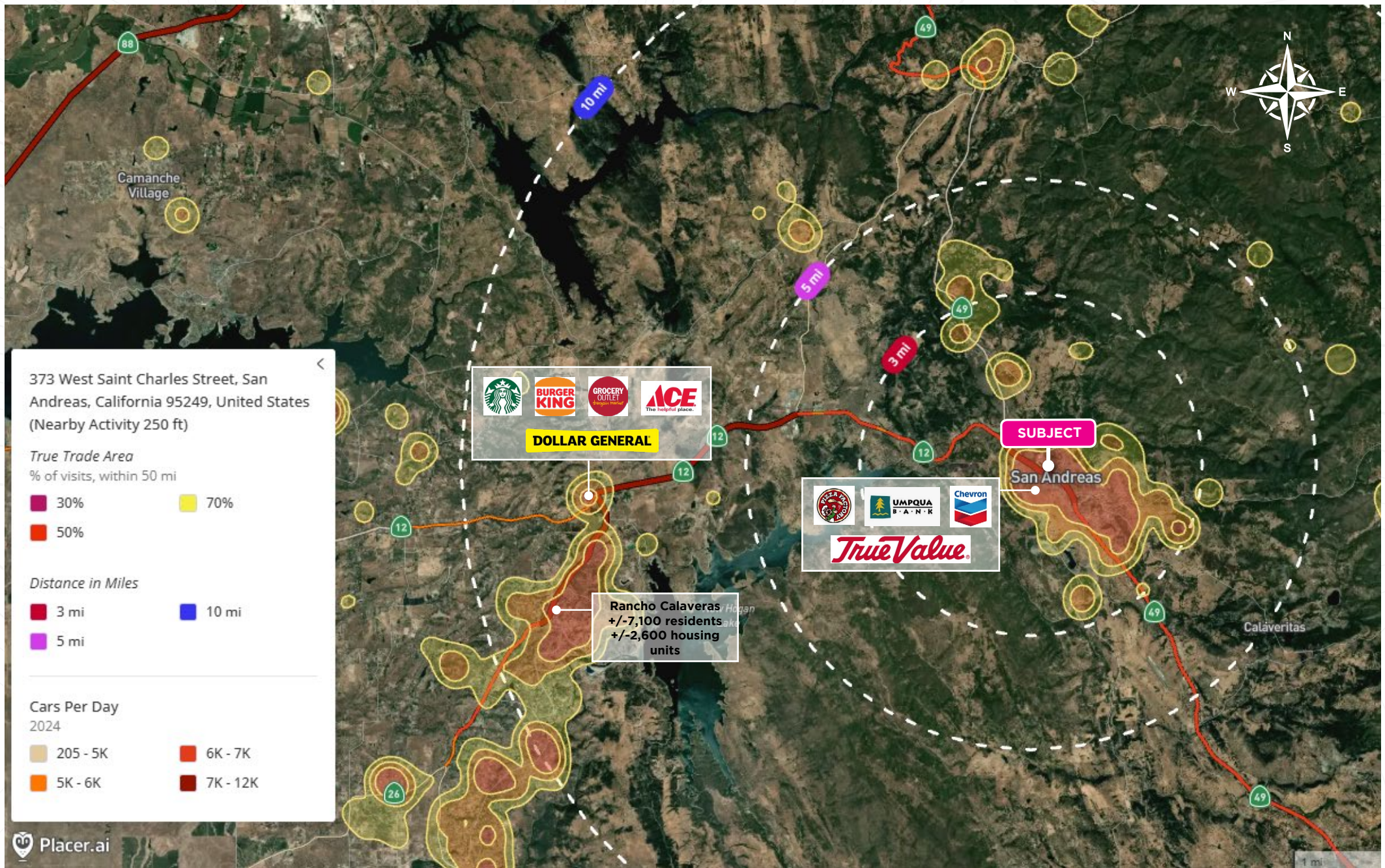
Existing tenant's include: Behavioral Health Services - County of Calaveras, Umpqua Bank, Pizza Factory (2nd Generation Restaurant), and Saint Andrews Church.

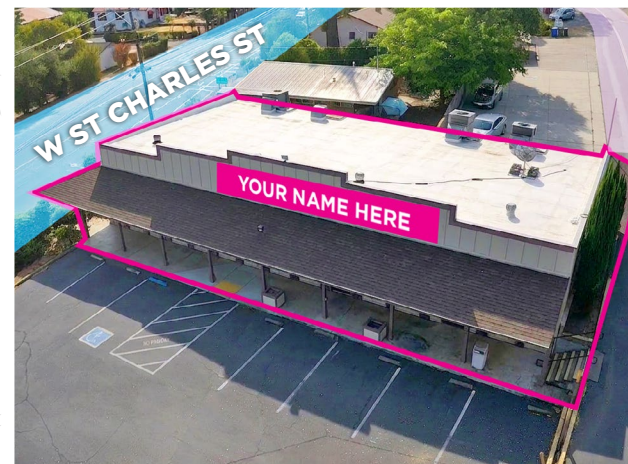


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FOR SALE & LEASE







THE BUILDING

An exceptional opportunity to acquire or lease a prime commercial retail center situated on the main commercial corridor of San Andreas, California. Located at 373 W. Saint Charles St. (Highway 49) directly adjacent to Calaveras High School, this multi-tenant retail development encompasses two contiguous parcels (APNs 042-004-019 & 042-004-018) totaling 31.24 acres with 313,304 SF of total gross leasable area.

Originally constructed in 1988, the project offers a stable income base paired with immediate value-add upside for an investor, or a flexible turn-key setup for an owner-user seeking space with existing rental offset.

Key Investment Features

Immediate Value-Add Opportunity: The property offers a standalone 33,200 SF retail/office building currently available for lease. Equipped with multiple private offices, break rooms, restrooms, and flexible open areas, it presents an ideal location for a single user or new tenant, with potential turn-key delivery conditions available for qualified prospects.

Strong Anchor & Credit Tenant Mix: The project is supported by established long-term tenants, including Behavioral Health Services - County of Calaveras, Umpqua Bank, Pizza Factory, and Saint Andrews Church.

High-Visibility Location: Benefiting from direct exposure along the region's primary thoroughfare, the property enjoys high daily traffic counts boosted by proximity to regional anchors such as Calaveras High School, Chevron, and nearby county administrative services.

Dual-Parcel Flexibility: The portfolio split across two distinct parcels allows an investor future flexibility to hold, refinance, or separately dispose of the assets.





THE AREA

San Andreas Click to open side panel for more information is a historic unincorporated town nestled in the foothills of the Sierra Nevada mountains in Calaveras County, California. Serving as the county seat, it functions primarily as the administrative, legal, and regional civic hub for the surrounding rural area, while preserving a distinct Gold Rush-era heritage.

Historic Heritage: Founded during the California Gold Rush in 1848 by Mexican miners, the town retains much of its mid-19th-century charm, including historic brick and stone buildings along St. Charles Street and Main Street.

Civic Role: As the seat of Calaveras County, it houses essential government operations, courts, public safety centers, and regional healthcare infrastructure.

Natural Surroundings: Located near major outdoor recreation areas, residents and visitors enjoy proximity to local reservoirs, hiking trails, and foothill nature.

St. Charles Street Commercial Corridor: Features historic structures, local diners, antique shops, and community supply stores.

Civic & Regional Services:

Mark Twain Medical Center: Serves as the primary hospital and acute care facility for Calaveras County.

County Government Center: Hosts administrative offices, sheriff facilities, and public services serving the broader region.

Proximity to Regional Attractions:

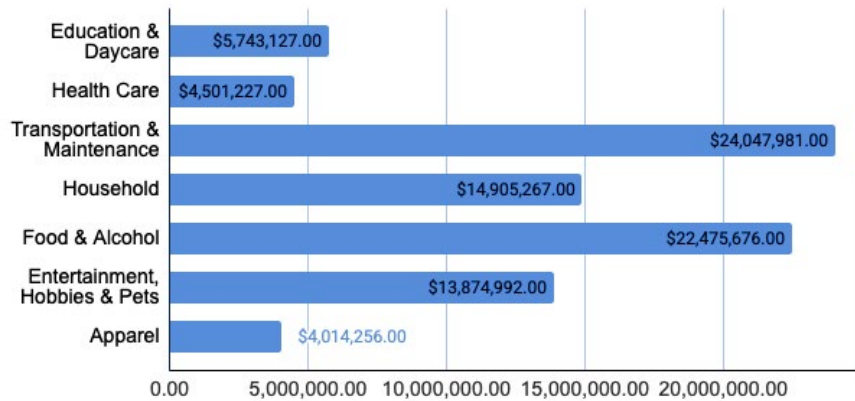
Located a short drive from the Calaveras County Fairgrounds (home of the famous International Frog Jump Jubilee), historic Gold Rush towns like Angels Camp and Murphys, and nearby lakes such as New Hogan Reservoir.



DEMOGRAPHICS

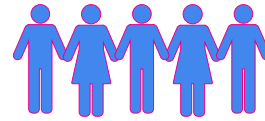
CONSUMER SPENDING

5 mile Households



POPULATION BY RACE

5 Mile Radius



4,339	White
49	Black or African American
63	American Indian & Alaskan
98	Asian
9	Native Hawaiian & Pacific Islander
806	Two or More Races

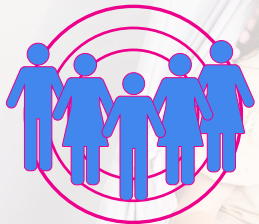
HOUSE HOLD INCOME



5 mile 2024 Households

< \$25K	244
\$25K - 50K	205
\$50K - 75K	156
\$75K - 100K	315
\$100K - 125K	362
\$125K - 150K	206
\$150K - 200K	163
\$200K+	567

RESIDENT POPULATION

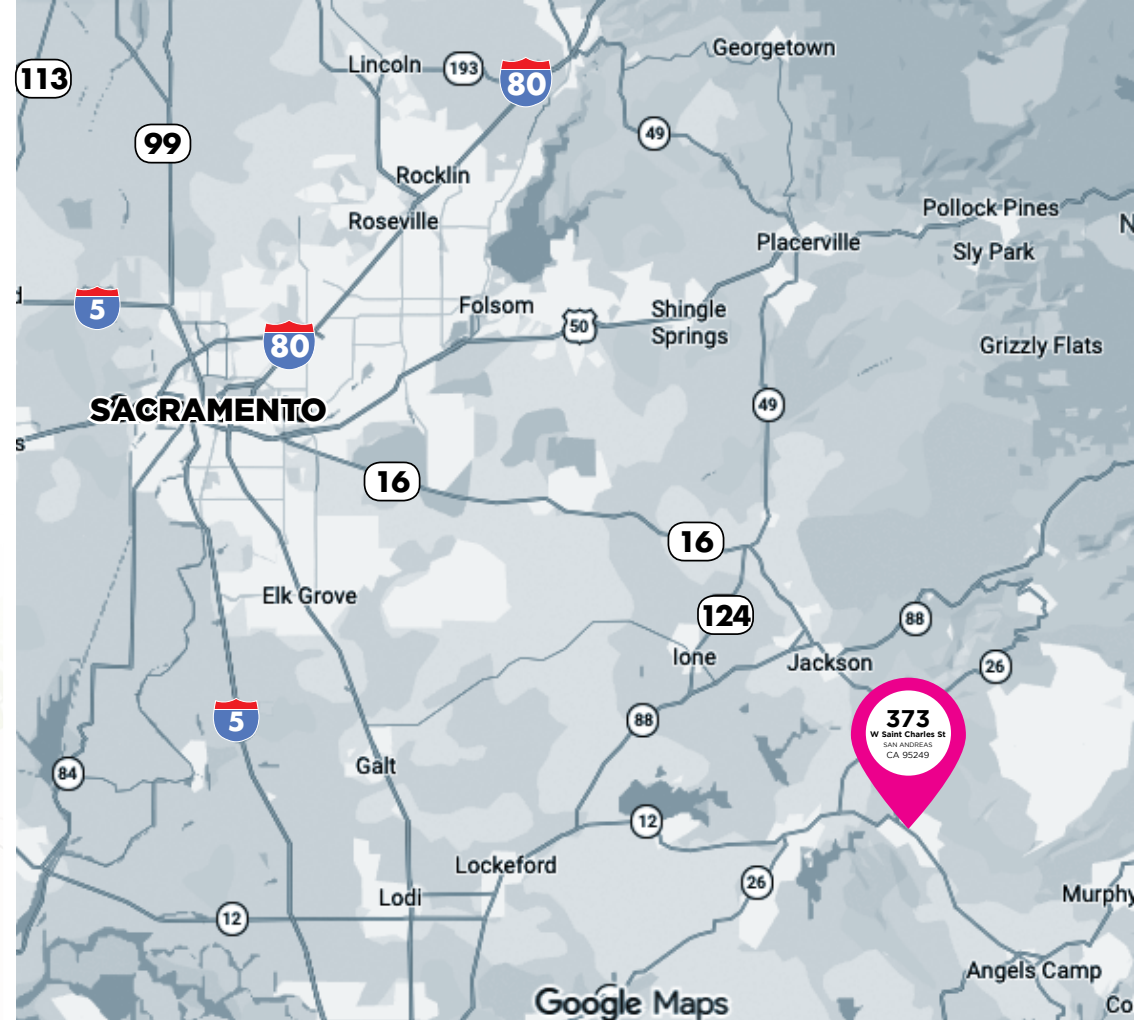


2 miles	564
5 miles	5,363
10 miles	13,052

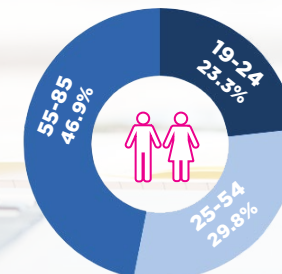
TRAFFIC COUNT



-/+ 10,000 VPD



POPULATION BY AGE



TOTAL HOUSE HOLDS - 2024

2 mile	222
5 mile	2,219
10 mile	5,502



BUYER REPRESENTATION



The Mueller Team has experience in all aspects of Buyer representation be it Retail, or Restaurants, Office, or Industrial, Apartments, or Land.

As a Buyer of Real Estate, you have needs, and expectations which our team understands. Whether you are an owner/user, developer, institutional investor, or boutique, our market knowledge is superior, and we know how to locate the asset ideal for your needs at the price you desire. Whether the asset is currently listed for sale, or one that has yet to be brought to market.

We have the contacts, relationships, and skill to find the perfect fit for your requirements, and at the price you are seeking. And, to deliver on our promise and commitment to you, our client, service above self. We look forward to working with you.

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TENANT REPRESENTATION



LOCATION, LOCATION, LOCATION! This well-known axiom of real estate is critical to your business success. However, also important are traffic counts, customer demographics, ingress and egress and a myriad of other variables and outliers that can and will impact your future business and income stream.

The Mueller team has the experience, the technical skills, and knowledge to guide you through the preliminary site selection process and advise you as to the optimal location for your business and negotiate the best economic package for your new facility. Whether a build to suit, or ground lease, in -line retail, or regional distribution facility; the Mueller team is well versed, and competent in assisting you, our client, in negotiating the maximum tenant improvement allowances as provided by Landlords in a competitive market. Free rent from date of opening, as well as competitive base rents in relationship to the surrounding market. Team Mueller has your back and will achieve a level of service you have yet to experience from a commercial real estate broker. This is our goal, and our promise.

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LEASE or SALE

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