

AVAILABLE FOR LEASE



QSR Opportunity

Old Mercantile Building

Entertainment Facility
Coming Soon

Old Mercantile Building Miner's Camp

Copperopolis, CA 95228

-/+690 SF - -/+6,657 SF

\$2.50 - \$2.75 PSF NNN

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CENTURY 21

Select Real Estate, Inc



**31 Luxury
Apartments**

Lifestyle Center with Exceptional Retail, QSR and Restaurant Opportunities for Lease



THE PROPERTY

 **Old Mercantile Building Miner's Camp Copperopolis, CA 95228**

REGION AVAILABILITY ZONING OPPORTUNITY PRICING



**Copperopolis
Calaveras**



**For Lease:
-/+690 SF -
-/+ 6,657 SF
Building 11 & 12
Building 13
Restaurant or Drive-
Thru Opportunity**



**Retail
Restaurant,
Drive Thru**



**Retail and build-
to-suit drive-thru
or restaurant
opportunity for Lease
New 2026
Construction
Retail suites for Lease**



**For Lease:
\$2.50 - 2.75 NNN**



Join the Miner's Camp Copper Valley Lifestyle Development offering Retail and a possible build-to-suit drive-thru. Join the Town Centers Old Mercantile Building built in 2026 surrounded by new home development, world class golf and shopping opportunities.



This retail building consisting of 6,657 SF dedicated to retail offering flexible bay sizes and modern retail glass store fronts. The QSR Building will offer the opportunity for restaurant or Drive-Thru



Visiting Copperopolis offers a curated mix of experiences including a coffee stand, art galleries, and diverse, upscale retail, catering to a sophisticated demographic. Iconic Brand Presence: Known as a destination for wine, food, and design, offering a unique, established "lifestyle" for living, leasing and property investment.



**THE GATEWAY HOTEL
COPPER VALLEY**



CENTURY 21
Select Real Estate, Inc.

 **FOR LEASE** 

**MUELLER
COMMERCIAL
TEAM**



Old Mercantile Building





HUDSON ROAD



TOWN SQUARE RD

REEDS TURNPIKE

GSR Opportunity

Old Mercantile Building



LITTLE JOHN RD

TOWER ST.

CLASSIC'S BARBERSHOP



MC CARTY ST

ANNIE'S DAY SPA

Entertainment Facility Coming Soon



Town Square

THE GATEWAY HOTEL
COPPER VALLEY

Andrew Vibe Studio

TOWN SQUARE RD

The Town Square at Copper Valley Shopping Mall

EGAN ST

44 Hotel Rooms
Coming Soon

38 High-End
Townhomes

31 Luxury
Apartments

SAWMILL CREEK RD.



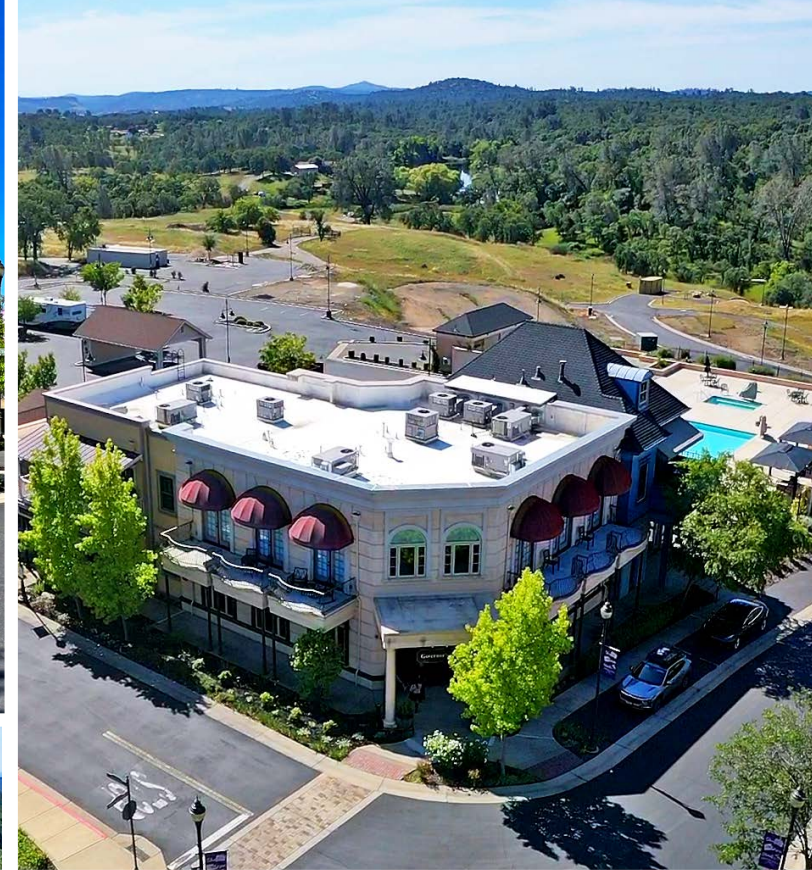


Old Mercantile Building

THE BUILDING

Located in the heart of Calaveras County Copperopolis offers the chance to join the energetic Town Center and the vibrant surrounding businesses. The retail spaces for lease range from +/-690 SF - +/-6,657 SF. and are offered at \$2.50 - \$2.75 PSF NNN. The second-floor retail spaces for lease adjacent to a Build-to-Suit-Drive-Thru opportunity. This 2026 development is located just two-hours from the Bay Area and an hour and a half from Sacramento, this community offers world class golf, dining. Situated in the heart of thousands of acres of rolling hills and miles of lakefront shoreline in this luxurious life style-oriented community.





THE AREA

Copperopolis is a distinctive Sierra Foothill community where Gold Rush heritage meets a modern, leisure-oriented lifestyle. Located in Calaveras County, the town was originally established in the 1860s as a copper mining hub and still retains elements of that Old West character—most notably along its restored Main Street, where historic facades now house boutiques, wine tasting rooms, and casual dining spots. The surrounding landscape of rolling hills, oak trees, and open skies gives Copperopolis a relaxed, scenic atmosphere that feels removed from the pace of larger urban centers, while still being within driving distance of Sacramento and Stockton.

At the heart of Copperopolis's modern identity is its evolution into a lifestyle destination centered around outdoor recreation and community living. The retail golf lifestyle center—often referred to as Copper Valley—anchors this transformation. This master-planned community blends residential neighborhoods with resort-style amenities, creating an environment designed for both full-time residents and second-home owners seeking a retreat.

The golf component is a major draw, featuring a championship course that winds through the foothills, offering panoramic views and a challenging yet accessible playing experience. Surrounding the course are upscale homes, villas, and custom estates that emphasize indoor-outdoor living, often with terraces, large windows, and natural materials that reflect the landscape.

Complementing the golf experience is a thoughtfully designed retail and social village. This lifestyle center typically includes casual and fine dining options, boutique retail, wellness services, and gathering spaces that encourage a strong sense of community. Rather than a traditional shopping center, it functions as a social hub—hosting events, live music, farmers markets, and seasonal celebrations that bring residents and visitors together.

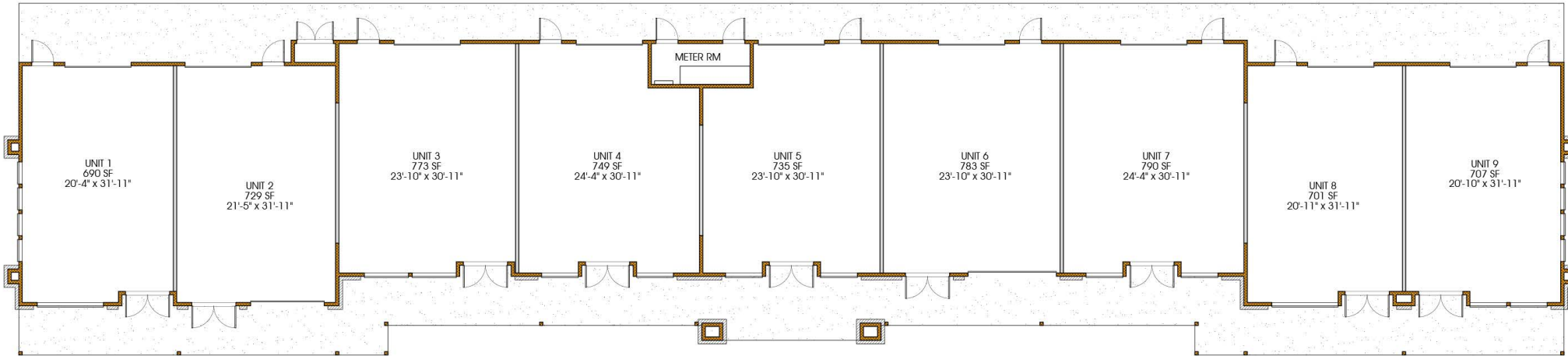
The broader area enhances this lifestyle appeal. Nearby Lake Tulloch provides opportunities for boating, fishing, and waterfront relaxation, while the surrounding foothills offer hiking, cycling, and wine tasting experiences. This combination of recreation, heritage, and curated amenities positions Copperopolis as a hybrid between a historic town and a modern resort enclave.

Overall, Copperopolis and its retail golf lifestyle community offer a slower-paced, experience-driven way of living—one that prioritizes scenery, recreation, and social connection over density and congestion. It appeals to those looking for a blend of rustic charm and refined amenities, whether as a primary residence or a weekend escape.



FLOOR PLAN

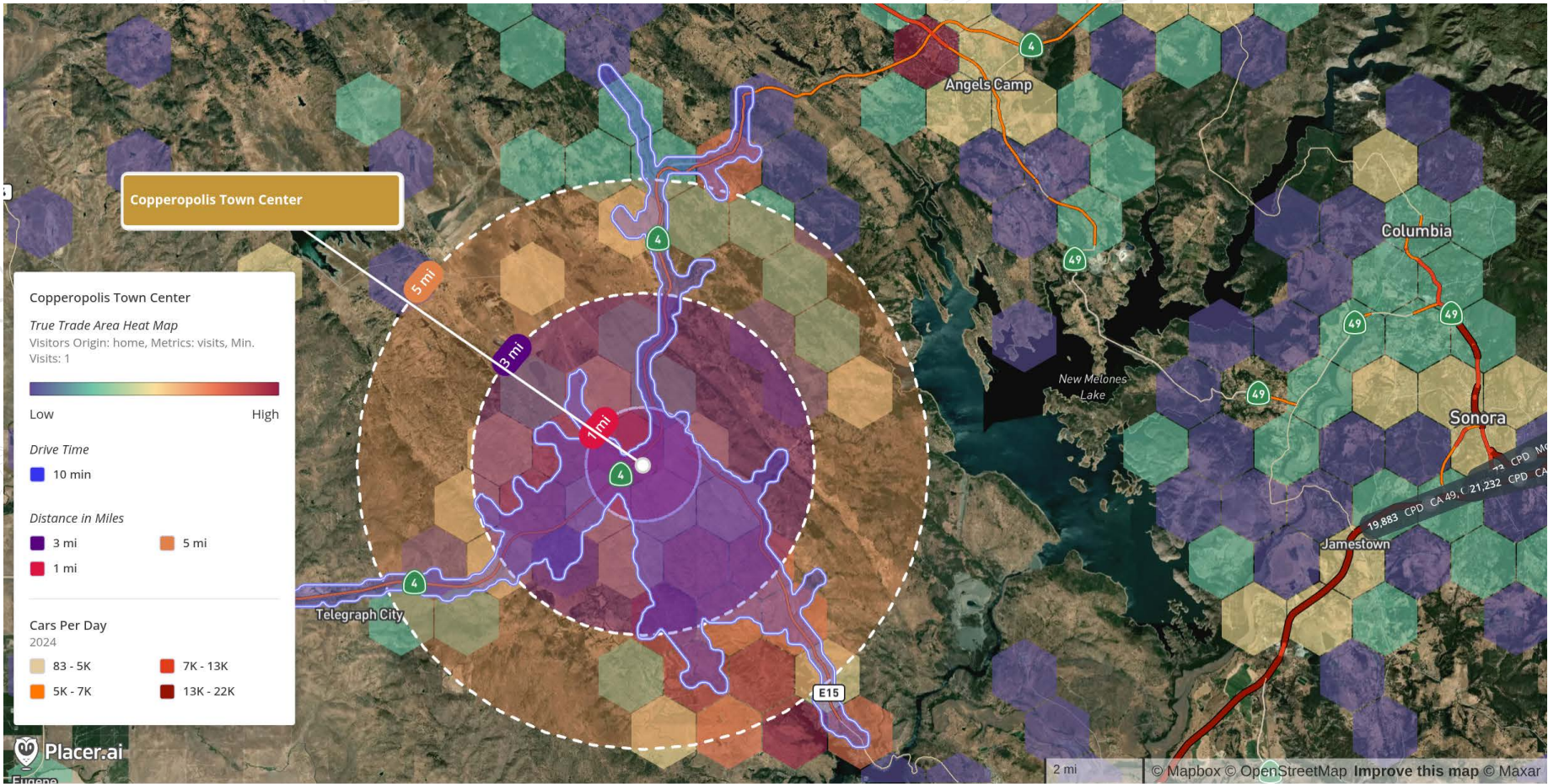
Old Mercantile Building



 Spaces ranging from +/-690 SF - +/-6,657 SF 



TRAFFIC COUNT

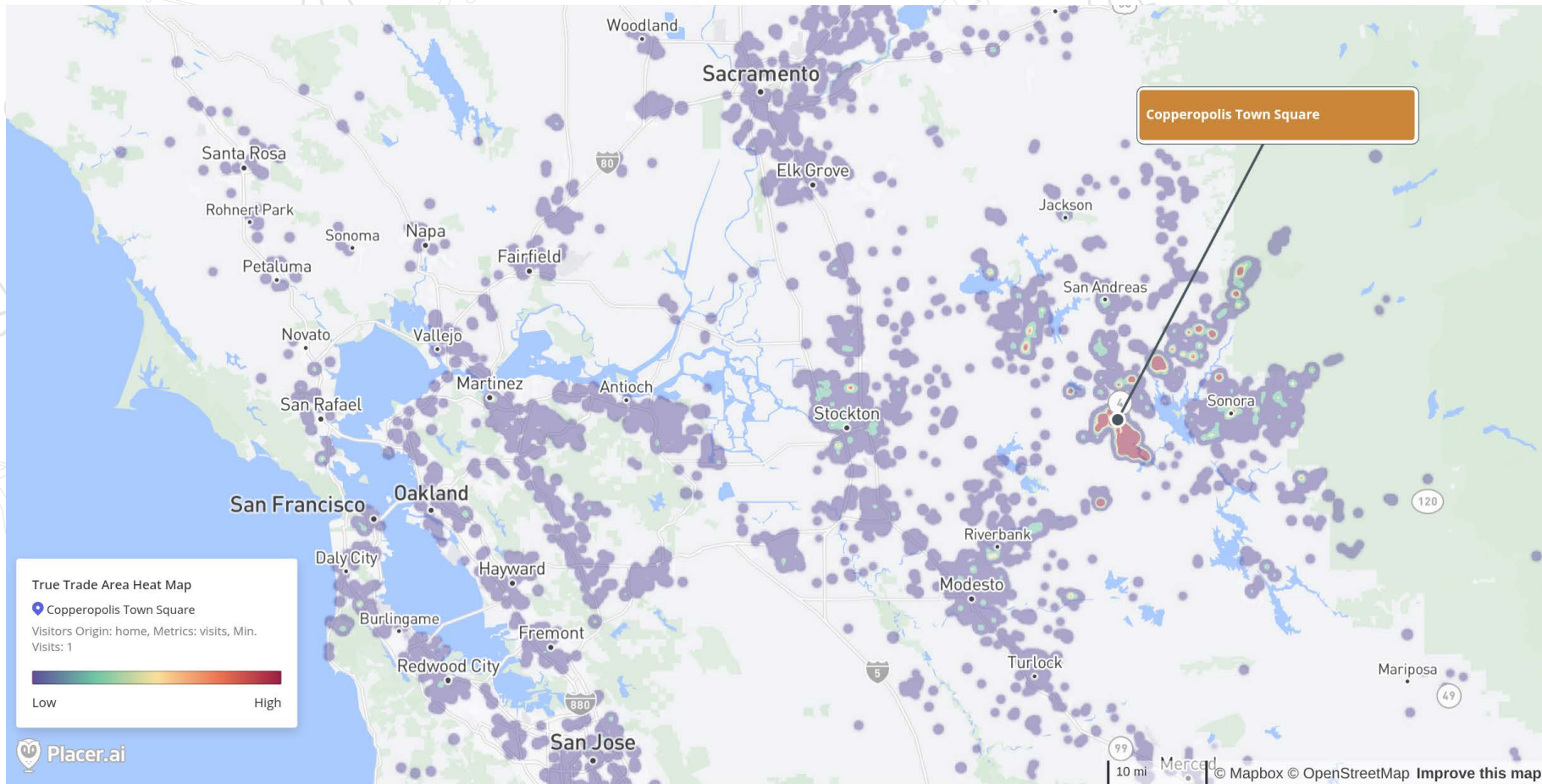


Home locations are obfuscated for privacy and randomly placed within a census block. They do not represent actual home addresses.

May 1, 2025 - Apr 30, 2026
Data provided by Placer Labs Inc. (www.placer.ai)



TRADE AREA HEAT MAP



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May 1, 2025 - Apr 30, 2026

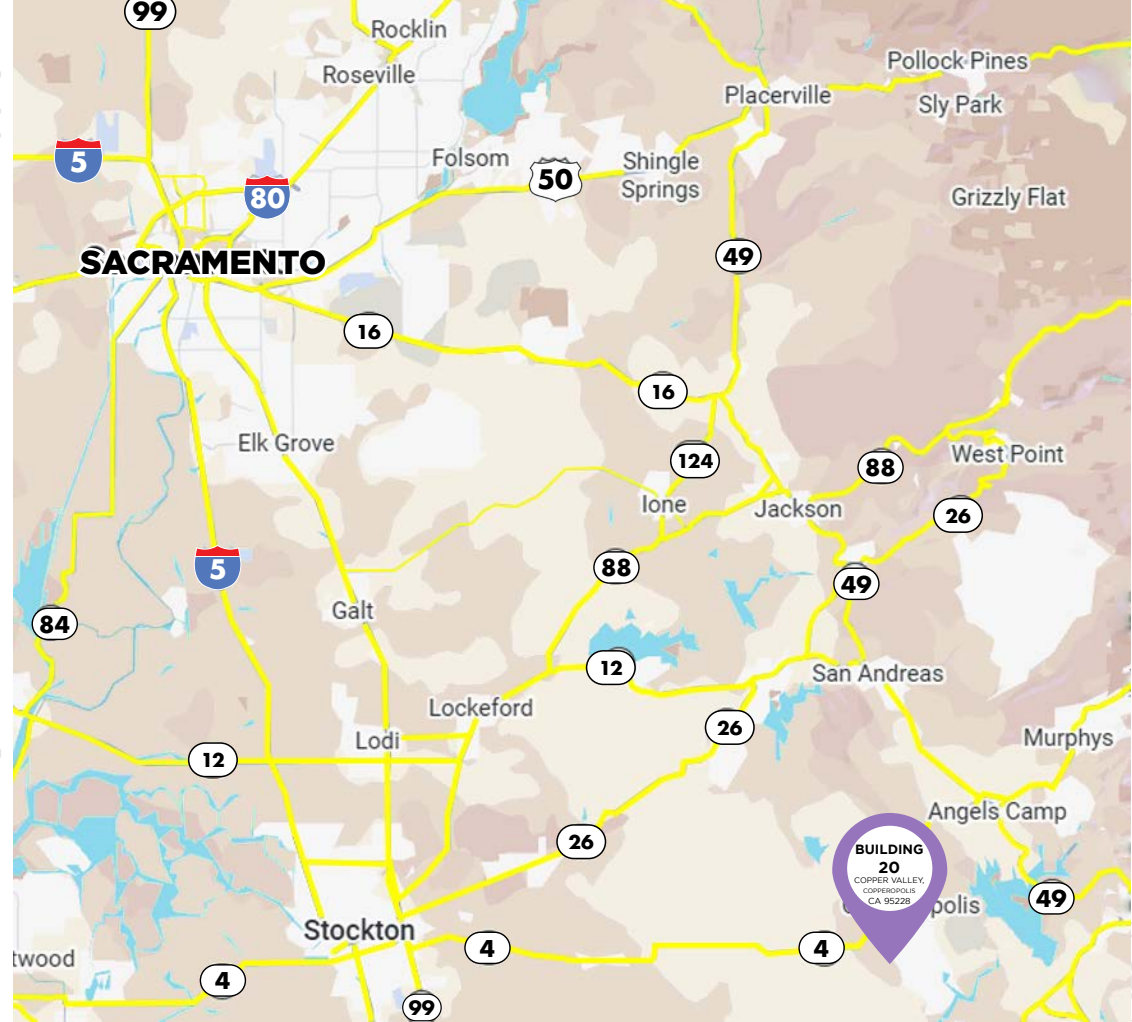
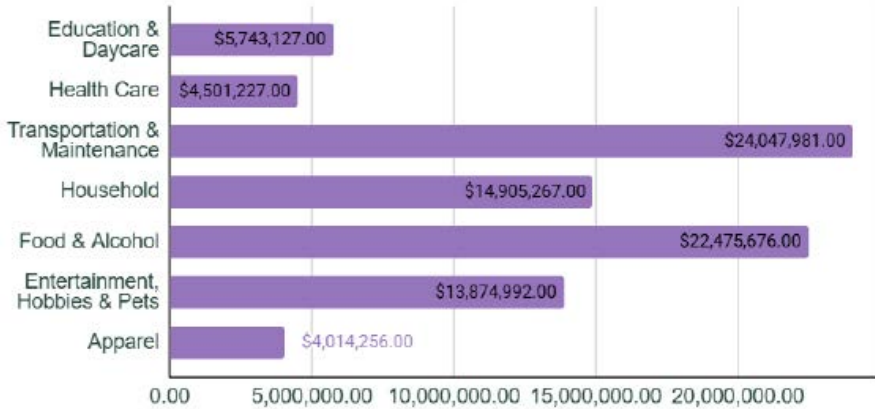
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DEMOGRAPHICS

CONSUMER SPENDING

3 miles Households



HOUSEHOLD INCOME



5 Mile Radius

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

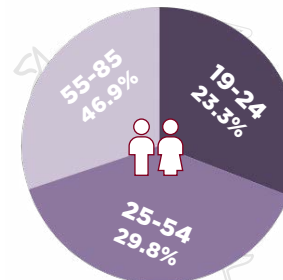
RESIDENT POPULATION



5 miles	5,363
10 miles	13,052

POPULATION BY AGE

3 Mile Radius



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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CENTURY 21.

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LEASE

CENTURY 21

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