

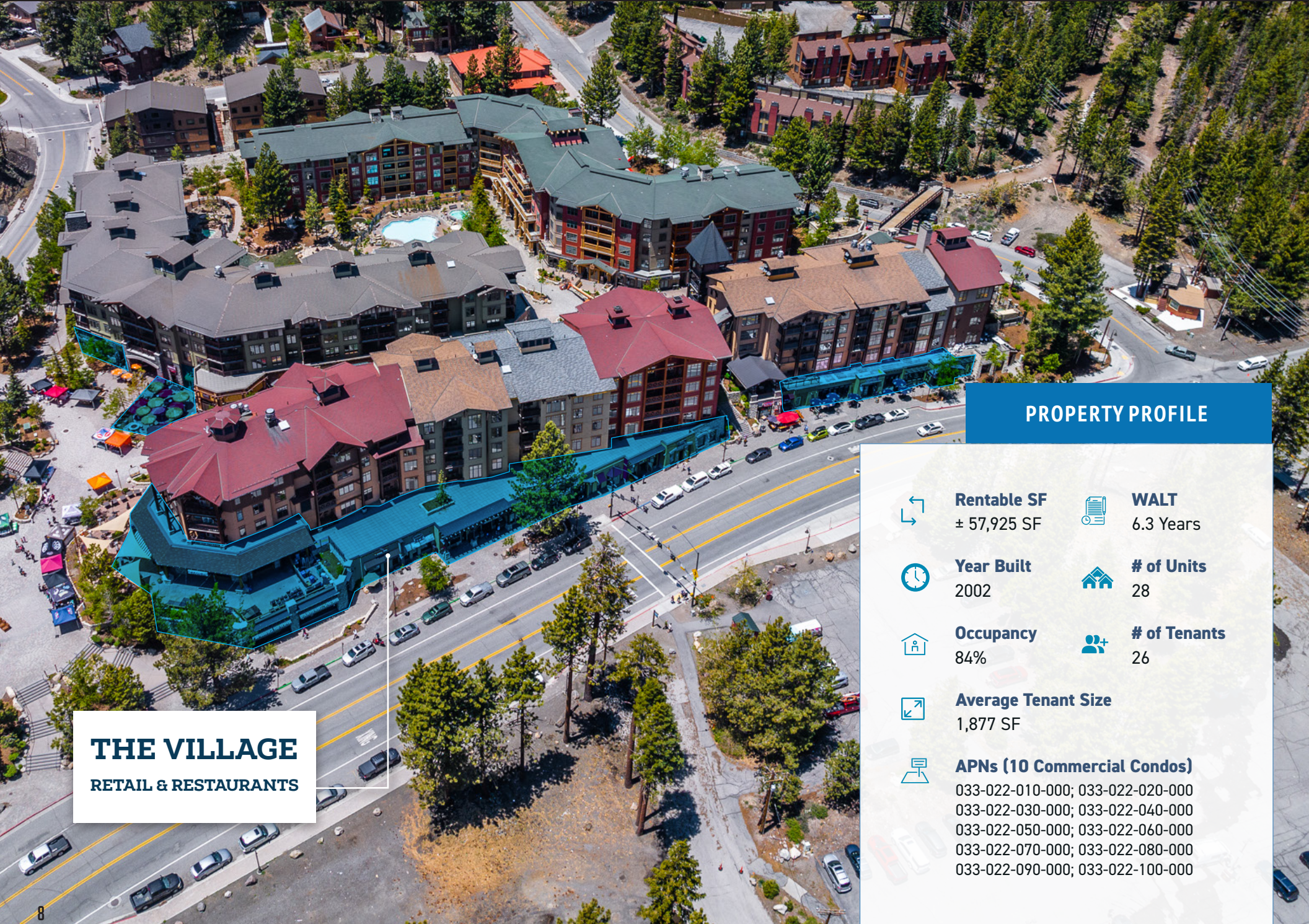
# THE VILLAGE

*at Mammoth*



**SSG**  
REALTY  
PARTNERS





**THE VILLAGE**  
RETAIL & RESTAURANTS

**PROPERTY PROFILE**

	<b>Rentable SF</b> ± 57,925 SF		<b>WALT</b> 6.3 Years
	<b>Year Built</b> 2002		<b># of Units</b> 28
	<b>Occupancy</b> 84%		<b># of Tenants</b> 26
	<b>Average Tenant Size</b> 1,877 SF		
	<b>APNs (10 Commercial Condos)</b> 033-022-010-000; 033-022-020-000 033-022-030-000; 033-022-040-000 033-022-050-000; 033-022-060-000 033-022-070-000; 033-022-080-000 033-022-090-000; 033-022-100-000		



# SITE PLAN



## THE VILLAGE *at Mammoth*

SUITE		TENANT
1	W2-1b	Patty Shack
2	W2-1a	Old New York Deli & Bagle Co.
3	W2-1	Mammoth Pizza Co.
4	W2-3	Alpine Approach
5	W2-4	Blake Debock Gallery
6	W2-5	Trendy Tots and Tweens
7	W2-8	Busy Beez' General Store
8	W2-11	Surefoot
9	W2-12	The Pita Pit
10	W2-13	Vacant
11	W2-15	Vulcania
12	W2-16	Mammoth Shirt Co.
13	W2-17	Mammoth Village Properties
14	W2-18a	Sierra Mountain Club
15	W2-19	Hugs Ice Cream
16	W2-20	Limelight Sales Office
17	W2-22	Simply Massage Body Boutique
18	W2-23a	CHATO Boutique
19	W2-24	Vida Coffee
20	W2-25	Lakanuki Tiki Bar
21	W3-1ab	Vacant
22	W3-2	Mammoth Sports
23	W3-7	Rocky Mountain Chocolate Factory
24	W3-3	Shelter Distilling
25	W3-4	Gomez Restaurant
26	W3-5	Side Door Cafe & Wine Bar
27	W3-6	Village Daycare
28	W3-9	Mammoth Village Association





# AREA OVERVIEW

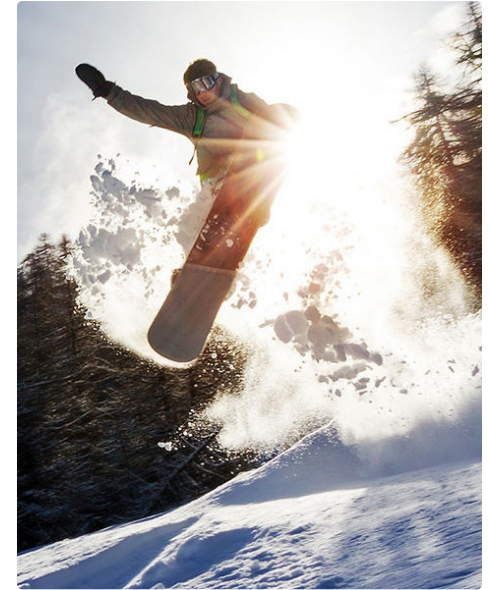


# A YEAR-ROUND DESTINATION

Mammoth Mountain's unique geographical advantages contribute to its allure. With a ski season that typically extends into June and over 300 days of sunshine annually, visitors to Mammoth experience the best of both worlds. The region's high altitude and abundance of northern exposure ensure excellent snow preservation, resulting in one of the longest snow seasons in North America. This exceptional climate, coupled with Mammoth's annual influx of over 3 million visitors, positions The Village at Mammoth as one of the most visited mountain destination centers on the West Coast, making it an even more compelling investment opportunity for those looking to capitalize on the growth and popularity of premier ski destinations.

Since opening in 2003, The Village at Mammoth has been a year-round event destination featuring live music, festivals, and entertainment for locals and visitors alike. With diverse dining options, it is a culinary haven for casual or upscale experiences. The immediate area expanded to include the Westin Monache Resort in 2007, providing nightly rental condominiums. Guests enjoy heated pools, and access to Mammoth's finest dining and shopping. The Village is a central hub for summer activities, including weekly movies, concerts and community events. During the ski season, more festivals take place to celebrate the holidays and winter weather, while the gondola connects The Village to Canyon Lodge at Mammoth Mountain supporting daily traffic and visits to the Property. The Village provides an all-encompassing experience in Mammoth's high mountain paradise.

Mammoth Lakes hosts vibrant year-round events and recreation. Winter brings skiing and snowboarding at Mammoth Mountain, seamlessly transitioning into spring with hiking, golf, and fishing. Summer showcases water and woodland activities, providing access to iconic sites. Fall introduces a tranquil ambiance with changing foliage. The town also hosts vibrant festivals, such as the Mammoth Food and Wine Experience and Festival of Beers, guaranteeing a lively atmosphere on almost every weekend in Summer and Fall.





# FESTIVITIES AT THE VILLAGE



SUMMER - Embrace the rhythm of summer at The Village in Mammoth Lakes, where a kaleidoscope of events awaits. Whether you're a cycling enthusiast seeking adventure at Mammoth TUFF, taking on the trails during the Mammoth Trail Fest, or simply indulging in the carefree ambiance of Mammoth Feel Good with live music and beer tastings, there's something for everyone. The beats continue with Summer Jam, a two-day celebration, and reach a crescendo during the Independence Day Celebration featuring live music, pet races, and a spectacular fireworks display. For country music enthusiasts, Giddy-Up Country Music Festival promises an extravaganza of toe-tapping tunes, while the Mammoth Jazz Fest offers smooth melodies under the stars. Reggae enthusiasts can groove to the rhythm of the mountains at the Mammoth Reggae Festival, and for Rock'n'Roll aficionados, the Mammoth Village Fest is a live music haven. Don't miss the Family Fun Day in August, ensuring that every member of the family finds joy in the heart of Mammoth Lakes. Each event paints a vibrant stroke in the canvas of summer, making The Village a must-visit destination for those seeking an unforgettable seasonal experience.



WINTER - Dive into the enchanting winter wonderland of Mammoth Lakes at The Village, where a series of captivating events weave a festive tapestry. From mid-December to mid-April, Woolly's Saturday Parade transforms the village into a lively spectacle, inviting families to indulge in music, dancing, hot chocolate, and festivities for all ages. Wind down after a day of winter exploits with live music at Lakanuki Bar & Cafe, Side Door Cafe and Wine Bar, or Shelter Distilling, where both indoor and outdoor performances captivate audiences. Holiday magic envelops The Village from Thanksgiving to New Year's Day and throughout winter weekends, featuring the Holiday Tree Lighting, visits with Santa and Woolly, New Year's Eve fireworks on the Village Gondola, and Easter activities with Woolly. February brings cinematic glamour to Mammoth Lakes with the Mammoth Film Festival, a five-day extravaganza of films, events, and red carpet world premieres, with The Village at Mammoth as the vibrant hub for this cinematic celebration. Winter in Mammoth Lakes is not just a season; it's an enchanting experience, and The Village is the heart of it all.



# AREA OVERVIEW

## MAMMOTH LAKES, CA



5-hour drive from:

- Los Angeles
- Las Vegas
- Sacramento
- San Francisco



Year-round direct commercial flights from:

- Los Angeles



Non-stop winter flights from:

- San Francisco
- San Diego
- Las Vegas
- Denver



## ECONOMY & TOURISM

**3M+** ANNUAL VISITORS

**1.3M**

Winter visitors ❄️  
AVG. stay: 4 nights

**1.5M**

Summer visitors ☀️  
AVG. stay: 5 nights

**4,425**

Average  
Party Size

**35,000+**

Visitors during  
peak winter

Conveniently accessible within a five-hour drive from major cities such as Los Angeles, Las Vegas, Sacramento, and San Francisco. Providing seamless access to the breathtaking landscapes of the region, Mammoth Yosemite Airport (MMH) provides year-round direct commercial flights to Mammoth Lakes from Los Angeles, as well as non-stop winter flights from San Francisco, San Diego, Las Vegas, and Denver. Situated just a brief 10-minute drive or 6 miles from Mammoth Lakes on US HWY 395.

Home to California’s highest four-season resort, Mammoth Lakes boasts a summit at 11,053 feet above sea level and enjoys 300 days of annual sunshine. The Mammoth Mountain Ski Resort, the tallest ski resort in California, features 28 chairlifts and two gondolas, providing

access to nearly 3,500 acres of skiable terrain. With 150 distinct runs, ranging from easy learning terrain to challenging expert chutes, and an average annual snowfall of 400 inches, Mammoth offers a diverse experience for all winter enthusiasts.

Beyond winter activities, the town is surrounded by stunning national parks, forests, and wilderness areas. The Inyo National Forest, serving as the gateway to Mount Whitney, the highest mountain in the continental United States, is an integral part of the region. Additionally, Mammoth Lakes is conveniently located just 32 miles north of Yosemite National Park, California’s most visited national park, which spans over 1200 square miles and offers world-class climbing, awe-inspiring waterfalls, and abundant camping opportunities.



# REGIONAL MAP





# TRADE AREA





# AREA DEVELOPMENTS

The Village at Mammoth's central location connects the Property with a wide variety of lodging and residences including The Village Lodge, The Westing Monache Resort, and Aspen Ski Company's Limelight Hotel & Residences as well as several other local developments.

## LIME LIGHT



### LIMEIGHT RESIDENCES & HOTEL

The Limelight Hotel development project consists of a 6-story condominium hotel with 151 condo hotel rooms, 15 managed residential condominium units, and understructure parking for 181 vehicles. Hotel amenities are oriented to guests of the hotel, and include a lobby, town hall dining area, convenience retail, meeting space, ski club lounge, fitness center, and an outdoor pool/jacuzzi terrace.



### ALTEERRA'S MAIN LODGE RENOVATION

The Main Lodge redevelopment multi-year plan will create the "Base Camp to the Eastern Sierra," providing the world's best ski beach, state-of-the-art services, Adventure Concierge Center, an array of boutique dining and retail experiences, luxury lodging and a variety of residential ownership options, complete with unparalleled club amenities and programming.



### THE PARCEL

The Sawyer (Phase 1 of The Parcel) includes 81 apartment units within 2 buildings at several affordability levels and a variety of unit sizes between studio and 3 bedroom, as well as a childcare facility, community space, and public park.



### ROYAL PEAK DEVELOPMENT

Regal Peaks development project consists of a 5-story Resort Condominium development with a total of 198 rooms within 118 condominium units. Development consists of 4 levels of resort condominiums located above one level of understructure parking garage. The project includes 118 resort condominium units as well as a 2,200 square foot restaurant, Nordic spa and other amenities oriented to guests of the hotel.



### THE RESERVE

The Reserve residences are located along the mountain view fairways of the Sierra Star Golf Course, just minutes from the Village center. Owners will enjoy the stylish comfort and beauty of these thoughtfully designed luxury homes situated in the ultimate destination for family and friends to come together and enjoy one of California's most remarkable regions.



# IMMEDIATE AREA

