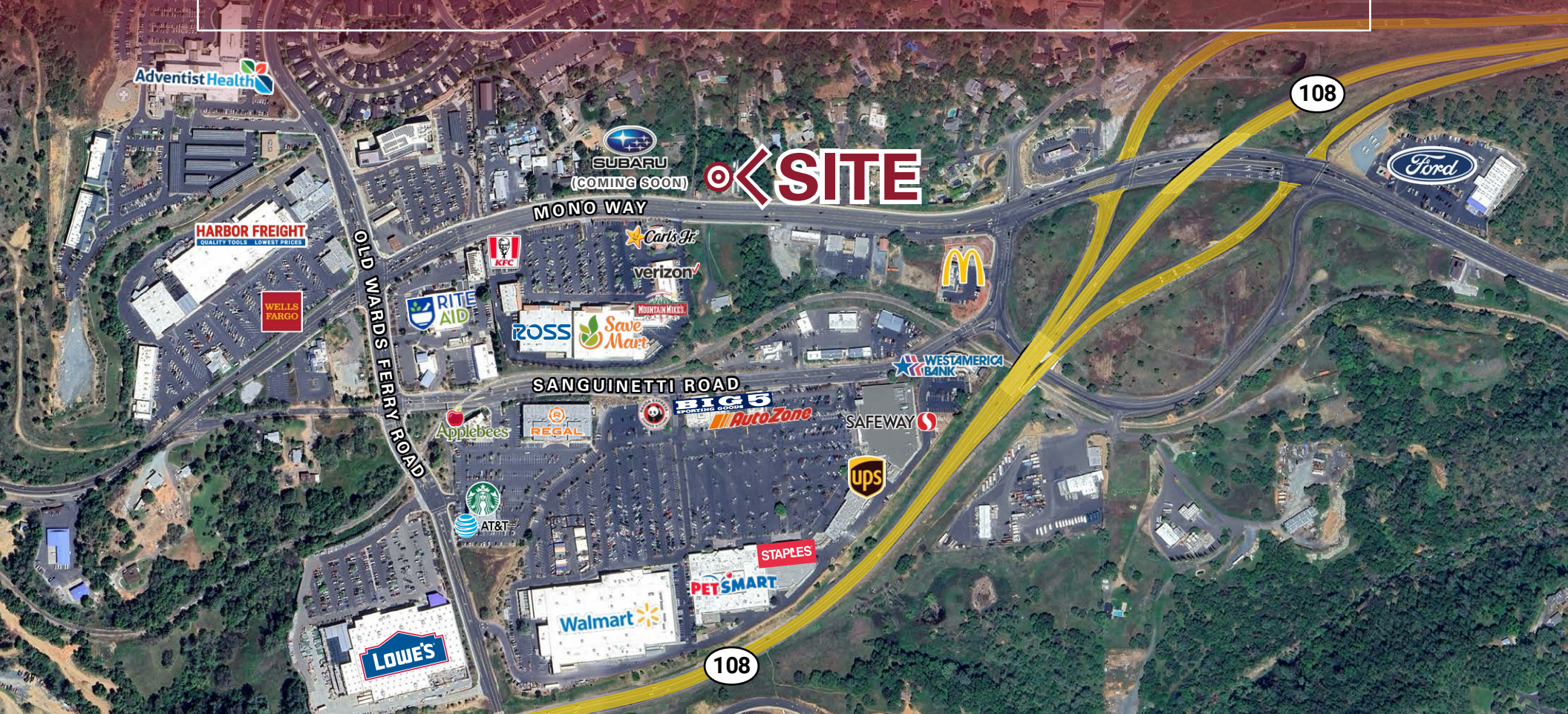


PADS AVAILABLE FOR LEASE

12842 MONO WAY

SONORA, CA



Michael Kennedy
Senior Vice President
t. 559-447-6271
mkennedy@retailcalifornia.com
CA RE Lic. #01181635

Independently Owned and Operated | Corporate License #00020875 | retailcalifornia.com

FRESNO OFFICE: 7480 N. Palm Ave. #101, Fresno, CA 93711, t. 559-432-6200

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Availability:	50,612± SF
Pad A:	23,005± SF
Pad B:	27,607± SF
Tenancy:	Single or Multiple
Zoning:	C-1 (<i>Neighborhood Shopping Center</i>)
APN:	044-180-072-000 (<i>Tuolumne County</i>)

PROPERTY DESCRIPTION

The subject property consists of 50,612± square feet of land for development on MonoWay in Sonora, CA. The site is suitable for 1 or 2 freestanding users depending on the land area needed.

HIGHLIGHTS

- High Traffic commercial corridor
- Regional area serving smaller surrounding communities
- Great access and visibility

 **Contact Agent for Pricing**

Conceptual Site Plan



12842 MONO WAY

SONORA, CA

AREA DEMOGRAPHICS

TRAFFIC COUNTS

21,933± ADT

Mono Way at Roselyn Lane
(Eastbound & Westbound)

20,125± ADT

Highway 108 at Mono Way
(Northbound & Southbound)

Source: Kalibrate TrafficMetrix 2025

POPULATION

	1 MILE	3 MILES	5 MILES
2029 Projection	2,957	14,202	25,384
2024 Estimate	3,028	14,472	25,929
Growth 2024-2029	-2.33%	-1.87%	-2.10%
Growth 2020-2024	7.77%	2.32%	-1.58%
Growth 2010-2020	-3.73%	0.13%	2.07%

HOUSEHOLDS

	1 MILE	3 MILES	5 MILES
2029 Projection	1,429	6,421	11,126
2024 Estimate	1,470	6,553	11,362
Growth 2024-2029	-2.77%	-2.01%	-2.08%
Growth 2020-2024	6.50%	2.44%	-1.13%
Growth 2010-2020	-4.27%	0.80%	2.94%
2024 Est. Average HH Income	\$99,549	\$105,412	\$104,635

Source: Claritas 2025



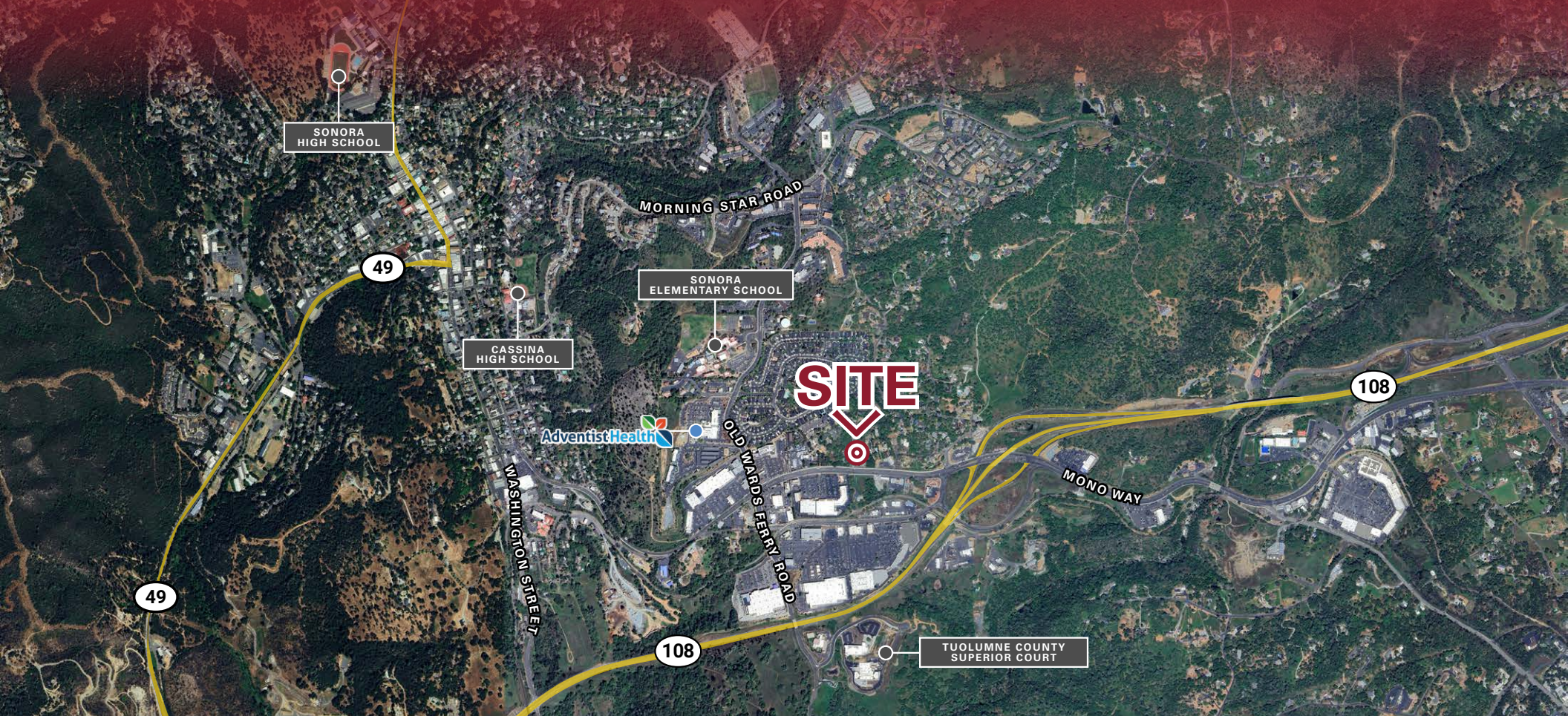
12842 MONO WAY

SONORA, CA

SONORA AERIAL MAP

LOCATION DESCRIPTION

The site is located at 12842 Mono Way in Sonora. Mono Way is a main commercial thoroughfare through the town of Sonora and connects multiple smaller markets whose residents trade in Sonora. Major businesses in the immediate area include Walmart Supercenter, Lowe's, Save Mart, Ross Dress for Less, Starbucks, McDonald's, Carl's Jr, Wendy's and many others.



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