

*Single-Tenant Corporate Grocery Offering*  
**NEW 15-YEAR LEASE EXTENSION**

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# **GROCERYOUTLET** *bargain market*<sup>TM</sup>

*Exceptional Store Sales and Rent-to-Sales Ratio*

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37 Old Mammoth Road  
Mammoth Lakes, CA

**NEWMARK**

**NET LEASE CAPITAL MARKETS**

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Section 1

# Investment & Lease Overview

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# INVESTMENT OVERVIEW

37 Old Mammoth Road, Mammoth Lakes, CA

**OFFERING PRICE**  
**\$7,200,000**

**CAP RATE**  
**6.04%**

**RENT**  
**\$434,700**

OVERVIEW	
Price	\$7,200,000
CAP Rate	6.04%
Net Operating Income	\$434,700
Gross Leasable Area (SF)	18,000 SF
Lot Size (AC)	1.37 Acres
Year Built	2019

ANNUALIZED RENT SCHEDULE				
	Years	Annual Rent	Monthly Rent	Increase
Base Term	1-5	\$434,700	\$36,225.00	10%
	6-10	\$478,170	\$39,847.50	10%
	11-15	\$525,987	\$43,832.25	10%
Option Periods	Option 1	\$578,585.76	\$48,215.48	10%
	Option 2	\$636,444.24	\$53,037.02	10%

LEASE ABSTRACT	
Lease Type	NNN, with tenant responsible for all taxes, insurance, and maintenance, excluding structure
Primary Lease Term	15+ Years
Lease Commencement	1/5/2019
Lease Expiration	6/30/2040
Renewal Options	(2) 5-Year Options
Rental Increases	10% Every 5 Years
Landlord Responsibilities	Structure
Guarantee	Corporate (Grocery Outlet Inc.)



This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies.

# Site Plan

6,772+  
ADT

13,620+  
ADT



OLD MAMMOTH ROAD

**GROCERY OUTLET**  
*bargain market*

18,000 SF

TRUCK DOCK RAMP  
COVERED TRUCK DOCK



Monument Sign



**NEWMARK**

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# Building Site Plan



LOT:  
 LOT 37 .91 AC  
 LOT 27 .43 AC  
 TOTAL 1.37 AC  
 59,677 SF

ZONING:  
 DOWNTOWN ZONE  
 COMMERCIAL Z  
 (C-2)

USE: RETAIL

LANDSCAPE:  
 10% MIN

FAR: 2.5

SEE FLOOR PLAN ON SHEET #2

**STORE AREAS (GROSS):**

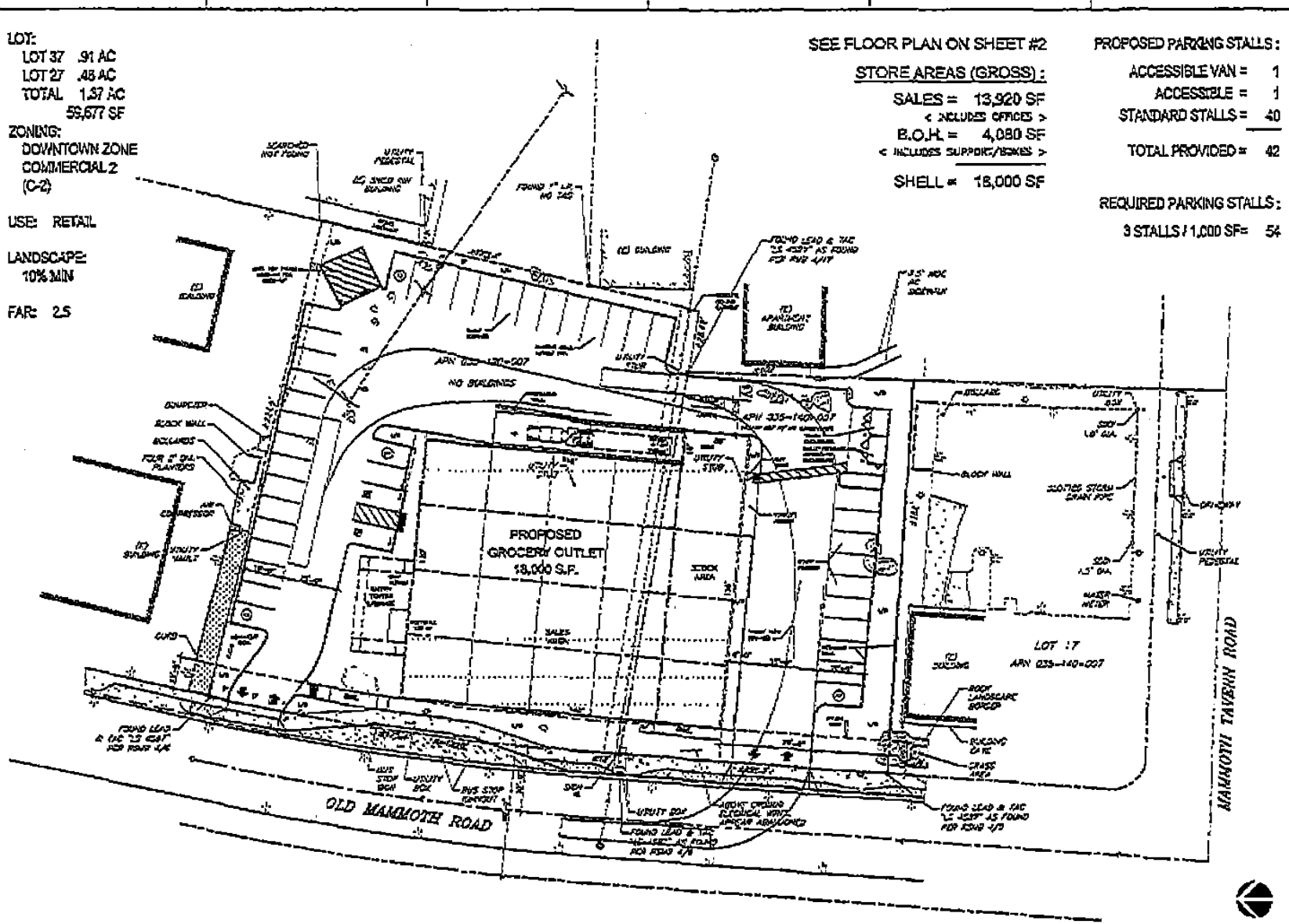
SALES = 13,920 SF  
 < INCLUDES OFFICES >  
 B.O.H. = 4,080 SF  
 < INCLUDES SUPPORT/BKMS >  
 SHELL = 18,000 SF

**PROPOSED PARKING STALLS:**

ACCESSIBLE VAN = 1  
 ACCESSIBLE = 1  
 STANDARD STALLS = 40  
 TOTAL PROVIDED = 42

**REQUIRED PARKING STALLS:**

3 STALLS / 1,000 SF = 54



PROPOSED TENANT  
**GROCERY OUTLET INC.**  
 8850 HOLLIS STREET  
 EMERYVILLE, CA 94608

**SITE DESIGN  
 PLANNING  
 PRELIM.**

NEW SHELL BLDG. AND 1.1 FLOOR  
 0.0 STORE #  
**MAMMOTH LAKES**  
 37 Old Mammoth Road  
 Mammoth Lakes, CA

**HIRARCHICIS**  
 ■ BLDG. ■  
 ■ DRIVEWAY ■  
 ■ UTILITY ■  
 ■ EASEMENT ■

OVERALL  
 SHE & BUDG.  
 PLAN

PREP. JOB #1804  
 EXP. DATE 02.28.16  
**SHEET - 1**

GROCERY OUTLET - MAMMOTH LAKES, CA

SITE PLAN - BUILDING SHELL LAYOUT

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Section 2

# Tenant Overview & Photos

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# TENANT OVERVIEW



## BUSINESS SUMMARY

**Overview:** Grocery Outlet Holding Corp. is a leading American discount grocery retailer, specializing in providing high-quality products at significantly reduced prices. Founded in 1946, the company has grown into a prominent player in the grocery industry, with over 400 stores across the United States. Grocery Outlet offers a wide variety of products, including fresh produce, dairy, meats, pantry staples, and household items. It operates under a unique business model that focuses on buying surplus and closeout products from manufacturers, allowing them to pass on the savings to customers.

**Mission:** To provide customers with exceptional value through quality groceries at unbeatable prices, while supporting communities and fostering a culture of innovation and growth.

**Business Model:** Grocery Outlet's success stems from its focus on offering brand-name goods at discounted prices. The company partners with top manufacturers and suppliers to acquire overstocked, closeout, or discontinued items, which are then sold at a fraction of the retail price. This allows Grocery Outlet to pass on significant savings to customers, while ensuring a constantly rotating selection of products.

**Target Market:** Grocery Outlet primarily targets budget-conscious consumers, including families, individuals seeking value, and shoppers looking for high-quality items at a lower cost. It operates in urban, suburban, and rural areas, making it accessible to a wide range of customers.

**Expansion & Growth:** With its unique business model and commitment to customer satisfaction, Grocery Outlet has seen substantial growth. The company continues to expand its footprint across the U.S., opening new stores in both existing and untapped markets.

## BRAND HIGHLIGHTS



[www.groceryoutlet.com](http://www.groceryoutlet.com)



Locations:  
**513+**



Years in Business:  
**78+ Years**



2024 Employees:  
**5,500+**



2017 Revenue:  
**\$2.08 Billion**



2023 Revenue:  
**\$3.97 Billion**  
(91.35% Increase  
In 6 Years)



2024 Equity:  
**\$1.5+ Billion**



Publicly Traded:  
**NASDAQ: GO**



2024 Assets:  
**\$2.5+ Billion**



# Photos



# Photos



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Section 3

# Location & Market Overview

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# MAMMOTH LAKES

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Nestled in the picturesque Eastern Sierra Nevada region of California, Mammoth Lakes is a true paradise for nature lovers. With its awe-inspiring landscapes, pristine alpine air, and numerous lakes, it's no wonder visitors flock to this area in search of tranquility and natural beauty. Among the numerous breathtaking lakes, several stand out for their exceptional charm and allure. Below, the mountain sports experts from ASO Mammoth, your top choice for mountain bike, snowboard, and ski rental in Mammoth, offer a closer look into the captivating world of Mammoth Lakes and explore the most beautiful lakes the region has to offer.

**Exceptional Skiing Market:** Mammoth Mountain Ski Area is the most visited ski resort in California and the third most visited resort in the United States, with approximately 1,128,500 skiers visiting each year. Mammoth has one of the longest ski seasons in North America, typically lasting from November to June.

The Mammoth Lakes real estate market has experienced steady demand over the past several years, particularly from buyers looking for second homes or investment properties. As a resort town, Mammoth Lakes attracts a diverse group of buyers, ranging from ski enthusiasts to retirees looking for a quiet yet vibrant place to settle. With tourism playing a major role in the local economy, properties close to the ski resort and in highly desirable locations often see increased competition.

However, like many resort markets, Mammoth Lakes suffers from limited housing inventory. The small geographic footprint of the town, coupled with restrictions on development in certain areas to protect natural landscapes, has contributed to the shortage of available properties. The limited supply, combined with consistent demand, has driven up property values in recent years.



California's Most Popular Ski Resort  
 Over 1 Million Visitors  
 3,500 Acres of Skiable Terrain  
 One of the Longest Ski Seasons in North America



OLD MAMMOTH ROAD

6,772+  
ADT

13,620+  
ADT

Mammoth High School  
(351 Students)



Mammoth Middle School  
(229 Students)

Mammoth Elementary School  
(529 Students)



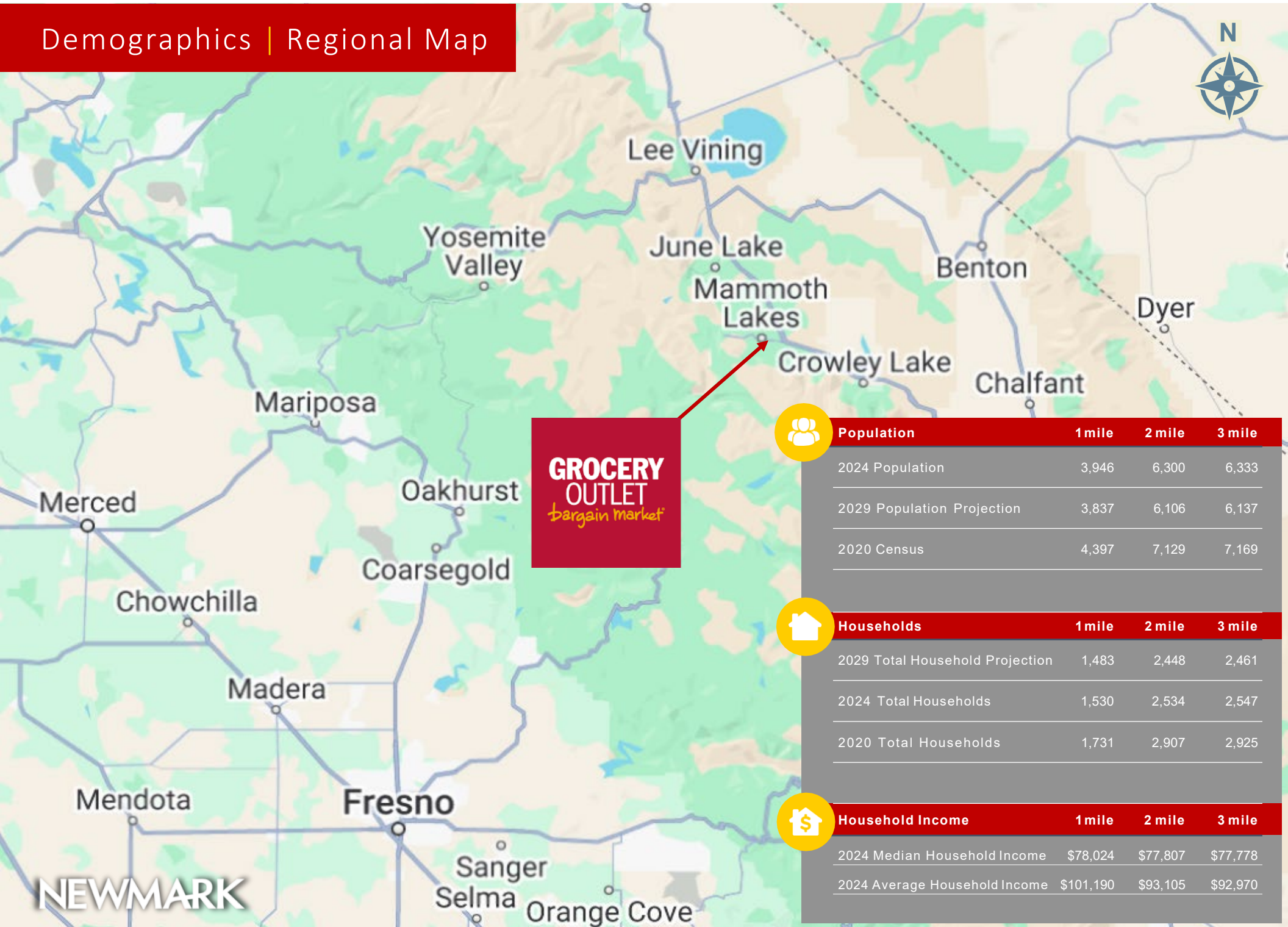
GROCERY  
OUTLET  
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CALIFORNIA  
203

CALIFORNIA  
203

# Demographics | Regional Map



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Population	1 mile	2 mile	3 mile
2024 Population	3,946	6,300	6,333
2029 Population Projection	3,837	6,106	6,137
2020 Census	4,397	7,129	7,169

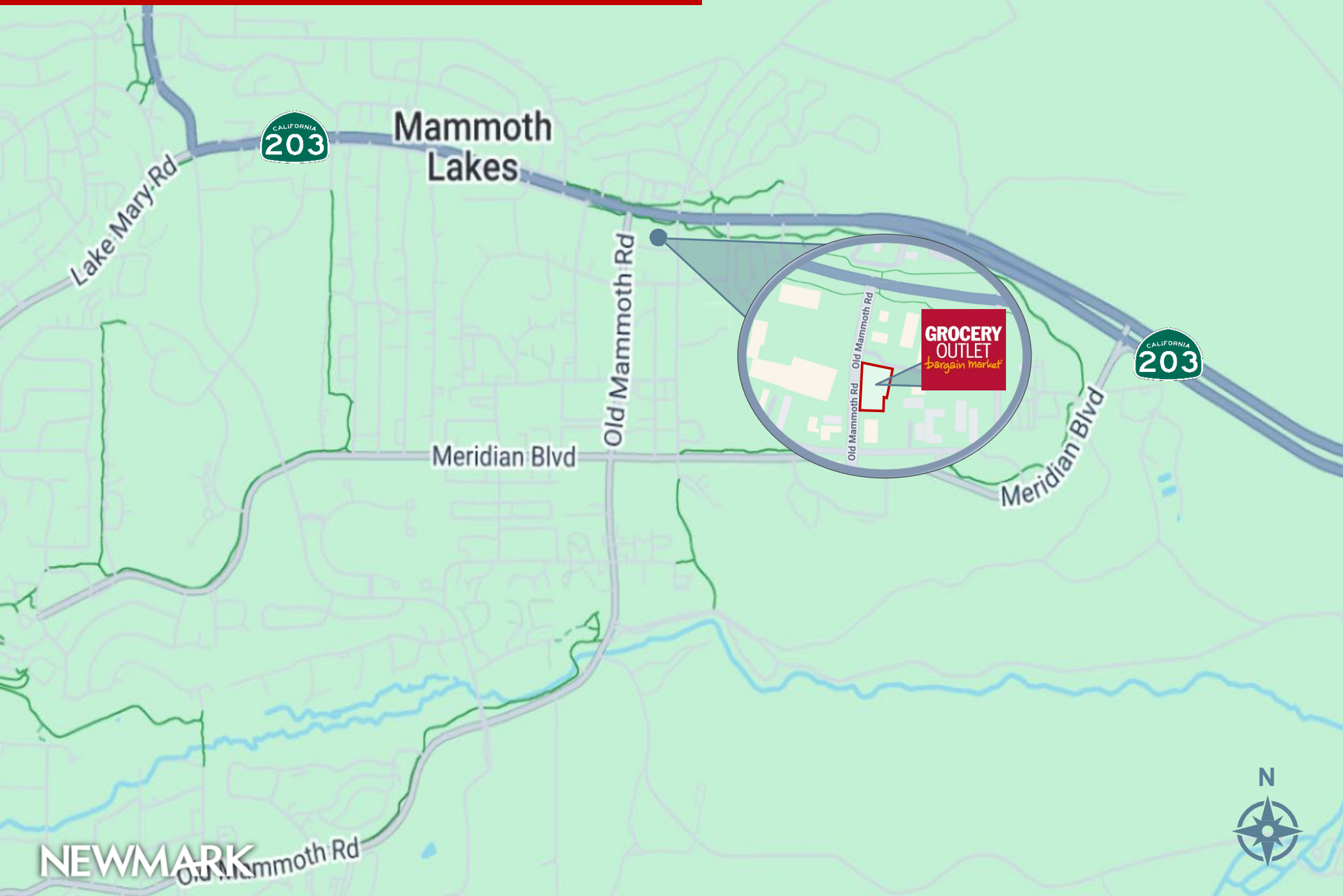


Households	1 mile	2 mile	3 mile
2029 Total Household Projection	1,483	2,448	2,461
2024 Total Households	1,530	2,534	2,547
2020 Total Households	1,731	2,907	2,925



Household Income	1 mile	2 mile	3 mile
2024 Median Household Income	\$78,024	\$77,807	\$77,778
2024 Average Household Income	\$101,190	\$93,105	\$92,970

# Local Map | Mammoth Lakes, CA



# Local Aerial





# NEWMARK

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