

RETAIL FOR SALE

MIXED USE OWNER USER/DEVELOPMENT OPPORTUNITY

40843 CA-41, Oakhurst, CA 93644



Sale Price

\$550,000

PROPERTY HIGHLIGHTS

- Mixed Use Owner User/Development Opportunity
- ±1,450 SF of Retail on ±22,160 SF Upper Lot w/ Easy Access
- ±2,000 SF Office/Warehouse Building on ±18,787 SF Lower Lot
- Great Exposure w/ Direct Highway 41 Frontage
- Close Proximity to Major Traffic Generators & FWY Ramps
- Fully Paved Lot W/ Private Parking Lot & Ample Street Parking
- Great Access & Visibility w/ Easy Access To Nearby Cities
- Convenient Location Off Freeway CA-41 in Oakhurst, CA
- Busy Retail Growth Corridor | \$88,636 Avg. Household Income (5 Mile)
- Great Access & Visibility w/ Unmatched Level of Consumer Traffic
- Well-Known Retail Building w/ Large Exposure/Signage
- Excellent SBA Loan Candidate w/ Only 10% Down!

OFFERING SUMMARY

Total Size:	3,450 SF
Retail SF:	±1,450 SF
Warehouse SF:	±2,000 SF
Lot Size:	1.68 Acres
Number of Units:	2
Price / SF:	\$159.42
Zoning:	CRM (Commercial, Rural, Median District)
Market:	Fresno
Submarket:	Outlying Madera County
APN:	065-050-017

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

JARED ENNIS

Executive Vice President
O: 559.705.1000
C: 559.705.1000
jared@centralcacommercial.com
CA #01945284

KEVIN LAND

Executive Managing Director
O: 559.705.1000
kevin@centralcacommercial.com
CA #01516541

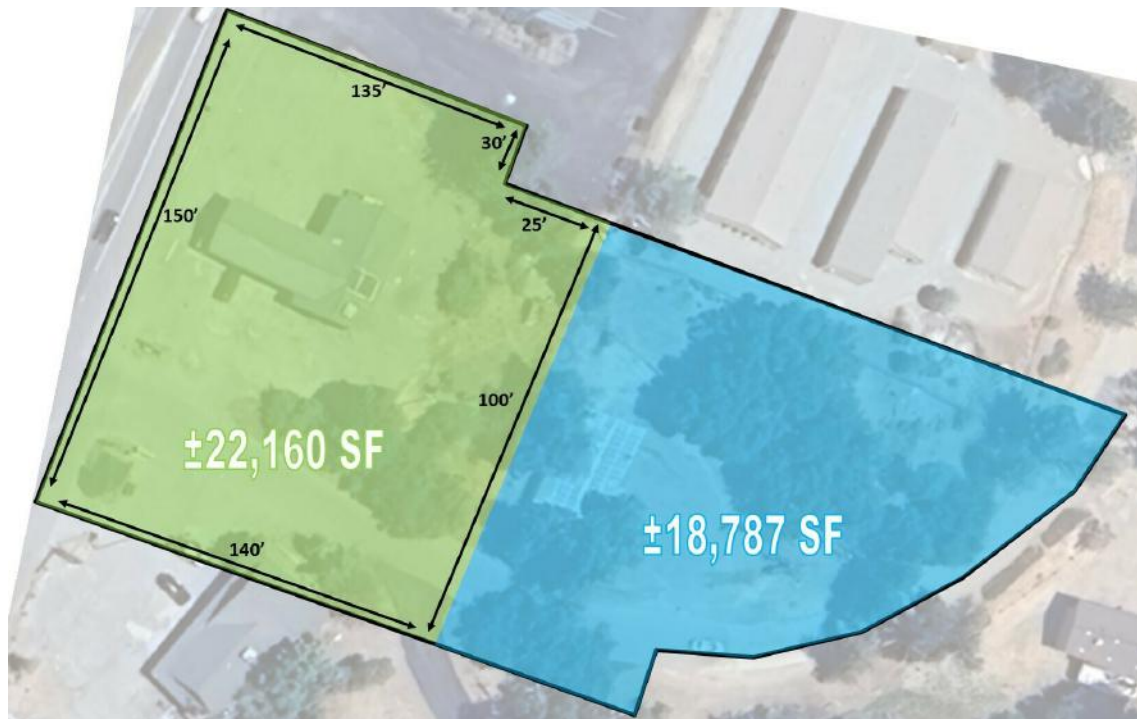
KW COMMERCIAL

7520 N. Palm Ave #102
Fresno, CA 93711

RETAIL FOR SALE

MIXED USE OWNER USER/DEVELOPMENT OPPORTUNITY

40843 CA-41, Oakhurst, CA 93644



PROPERTY DESCRIPTION

Mixed Use Owner User/Development Opportunity: (2) freestanding buildings totaling $\pm 3,450$ SF on a 0.94 acre lot in Oakhurst, CA. This site consists of (1) $\pm 1,450$ SF retail building on the upper lot of $\pm 31,050$ SF & (1) $\pm 2,000$ SF office/warehouse building on the lower lot of $\pm 42,350$ SF. The retail building features a wide open area with (2) private restrooms. The office/warehouse building consists of a ± 500 SF office, & a $\pm 1,500$ SF wide open warehouse with a full restroom & shower. The property holds a CRM zoning designation, making it perfectly suited for a brew house. This site is associated with Cal Water District & features a septic tank. Strategically positioned along the bustling Highway 41 in Oakhurst, this property boasts unparalleled access and visibility, making it an exceptional opportunity for an owner-user or a lucrative development endeavor. Its prime location ensures maximum exposure to the steady flow of traffic, presenting an ideal canvas for businesses seeking a strategic commercial presence. With its strategic position and development potential, this property stands as an attractive prospect for those looking to capitalize on both high visibility and accessibility in the vibrant Oakhurst community.

LOCATION DESCRIPTION

Strategically positioned on CA-41 in Oakhurst, CA, this building commands a prominent presence, offering unparalleled visibility to the steady flow of travelers. Its strategic location along this major thoroughfare ensures optimal accessibility for both local residents and tourists exploring the scenic routes of the Sierra Nevada foothills. Surrounded by the natural beauty of the region and with easy access to key amenities, this building stands as a gateway to Oakhurst, making it an ideal spot for businesses seeking a high-impact and easily accessible location.

Oakhurst's strategic location near the southern entrance of Yosemite National Park attracts a significant influx of tourists, providing businesses with an opportunity to cater to a diverse and large customer base. The town's scenic surroundings, including its proximity to Bass Lake and the Sierra Nevada foothills, contribute to a pleasant and attractive environment. This can enhance the overall appeal of a business and make it an appealing destination for locals and visitors alike. Oakhurst is conveniently situated along major highways, including Highway 41, providing easy accessibility for both local residents and passersby. This accessibility is crucial for attracting customers and fostering business growth.

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

JARED ENNIS

Executive Vice President
O: 559.705.1000
C: 559.705.1000
jared@centralcacommercial.com
CA #01945284

KEVIN LAND

Executive Managing Director
O: 559.705.1000
kevin@centralcacommercial.com
CA #01516541

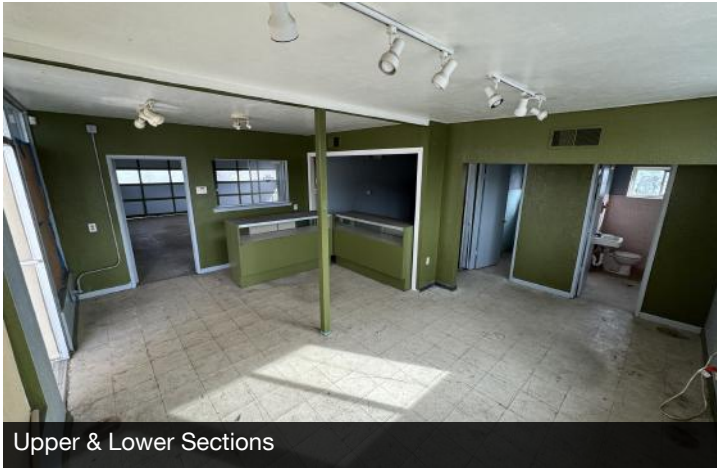
KW COMMERCIAL
7520 N. Palm Ave #102
Fresno, CA 93711

Each Office Independently Owned and Operated **CentralCaCommercial.com**

RETAIL FOR SALE

MIXED USE OWNER USER/DEVELOPMENT OPPORTUNITY

40843 CA-41, Oakhurst, CA 93644



Upper & Lower Sections



Front/Upper Building Exterior



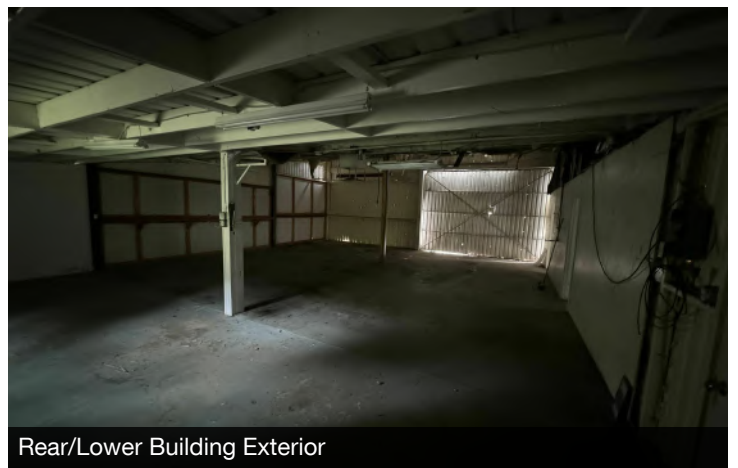
Front/Upper Building Exterior



Front/Upper Building Exterior



Rear/Lower Building Exterior



Rear/Lower Building Exterior

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

JARED ENNIS

Executive Vice President

O: 559.705.1000

C: 559.705.1000

jared@centralcacommercial.com

CA #01945284

KEVIN LAND

Executive Managing Director

O: 559.705.1000

kevin@centralcacommercial.com

CA #01516541

KW COMMERCIAL

7520 N. Palm Ave #102

Fresno, CA 93711

Each Office Independently Owned and Operated **CentralCaCommercial.com**

RETAIL FOR SALE

MIXED USE OWNER USER/DEVELOPMENT OPPORTUNITY

40843 CA-41, Oakhurst, CA 93644



Upper & Lower Sections



Front/Upper Building Exterior



Front/Upper Building Exterior



Front/Upper Building Exterior



Rear/Lower Building Exterior



Rear/Lower Building Exterior

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

JARED ENNIS

Executive Vice President
O: 559.705.1000
C: 559.705.1000
jared@centralcacommercial.com
CA #01945284

KEVIN LAND

Executive Managing Director
O: 559.705.1000
kevin@centralcacommercial.com
CA #01516541

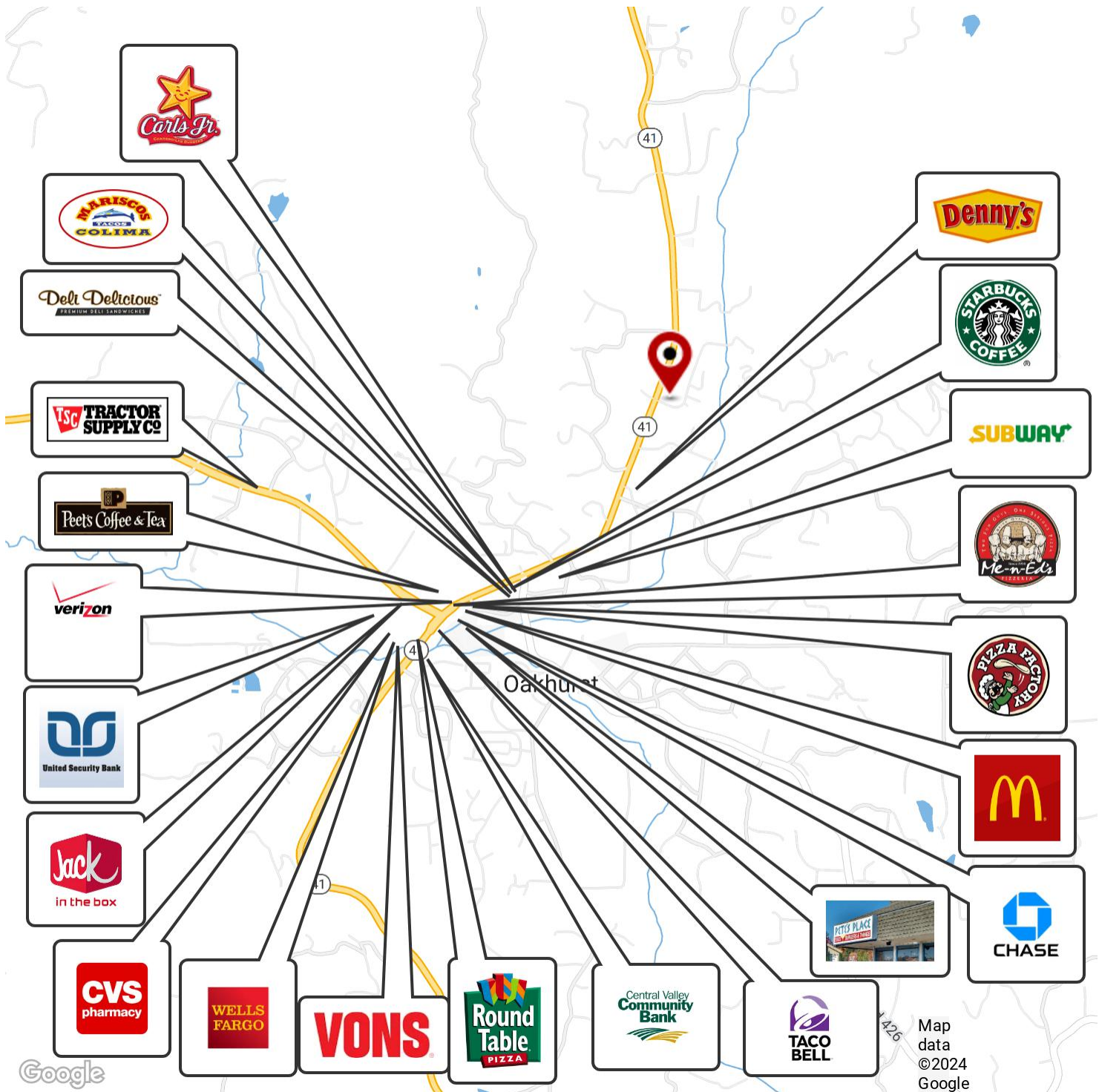
KW COMMERCIAL
7520 N. Palm Ave #102
Fresno, CA 93711

Each Office Independently Owned and Operated **CentralCaCommercial.com**

RETAIL FOR SALE

MIXED USE OWNER USER/DEVELOPMENT OPPORTUNITY

40843 CA-41, Oakhurst, CA 93644



We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

JARED ENNIS

Executive Vice President
O: 559.705.1000
C: 559.705.1000
jared@centralcommercial.com
CA #01945284

KEVIN LAND

Executive Managing Director
O: 559.705.1000
kevin@centralcommercial.com
CA #01516541

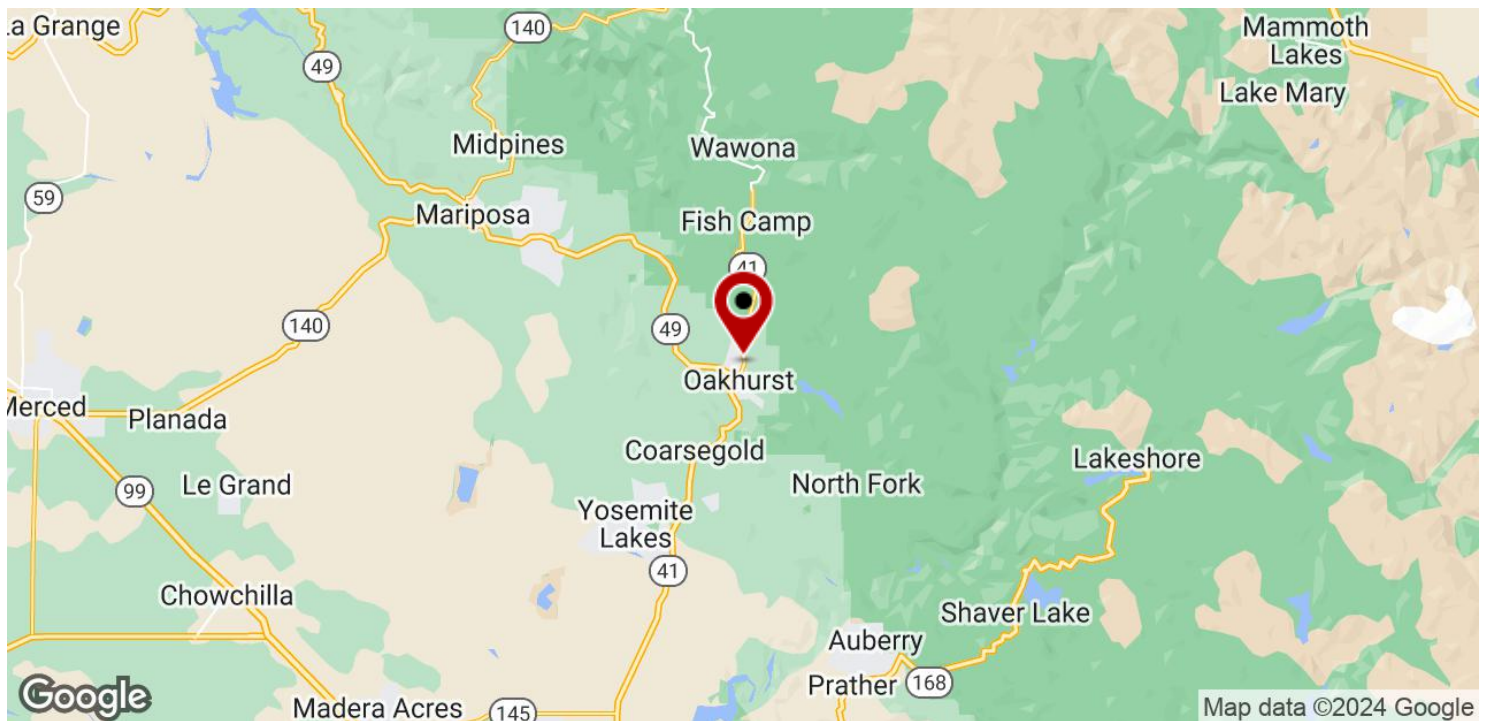
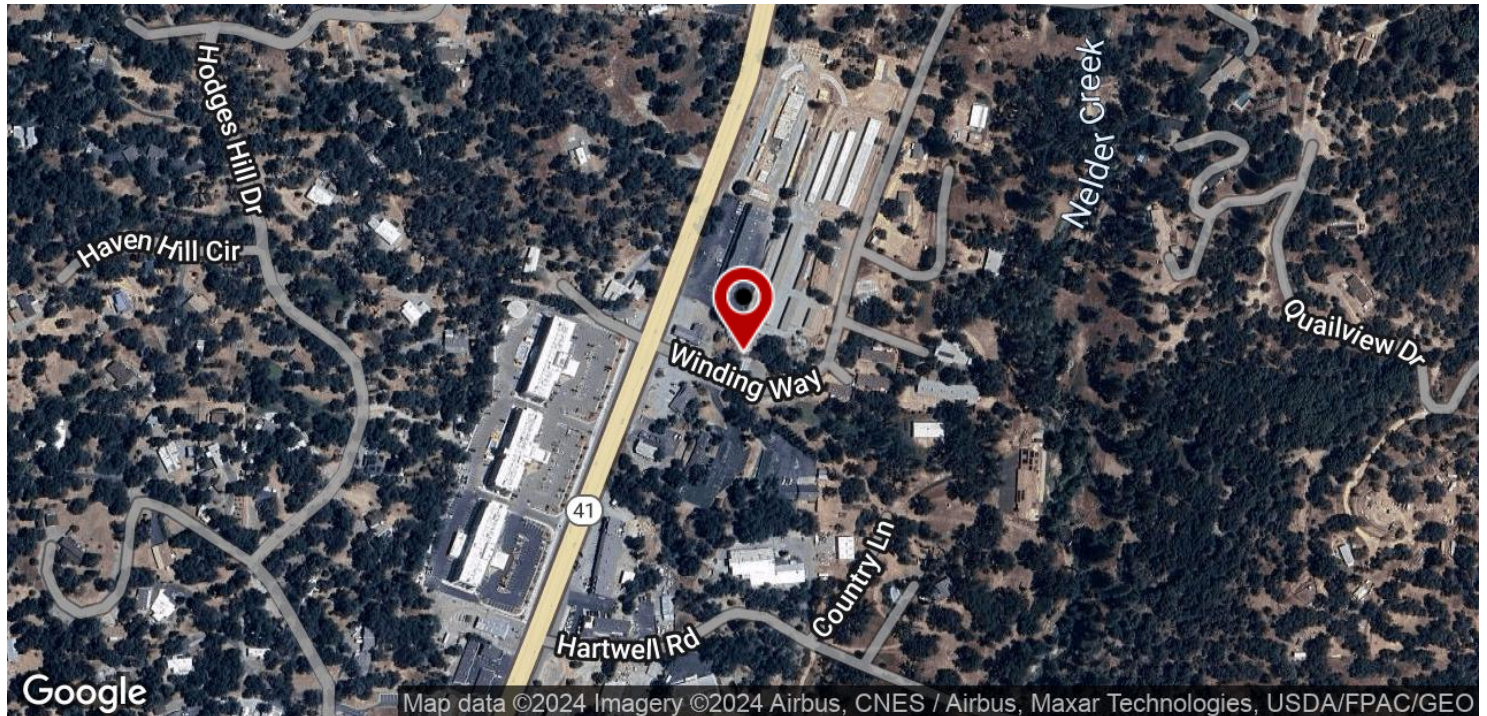
KW COMMERCIAL
7520 N. Palm Ave #102
Fresno, CA 93711

Each Office Independently Owned and Operated **CentralCaCommercial.com**

RETAIL FOR SALE

MIXED USE OWNER USER/DEVELOPMENT OPPORTUNITY

40843 CA-41, Oakhurst, CA 93644



We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

JARED ENNIS

Executive Vice President
O: 559.705.1000
C: 559.705.1000
jared@centralcacommercial.com
CA #01945284

KEVIN LAND

Executive Managing Director
O: 559.705.1000
kevin@centralcacommercial.com
CA #01516541

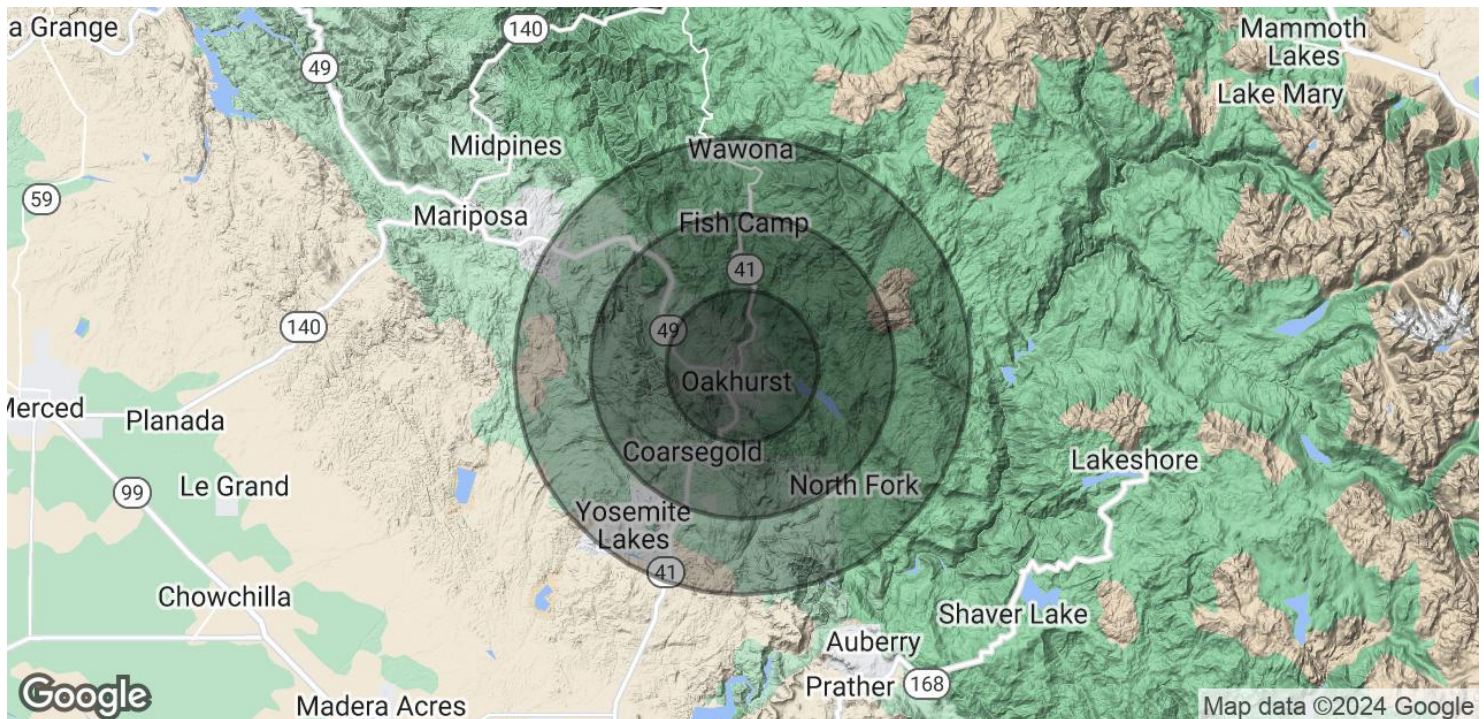
KW COMMERCIAL

7520 N. Palm Ave #102
Fresno, CA 93711

RETAIL FOR SALE

MIXED USE OWNER USER/DEVELOPMENT OPPORTUNITY

40843 CA-41, Oakhurst, CA 93644



POPULATION	5 MILES	10 MILES	15 MILES
Total Population	7,656	16,865	27,223
Average Age	49.4	50.0	49.0
Average Age (Male)	47.4	50.1	47.8
Average Age (Female)	50.9	49.6	49.3
HOUSEHOLDS & INCOME	5 MILES	10 MILES	15 MILES
Total Households	3,844	8,852	13,889
# of Persons per HH	2.0	1.9	2.0
Average HH Income	\$65,932	\$60,877	\$64,230
Average House Value	\$333,353	\$315,572	\$324,495
ETHNICITY (%)	5 MILES	10 MILES	15 MILES
Hispanic	15.0%	13.8%	13.2%

* Demographic data derived from 2020 ACS - US Census

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

JARED ENNIS
Executive Vice President
O: 559.705.1000
C: 559.705.1000
jared@centralcacommercial.com
CA #01945284

KEVIN LAND
Executive Managing Director
O: 559.705.1000
kevin@centralcacommercial.com
CA #01516541

KW COMMERCIAL
7520 N. Palm Ave #102
Fresno, CA 93711

Each Office Independently Owned and Operated **CentralCaCommercial.com**