

OLANCHA

PROPERTIES

Set along the scenic corridor of the Eastern Sierra Nevada range on Highway 395, Olancho offers a rare blend of wide-open desert landscapes, mountain views, and steady traveler traffic that makes it an ideal location for an RV park investment. Positioned at the gateway to world-renowned destinations like Death Valley National Park and the eastern slopes of Mount Whitney, the area draws outdoor enthusiasts year-round for hiking, off-roading, fishing, and sightseeing. Its proximity to Alabama Hills and Whitney Portal further enhances its appeal as a basecamp for adventure travelers.



OLANCHA PROPERTIES

2371 US Hwy 395, Olancho | 5.01 acres | APN 033-410-00 | \$2,900,000
(Olancho RV and Mobile Home Park)

0 Hwy 395, Olancho | 2/24 acres | APN 033-110-32 | \$25,000

0 Hwy 395, Olancho | 1.0 acre | APN 033-120-01 | \$20,000

0 Hwy 395, Olancho | 9.5 acres | APN 033-120-07 | \$50,000



OLANCHA RV AND MOBILE HOME PARK

2371 S Hwy 395, Olancha, CA | Listed for \$2,900,000

Gateway to Death Valley – Minutes to Mount Whitney

Olancha RV and Mobile Home Park is located 25 miles south of Lone Pine, just 1.7 miles from Hwy 395 and SR 190 junction heading north, and just 2 miles south of the town of Olancha. The surrounding three vacant land parcels to the north and south are also for sale separately. Bring your vision and take this already successful RV park to the next level.

The office for guest check-in is inside the café. Onsite manager lodging is in the double-wide manufactured home just behind the café. Mobile homes are fully furnished for family and friends all under one roof. Teepees have electricity and overhead fans and furnished with beds and linens. Bathhouses for guests include a full bathroom setup. Relax in the cool, well-water swimming pool in the desert heat. Laundry room with App-Pay for guest use. Commercial laundry machines on site for housekeeping use. 50 RV hookups.

Olancha benefits from consistent pass-through tourism along the busy 395 corridor, supporting demand for lodging, dining, and fuel services, while its relatively low land costs and flexible rural zoning create attractive opportunities for investors seeking to expand or reposition hospitality properties such as RV parks, glamping sites, or mixed-use recreational destinations.

The foundation is already here. Bring your vision and take this already successful RV park to the next level. Create the atmosphere, energy, and destination appeal that travelers are craving. Whether you envision expanded glamping experiences, outdoor gathering spaces, live music nights, adventure-themed retreats, or a refreshed roadside destination with personality and charm, the possibilities are wide open.

FEATURED ELEMENTS

- Cafe / Restaurant with commercial kitchen
- 50 RV Spaces with power and sewer connections
- 10 Mobile Home Rentals
- 11 Teepee Rentals
- Swimming Pool
- Common Bath Houses
- Manager's Residence
- 2 Water Wells
- 3 Septic Systems
- Laundry room for guests – App Pay format

Property being sold with all furnishings and equipment

ZONED RR RURAL RESIDENTIAL



O H W Y 3 9 5 , O L A N C H A

Vacant Land Parcel | Listed for \$25,000

2.24 acres | APN 033-110-32

2.24 Acres APN 033-110-32
Lines are approximate



O H W Y 3 9 5 , O L A N C H A

Vacant Land Parcel | Listed for \$20,000

1.0 acre | APN 033-120-01



1.0 Acre APN 033-120-01
Lines are approximate

O H W Y 3 9 5 , O L A N C H A

Vacant Land Parcel | Listed for \$50,000

9.5 acres | APN 033-120-07



9.5 Acres APN 033-120-07
Lines are approximate





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CONTACT ME TODAY FOR MORE INFORMATION



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