

## Old Mill Village Pad & Shop Space SWC Highways 41 & 49 in Oakhurst, CA



- 15.6 Miles from Yosemite Nat'l Park
- High Traffic Signalized Intersection
- 70,259± ADT at Hwys 49 & Hwy 41
- 26,420 Daytime Population
- \$96,758 HH Inc. within 30 Min. Drive
- Von's & CVS Pharmacy Anchors

For Additional Information Please contact:

**Old Mill Village Center**  
SWC State Highways 49 & 41  
Oakhurst, CA 93644

**Michael Arfsten**  
**(559) 447-6233**  
[michael@retailcalifornia.com](mailto:michael@retailcalifornia.com)  
CA RE Lic. #01181635

## Property Summary

# Old Mill Village Pad & Shop Space

## SWC State Highways 49 & 41, Oakhurst, CA

### Property Description

Old Mill Village is a well-maintained community shopping center anchored by Vons and CVS. National tenants within the shopping center include Big 5 Sporting Goods, Hallmark Cards, Starbuck's, Anytime Fitness, Taco Bell, Jack in the Box, Round Table Pizza, U.S. Post Office, Wells Fargo, Golden One Credit Union, and United Security Bank.

### Location Description

The Old Mill Village center is positioned adjacent to the high traffic intersection of State Highways 41 and 49 in Oakhurst, CA.

The South Entrance into Yosemite National Park is located 15.6± miles north of the intersection of Highways 41 & 49, just a 15-20 minute drive from the Old Mill Village shopping center. In 2014, 3.9 million recreational visitors toured Yosemite.

Oakhurst is the nearest town outside of Yosemite park and experiences a large portion of Yosemite National Park's tourism year-round.

**Available Space:** See availability site plan on next page.

**Rate:** Pads: \$1.85 psf; In-line: \$1.35

### 2024 Traffic Counts

State Highway 49:	25,968 ADT
State Highway 41:	<u>44,291 ADT</u>
Total Traffic Exposure:	70,259 Avg Daily Traffic
Source: Kalibrate TrafficMetrix	

### 2024 Demographics:

#### 30 Min. Drivetime

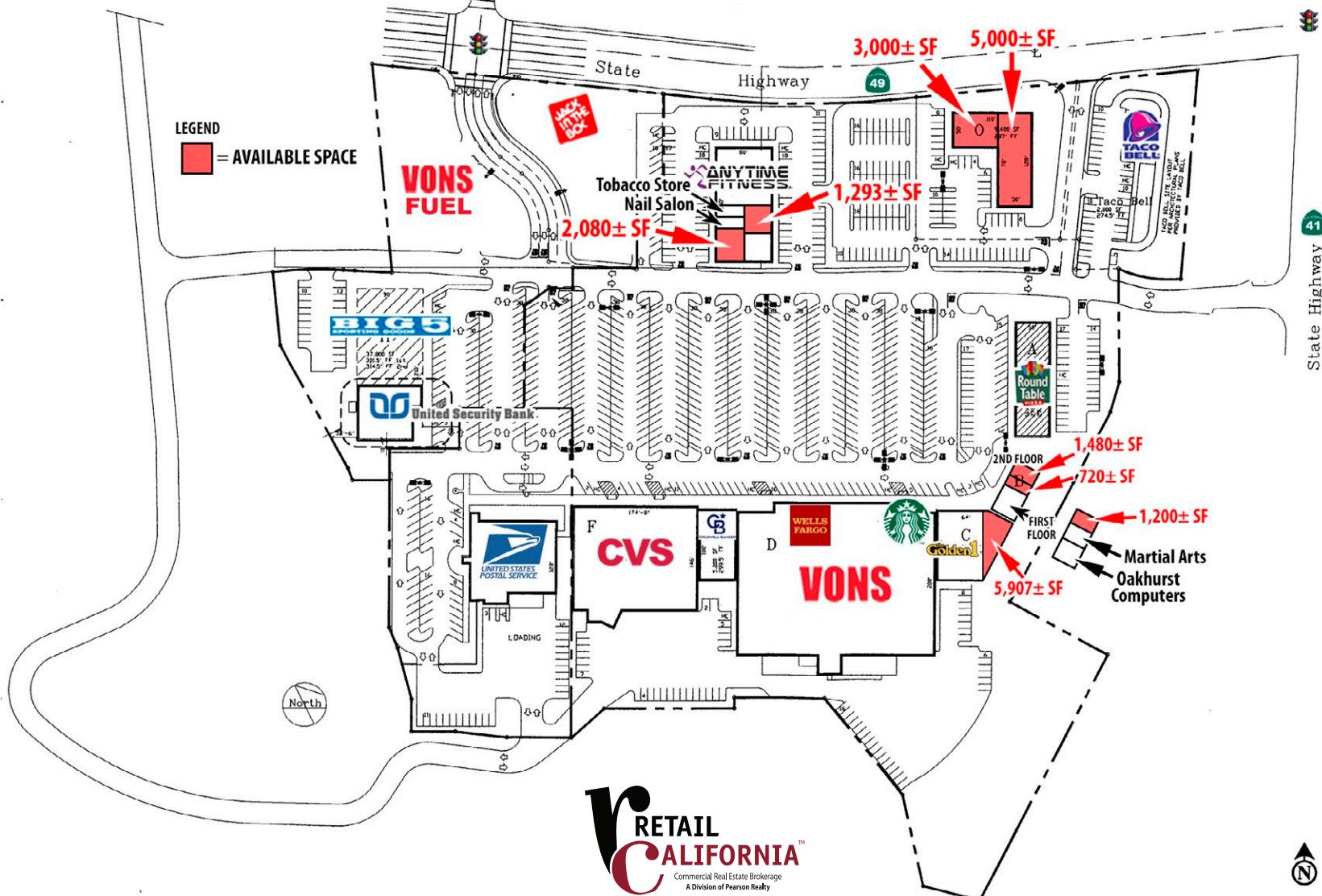
Total Population	29,542
Total Households	12,176
Average Household Income	\$96,758
Total Daytime Population	26,420

Source: Claritas, LLC



## Availability Site Plan - Old Mill Village, Oakhurst, CA

SWC State Hwy 41 & State Hwy 49



7480 North Palm Avenue, Suite 101 • Fresno, California 93711 • **P** 559 256-1700 • **F** 559 256-7238 • [www.retailcalifornia.com](http://www.retailcalifornia.com)

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## **Oakhurst, CA Retail Competition - Old Mill Village**



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