

STARBUCKS ANCHORED STRIP CENTER · ON HWY 41 ROUTE TO YOSEMITE PARK ENTRANCE  
**RETAIL/RESTAURANT SPACE AVAILABLE FOR LEASE**

40208 STATE HIGHWAY 41 · OAKHURST, CA 93644



**RETAIL CALIFORNIA CRE**

A division of Pearson Realty

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Fresno, CA 92711

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DRE #01181635

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## Location Description:

The subject property is a 1,500± SF space that was formerly occupied by a Pizza tenant with newer construction in a Starbucks-anchored the Shops At Oakhill strip center. The available space is located on State Highway 41 just north of State Highway 49 in Oakhurst, CA. Yosemite National Park's west entrance is located just 15 miles north on Hwy 41, thirty minutes from the subject location.

## Property Highlights:

Yosemite National Park saw over four million visitors during 2018. Oakhurst, being the nearest town outside of the park's west entrance, experiences a robust amount of that tourism year-round. Nearby national tenants include Starbucks, AT&T, Deli Delicious, Rite Aid, Dollar Tree, Raley's, Grocery Outlet, Vons, Big 5, Carl's Jr, Subway, McDonalds, Papa Murphys, Round Table, and Taco Bell.

**Available Space:** 1,500± SF

**Lease Rate:** Please contact agent for more information.

## 2018 Demographics:

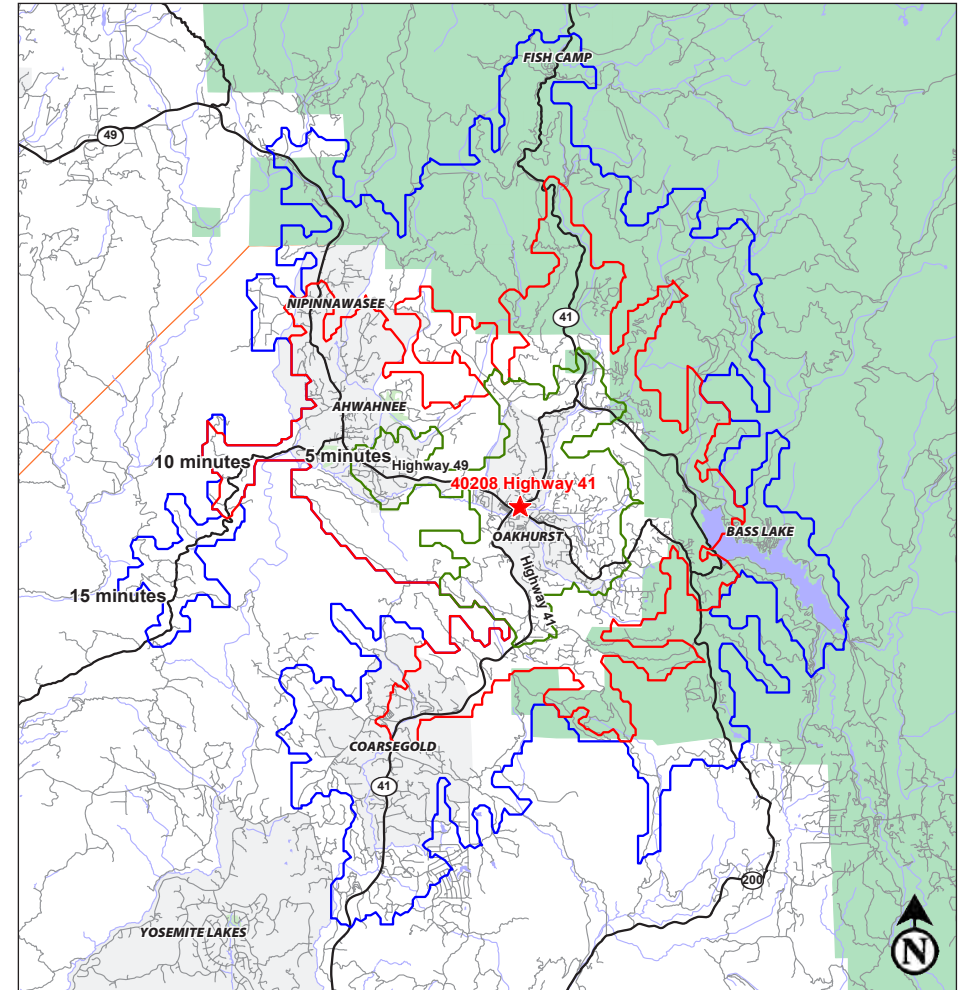
	<u>5 Minutes</u>	<u>10 Minutes</u>	<u>15 Minutes</u>
Total Population:	6,189	10,045	15,675
Total Households:	2,442	3,991	6,216
Avg. HH Income:	\$69,897	\$70,767	\$71,785
Total Daytime Pop:	9,139	12,695	18,165

Data Source: AnySite

## 2018 Traffic Counts:

State Hwy 41:	23,743 ADT
Crane Valley Rd:	12,198 ADT
Total:	35,941 Avg Daily Traffic

Data Sources: Statista, AnySite, Kalibrate



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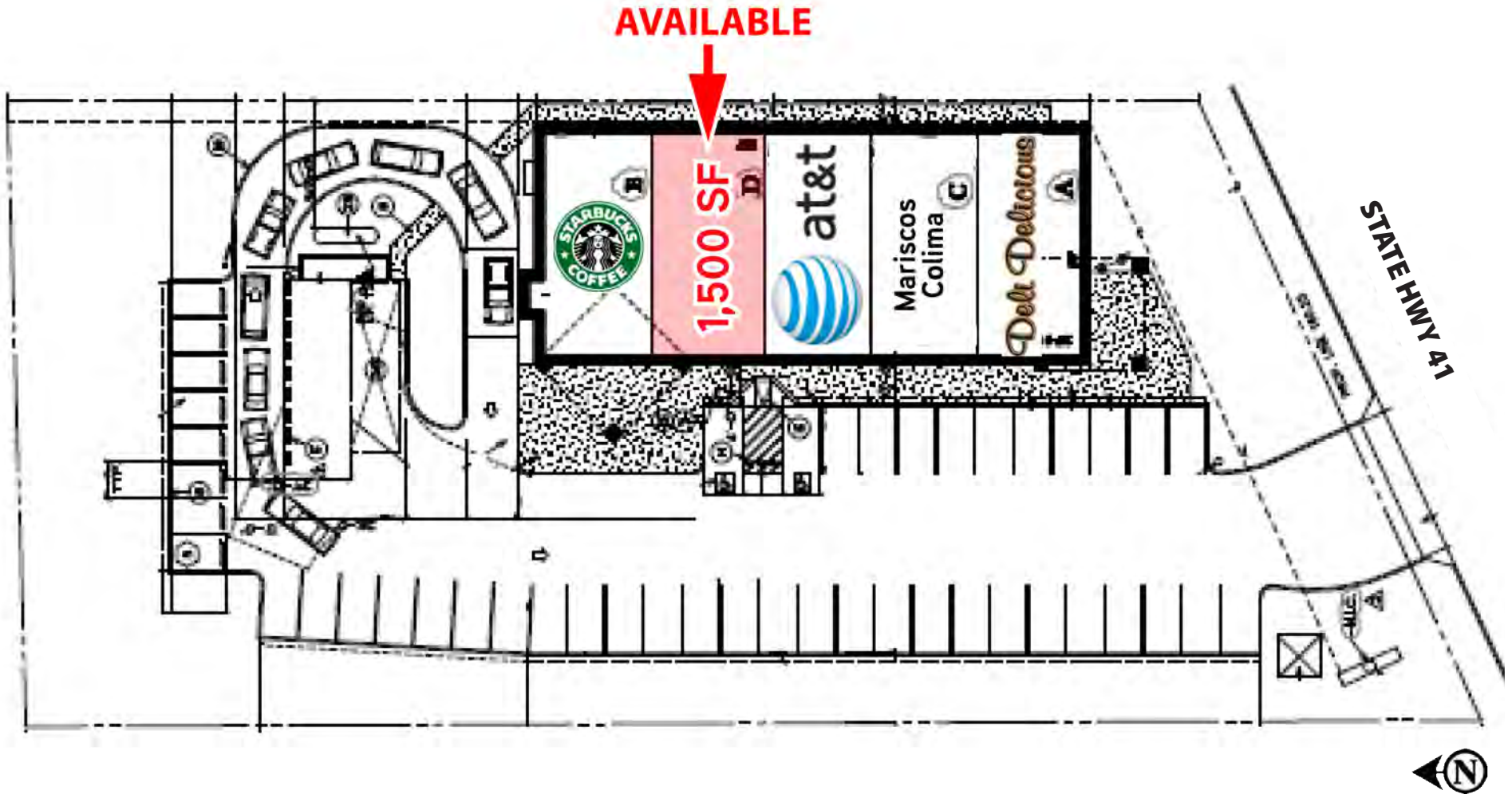
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SHOPS AT OAKHILL SITEPLAN



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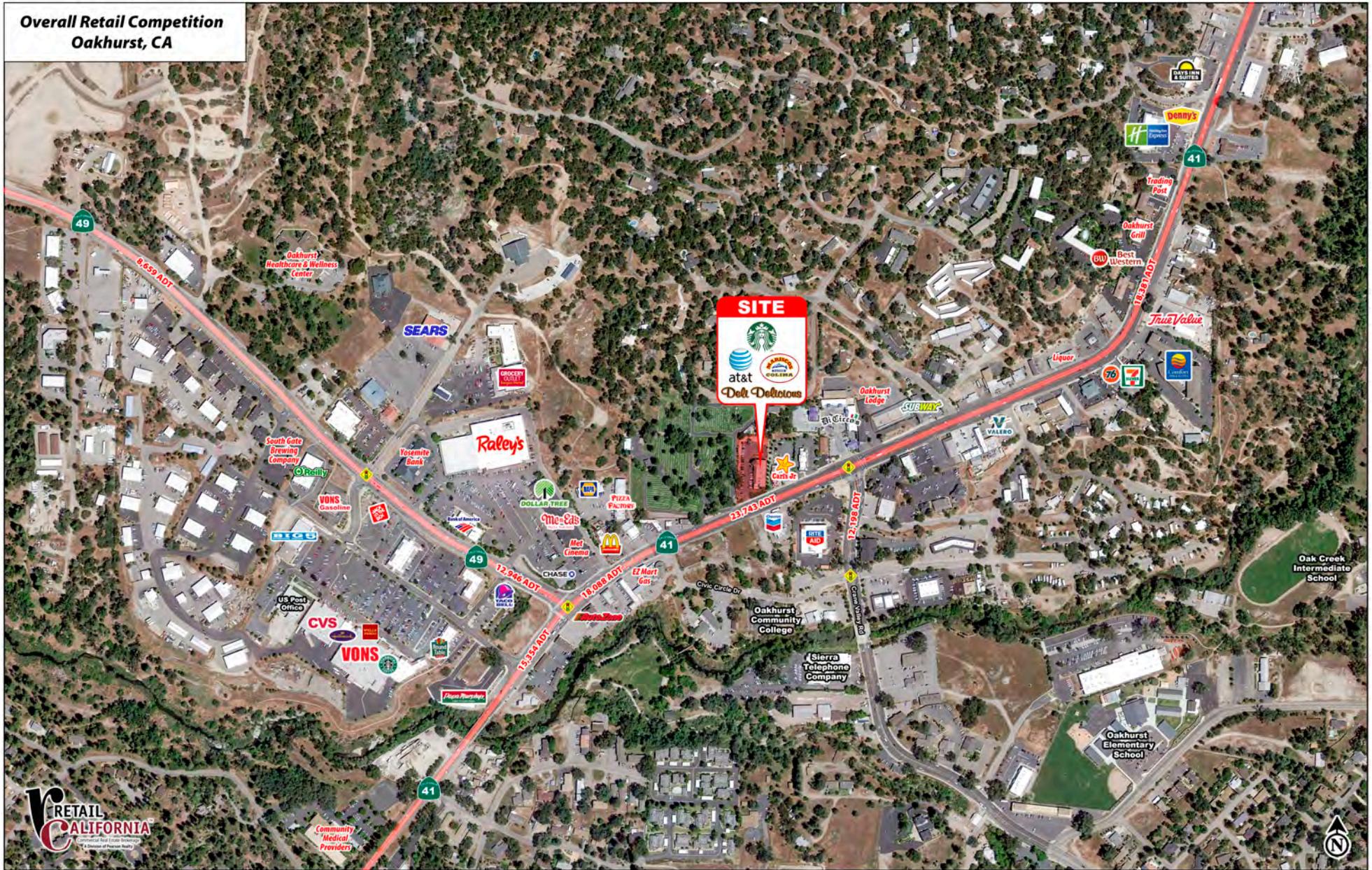
This information is given with the understanding that all negotiations relating to the purchase, renting or leasing of the property described herein shall be conducted through this office. The information included here, while not guaranteed, has been secured from sources we believe to be reliable. Each investor is encouraged to have his C.P.A. and/or Financial Advisor make an independent projection. ©2019 Retail California. All rights reserved.

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Overall Retail Competition  
Oakhurst, CA



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40208 STATE HIGHWAY 41 · OAKHURST, CA 93644

Retail California CRE  
Updated Summary Report



40208 Highway 41  
40208 Highway 41 Oakhurst, CA 93644

1 October 2019

Coordinates Longitude: -119.652532  
Latitude: 37.332570

	5 MINUTE DRIVE TIME 19.50 SQ/MI	10 MINUTE DRIVE TIME 69.27 SQ/MI	15 MINUTE DRIVE TIME 150.11 SQ/MI
<b>Population Trend</b>			
2000 Total Population	5,729	9,206	13,855
2010 Total Population	5,836	9,433	14,702
2018 Total Population	6,189	10,045	15,675
2023 Total Population	6,228	10,121	15,792
<b>Households Trend</b>			
2000 Total Households	2,371	3,801	5,660
2010 Total Households	2,459	4,009	6,235
2018 Total Households	2,442	3,991	6,216
2023 Total Households	2,432	3,981	6,202
<b>Population Change Trend</b>			
2000 to 2010 Population Change	1.9%	2.5%	6.1%
2000 to 2018 Population Change	8.0%	9.1%	13.1%
2010 to 2023 Population Change	6.7%	7.3%	7.4%
2018 to 2023 Population Change	0.6%	0.8%	0.7%
<b>Household Change Trend</b>			
2000 to 2010 Household Change	3.7%	5.5%	10.2%
2000 to 2018 Household Change	3.0%	5.0%	9.8%
2010 to 2023 Household Change	-1.1%	-0.7%	-0.5%
2018 to 2023 Household Change	-0.4%	-0.3%	-0.2%
<b>2018 Race</b>			
White alone	91.4%	91.9%	91.3%
Black or African American alone	0.4%	0.4%	0.5%
American Indian and Alaska Native alone	3.1%	3.1%	3.7%
Asian alone	2.0%	1.5%	1.3%
Native Hawaiian and OPI alone	0.1%	0.0%	0.1%
Some Other Race alone	1.3%	1.2%	1.3%
Two or More Races	1.8%	1.9%	1.9%
<b>2018 Income</b>			
Per Capita Income	\$28,148	\$28,243	\$28,563
Household Income: Median	\$45,780	\$48,573	\$49,704
Household Income: Average	\$69,897	\$70,767	\$71,785
Less than \$10,000	9.2%	9.0%	8.4%

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\$10,000 to \$14,999	8.8%	7.7%	6.9%
\$15,000 to \$19,999	4.8%	4.7%	5.7%
\$20,000 to \$24,999	9.5%	7.2%	5.8%
\$25,000 to \$29,999	3.3%	3.2%	3.7%
\$30,000 to \$34,999	4.0%	4.2%	4.0%
\$35,000 to \$39,999	2.0%	2.8%	3.2%
\$40,000 to \$44,999	7.3%	6.2%	6.5%
\$45,000 to \$49,999	6.6%	6.9%	6.1%
\$50,000 to \$59,999	6.0%	5.3%	5.0%
\$60,000 to \$74,999	7.8%	10.9%	12.0%
\$75,000 to \$99,999	12.0%	12.0%	11.7%
\$100,000 to \$124,999	2.9%	3.7%	4.8%
\$125,000 to \$149,999	3.2%	4.7%	5.6%
\$150,000 to \$199,999	8.5%	7.9%	6.8%
\$200,000 or more	4.2%	3.5%	3.7%
Average household size	2.5	2.5	2.5
Total Daytime Population	9,139	12,695	18,165
Total Employee Population	4,902	5,830	7,227
Total Daytime at Home Population	4,237	6,865	10,938
Total Employee Population (% of Daytime Population)	53.6%	45.9%	39.8%
Total Daytime at Home Population (% of Daytime Population)	46.4%	54.1%	60.2%