



PRIME MAIN STREET HISTORIC BUILDING WITH COMPLETED PREDEVELOPMENT WORK

162 N. Main Street – Bishop, California

Historic Downtown Redevelopment Opportunity
Approx. 7,222 SF Two-Story Commercial Building
Gateway to Mammoth Mountain | Eastern Sierra



Executive Summary

162 N. Main Street offers a rare opportunity to acquire a historic commercial redevelopment property located in the heart of downtown Bishop, California. Positioned directly along U.S. Highway 395, the primary transportation corridor through the Eastern Sierra, the property benefits from exceptional visibility, consistent year-round traffic, and a prime Main Street location surrounded by restaurants, retail, and local businesses.

The property consists of an approximately 7,222 square foot two-story commercial building within Bishop's historic downtown district. The building has undergone complete interior demolition, allowing the next owner to efficiently redesign the interior layout for a wide variety of commercial or mixed-use uses.

Significant predevelopment work has already been completed, including environmental inspection and abatement, structural engineering evaluation, soil testing, and preparation of as-built architectural drawings. These steps substantially reduce development risk and accelerate project timelines.

The existing structure provides valuable vertical density along Bishop's Main Street corridor, and updated zoning allows potential expansion to a third story. Concept plans for a hotel and restaurant development have been prepared, though the flexible zoning supports a wide variety of uses.

Located approximately 45 minutes from Mammoth Mountain Ski Area, Bishop continues to grow as a year-round tourism destination serving visitors throughout the Eastern Sierra.



Investment Highlights

- Prime Main Street location in the center of Bishop's historic downtown corridor.
- Approximately 7,222 SF two-story building with rare existing vertical density.
- Interior demolition already completed – redevelopment ready.
- Completed predevelopment work including environmental, structural, and soil studies.
- Flexible zoning allowing retail, restaurant, hospitality, office, residential, or mixed-use uses.
- Concept plans available for potential hotel and restaurant development.
- Located directly on Highway 395 with over 7 million vehicles passing annually.
- Approximately 45 minutes from Mammoth Mountain Ski Area.





Property Overview

Address	162 N. Main Street, Bishop CA
Building Size	Approx. 7,222 SF
Stories	Two (Potential Third Story)
Property Type	Historic Commercial
Zoning	Downtown Commercial
Status	Vacant - Redevelopment Ready



GROSS INTERNAL AREA
FLOOR 1: 4892 sq. ft./455 m², FLOOR 2: 2330 sq. ft./216 m²
TOTAL: 7222 sq. ft./671 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.





