



MINERS ROADHOUSE 140

5159 CALIFORNIA 140 MARIPOSA, CA 95338

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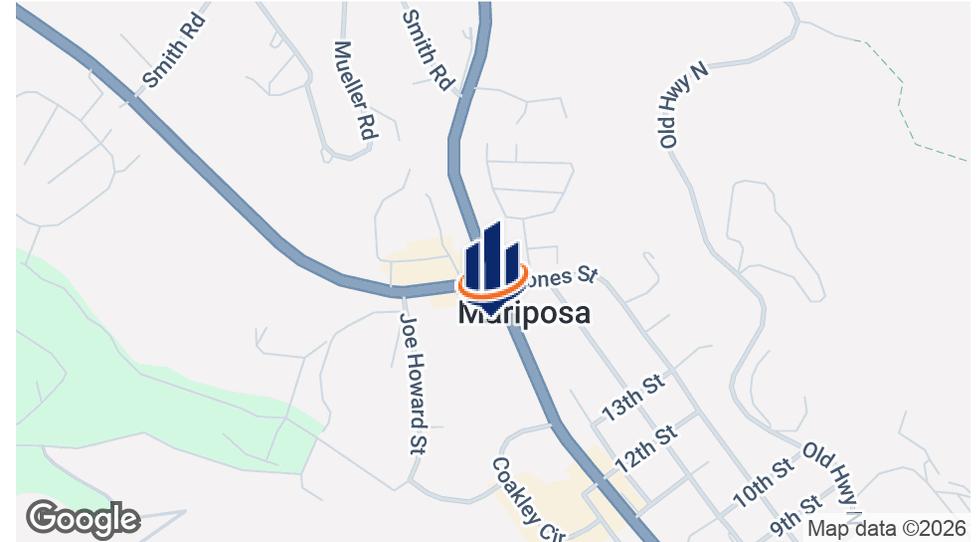
- Advisor Bio 1



1 PROPERTY INFORMATION

5159 California 140
Mariposa, CA 95338

Property Summary



VIDEO

OFFERING SUMMARY

Sale Price:	\$2,400,000
Number of Units:	1
Lot Size:	~ 1 Acre
Building Size:	7,339 SF

PROPERTY DESCRIPTION

Rare opportunity to acquire both the commercial real estate and the long-standing Miners Roadhouse 140 restaurant. An established, high-visibility business serving locals, tourists, and Yosemite visitors for over 12 years. The sale includes the full business operation, all inventory, fixtures, equipment, vendor and customer lists, trademarks, and two parcels totaling ~ 1 acre. Open seven days a week, the business features a full restaurant, a separate bar with its own dining area and pool table, and an 800 sq. ft. front patio, and parking all around. Operations include a Type 47 full liquor license, Type 53 off-site license, and an active catering segment. Seasonal hours adjust from November through March. Hypothetically \$1.5M in annual sales, the business employs approximately 35 staff members, including 15 seasonal part-time employees. Historical performance indicates 28–32% of gross sales operational costs, showing strong profitability. This is a turnkey opportunity to own a reputable, fully equipped hospitality business with multiple revenue streams in a high-traffic Mariposa corridor.

Property Description



LOCATION DESCRIPTION

Nestled in the gateway region of Yosemite National Park, the location offers a vibrant dining market infused with tourism-driven momentum and year-round local vitality. Visitors drawn by the natural wonders and historic charm of the nearby gold-rush town of Mariposa, California, fuel a steady stream of dining demand, while downtown foot traffic. The well-preserved Gold Rush era town, steeped in history and visitor appeal, benefits from high seasonal and year-round traffic. The mix of adventure-tourist traffic, historic appeal, and local patronage supports a vibrant opportunity for dining and hospitality-oriented ventures.



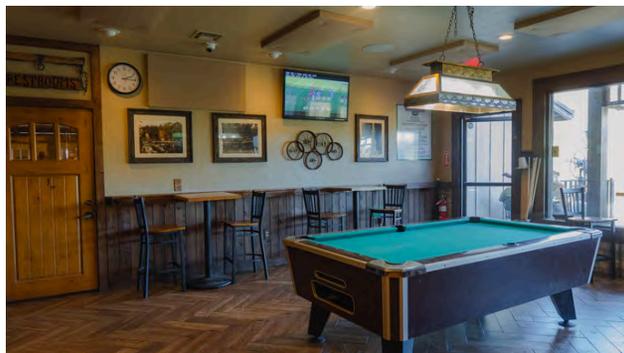
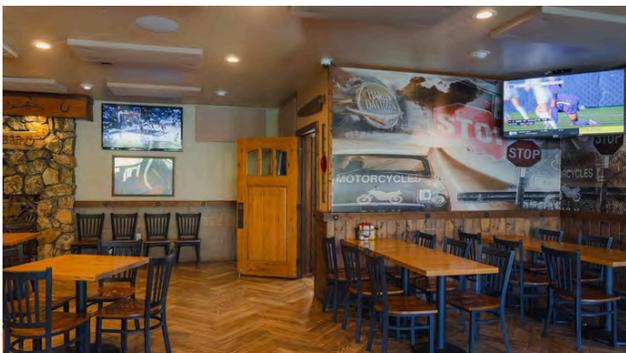
Exterior Photos



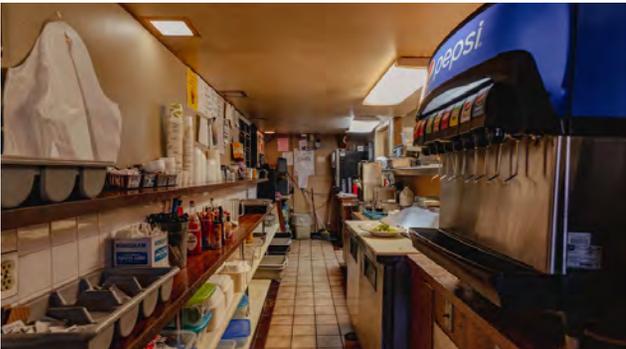
Dining Areas



Bar Area



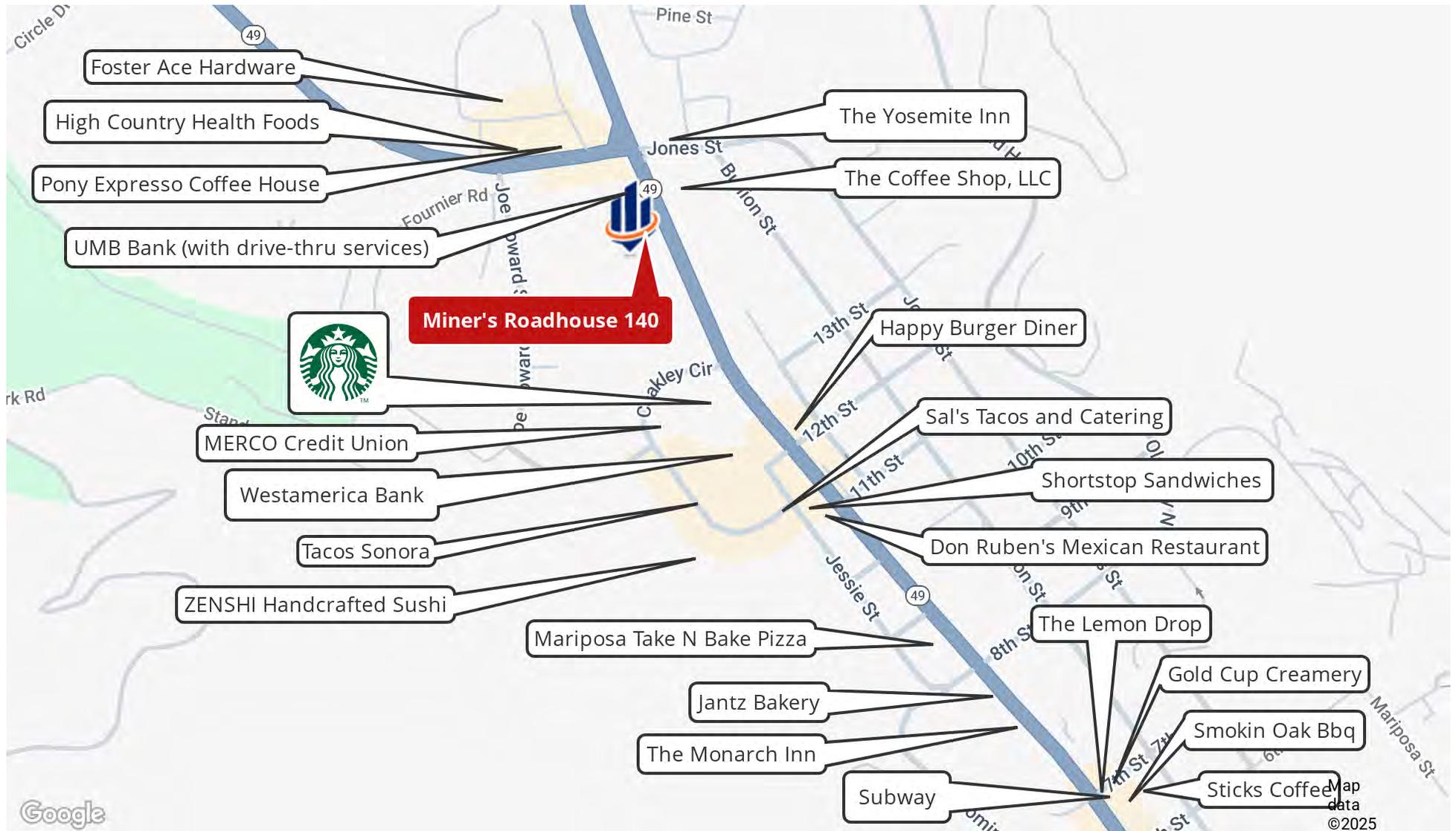
Kitchen/Storage



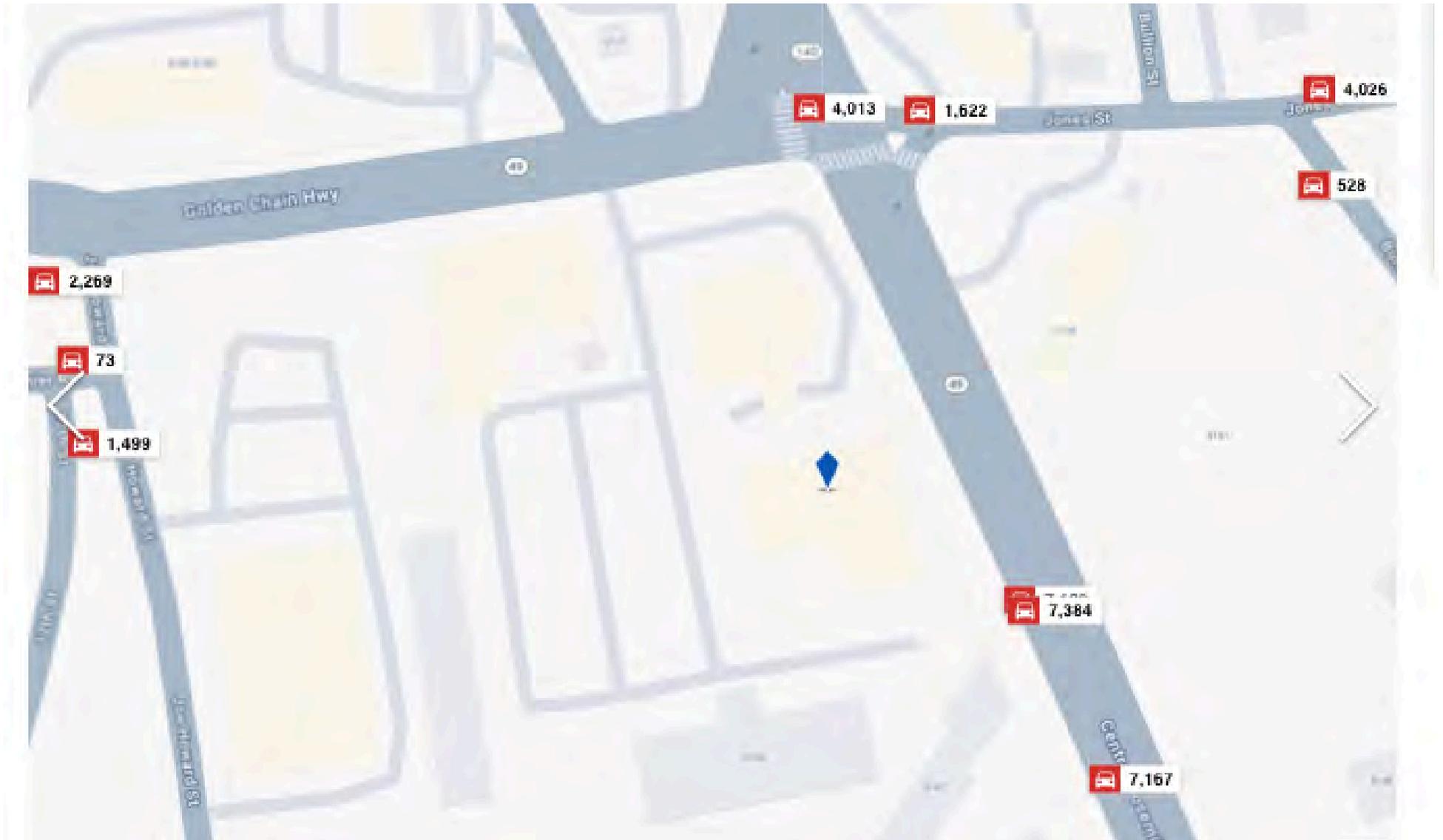
2 LOCATION INFORMATION

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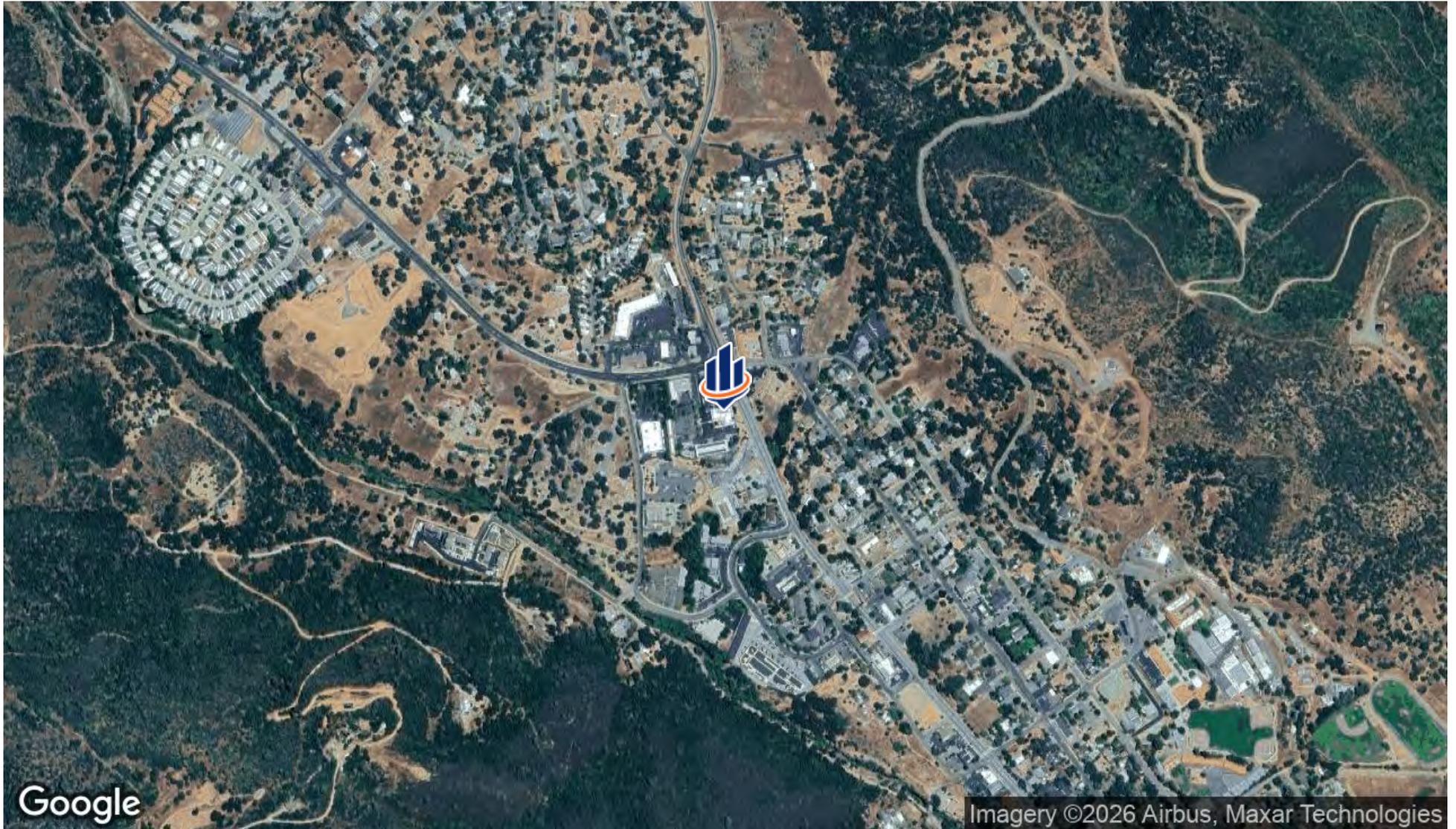
Location Map



Traffic Map



Aerial Map



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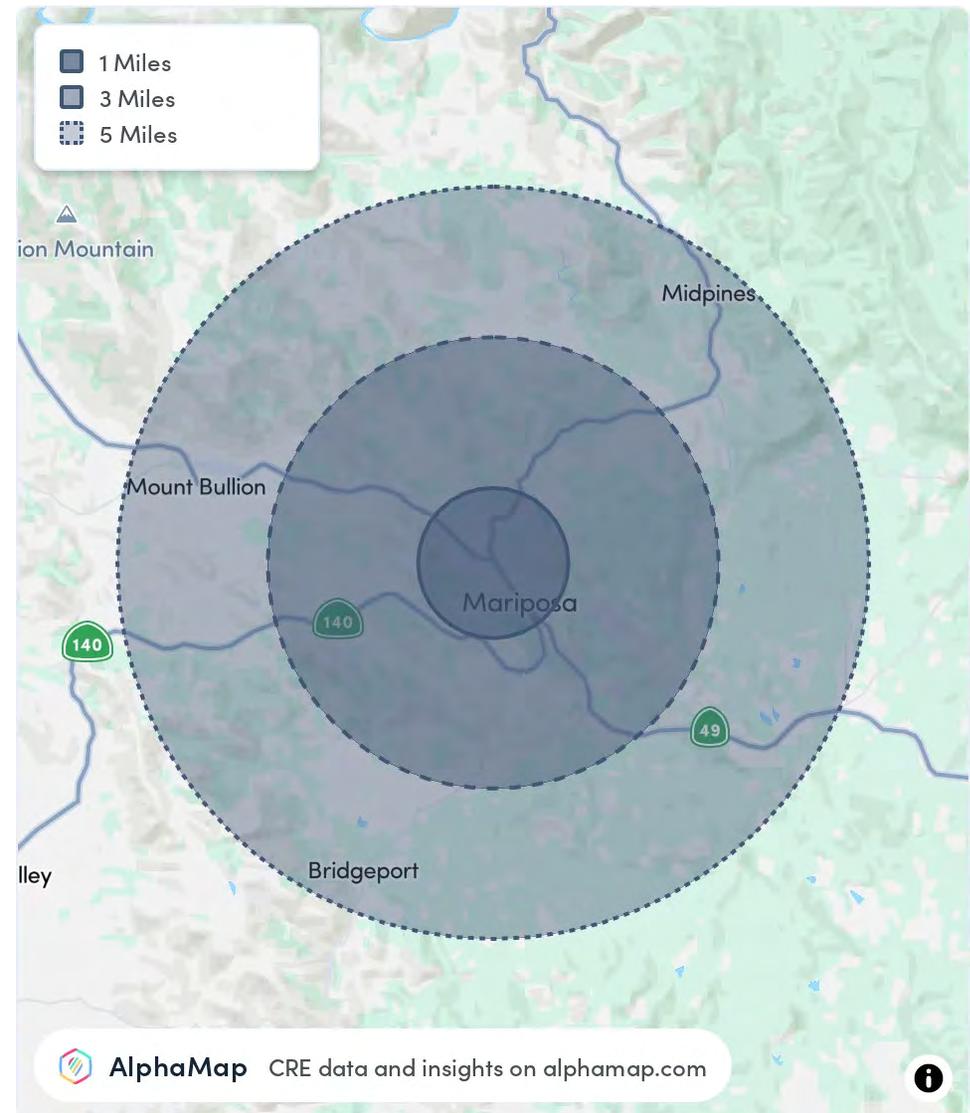
DEMOGRAPHICS

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Area Analytics

	1 MILE	3 MILES	5 MILES
POPULATION			
Total Population	1,223	2,194	5,030
Average Age	48	48	48
Average Age (Male)	45	45	47
Average Age (Female)	51	50	49
HOUSEHOLD & INCOME			
Total Households	580	1,002	2,209
Persons per HH	2.1	2.2	2.3
Average HH Income	\$66,940	\$75,315	\$80,192
Average House Value	\$393,804	\$419,760	\$454,545
Per Capita Income	\$31,876	\$34,234	\$34,866

Map and demographics data derived from AlphaMap



4 ADVISOR BIOS

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Mariposa, CA 95338



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PROFESSIONAL BACKGROUND

Randy Hayer is one of the top producing REALTORS® in California's San Joaquin Valley. Since beginning his real estate career in 2000, Randy has sold over 500 homes and closed over 500 million dollars in sales, including bank-owned properties, standard purchases, commercial properties, and short sales. Additionally, he specializes in luxury homes, agriculture, commercial, and business opportunities. Randy has been ranked one of the top agents in Merced County for over seventeen years. Randy has extensive experience helping his clients purchase and sell commercial and ranch properties. Known for his genuine kindness and his unmatched client satisfaction rate, Randy boasts an impressive 80 percent repeat and referral rate and also maintains a 5-star client rating on Zillow.

MEMBERSHIPS

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