

AVAILABLE FOR LEASE
SWC STATE HIGHWAY 41 & STATE HIGHWAY 49

OLD MILL VILLAGE

OAKHURST, CA



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Independently Owned and Operated | Corporate License #00020875 | retailcalifornia.com

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OLD MILL VILLAGE

OAKHURST, CA

PROPERTY

INFORMATION

Available Space: See availability site plan on next page.

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

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 2024, 4.2 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.



\$1.85 PSF
PAD LEASE RATE

\$1.35 PSF
IN-LINE LEASE RATE

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PROPERTY

INFORMATION

HIGHLIGHTS

- 15.6 Miles from Yosemite Nat'l Park
- High Traffic Signalized Intersection
- 75,358± ADT at Highway 49 & Highway 41
- 11,488 Daytime Population
- \$110,327 Household Income within a 3 Mile Radius
- Von's & CVS Pharmacy Anchors

TRAFFIC COUNTS

50,768± ADT

Highway 41 at Highway 49
(Northbound & Southbound)

24,590± ADT

Highway 49 at Junction Drive
(Northbound & Southbound)

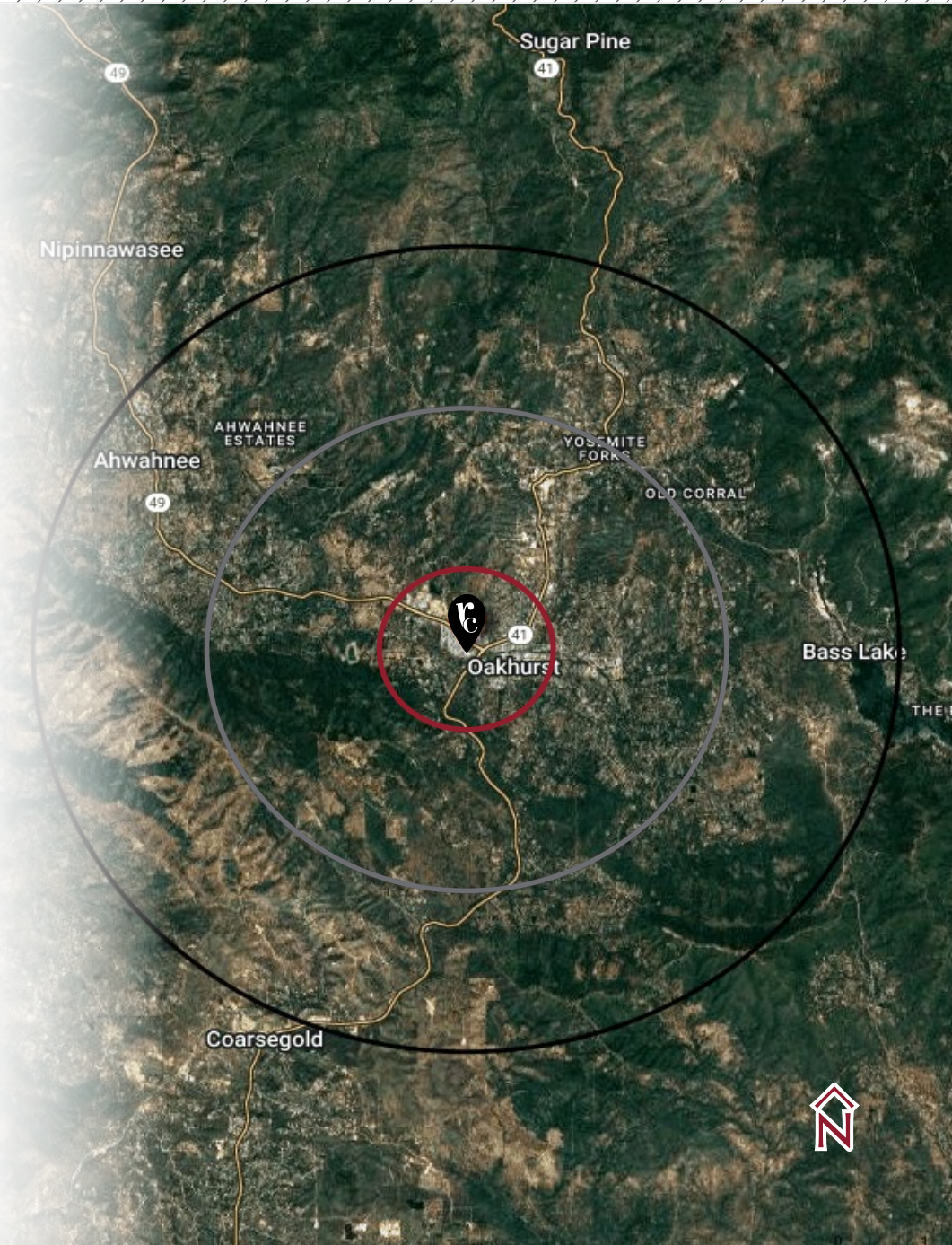
75,358± ADT

Total Traffic Exposure

Source: Kalibrate TrafficMetrix 2025

	DEMOGRAPHICS	1 MILE RADIUS	3 MILE RADIUS	5 MILE RADIUS
POPULATION	2030 Projection	1,536	5,012	9,476
	2025 Estimate	1,565	5,120	9,677
	<i>Daytime Population</i>	3,233	7,972	11,488
HOUSEHOLD	2030 Projection	692	2,178	4,113
	2025 Estimate	696	2,206	4,164
	<i>2025 Est. Average HH Income</i>	\$103,069	\$110,327	\$107,832

Source: Claritas 2025

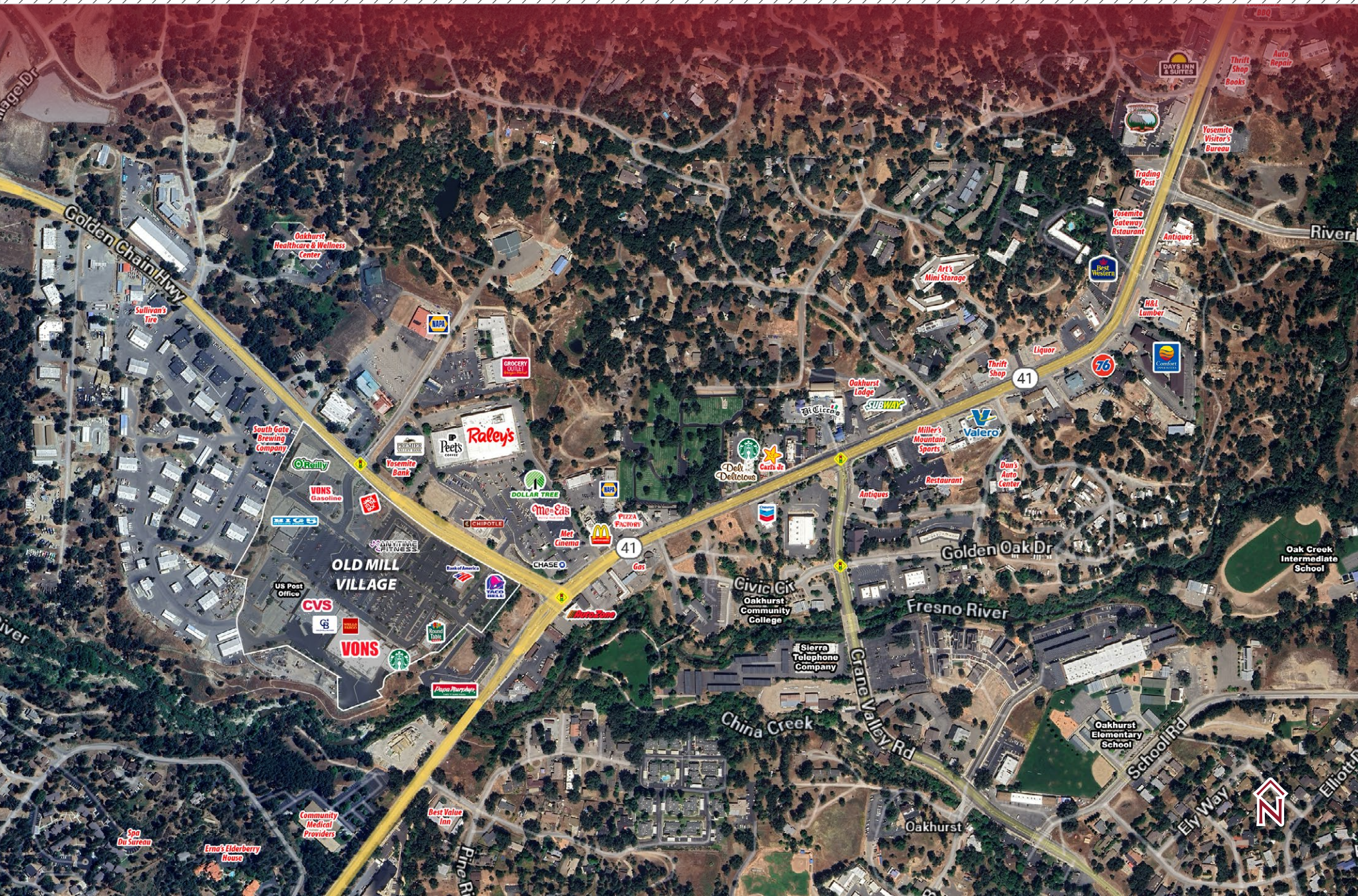


OLD MILL VILLAGE

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AERIAL

MAP



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