

AVAILABLE FOR LEASE  
6,572± SF | TURNKEY RESTAURANT SPACE

40650 HIGHWAY 41  
OAKHURST, CA



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<b>Availability:</b>	6,572± SF
<b>Lot Size:</b>	20,473± SF
<b>Tenancy:</b>	Single
<b>Year Built:</b>	1984
<b>Remodeled:</b>	2013
<b>Parking Type:</b>	Surface
<b>APN:</b>	064-042-030 ( <i>Madera County</i> )

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#### PROPERTY DESCRIPTION

The subject property is a turnkey existing restaurant currently in operation consisting of approximately 6,572± SF. The property comes equipped with a hood, walk in freezer/cooler, countertops and all stainless steel tables, among other fixtures. This ready to operate restaurant has a large seating area and 2 private banquet rooms suitable for large private events or business functions.

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#### HIGHLIGHTS

- Over 4.1 Million visitors traveled past this site in 2024 on the way to Yosemite National Park and Bass Lake
- Turnkey, freestanding restaurant building, ready to operate
- Pylon signage on the highway
- Surrounded by hotels for built in customers



**LOCATION DESCRIPTION**

The subject property is located in the mountain town of Oakhurst, CA on HWY 41, on the way to Bass Lake and Yosemite National Park. Oakhurst is a popular stop off point for the millions of travelers headed to Yosemite every year. There are multiple hotels surrounding the property, adding additional built in customers to the immediate area.

	DEMOGRAPHICS	1 MILE RADIUS	3 MILE RADIUS	5 MILE RADIUS
<b>POPULATION</b>	2029 Projection	909	5,486	9,152
	2024 Estimate	930	5,611	9,343
	Growth 2024-2029	-2.30%	-2.24%	-2.05%
	Growth 2020-2024	204.51%	20.95%	19.41%
	Growth 2010-2020	-70.66%	-26.12%	-23.93%
<b>HOUSEHOLD</b>	2029 Projection	370	2,379	3,960
	2024 Estimate	374	2,411	4,007
	Growth 2024-2029	-1.05%	-1.32%	-1.17%
	Growth 2020-2024	206.44%	22.54%	22.07%
	Growth 2010-2020	-250.75%	-35.49%	-33.51%
	<b>2024 Est. Average HH Income</b>	\$113,827	\$111,050	\$108,567

Source: Claritas 2024



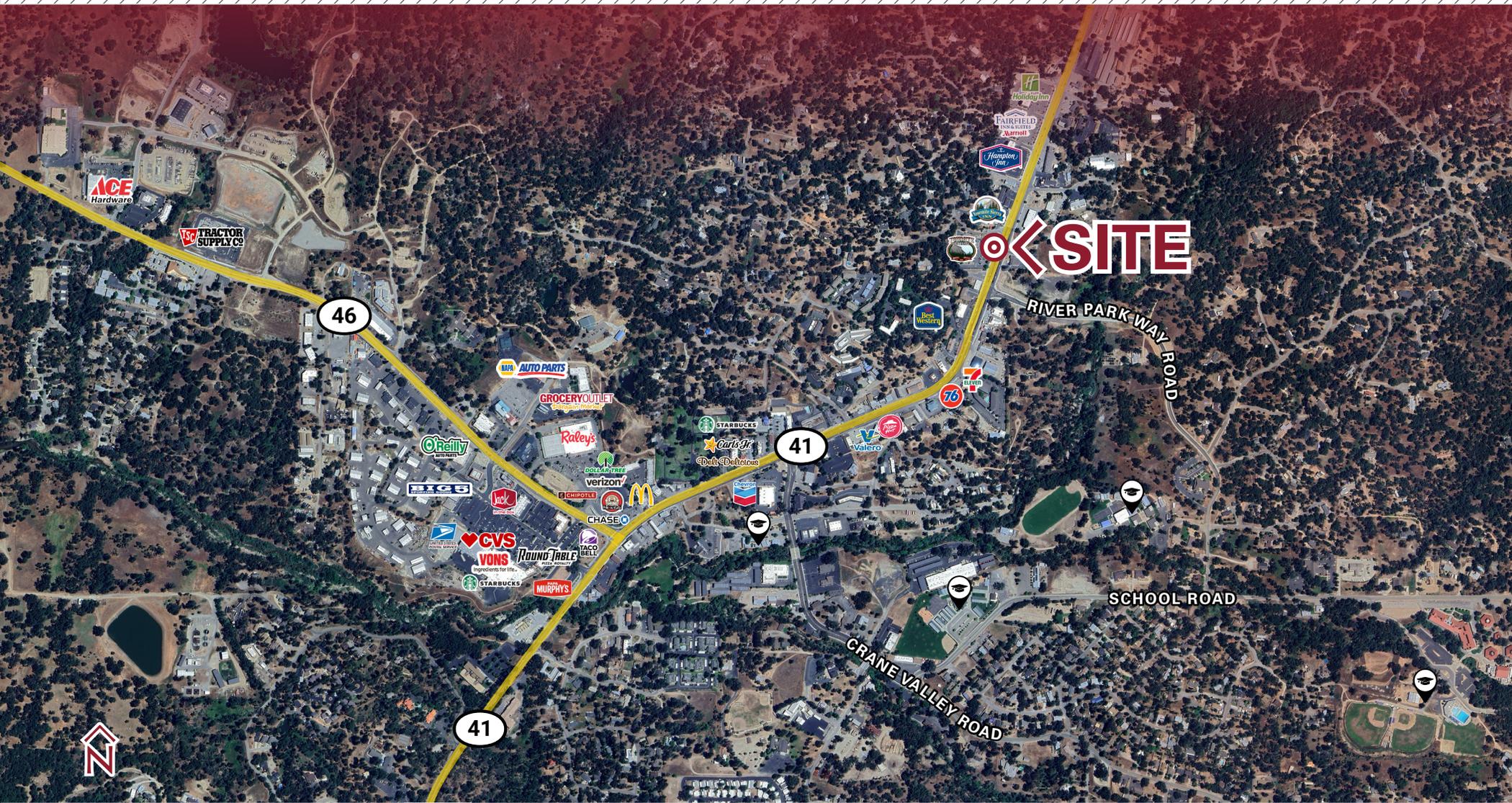
**TRAFFIC COUNTS**  
**21,482± ADT**

Highway 41 at River Park Way Road  
(Northbound & Westbound)

Source: Kalibrate TrafficMetrix 2024

40650 HIGHWAY 41  
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AERIAL  
MAP



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