



FOR LEASE

LUCKY LANE AT 31939 HIGHWAY 41 COARSEGOLD, CA

This property is located on the primary southern route into Yosemite National Park and is situated at the entrance to the Chukchansi Gold Resort and Casino. The world-class Resort and Casino, nestled in the beautiful Sierra foothills, has over 400 rooms, a 56,000 sq. ft. casino floor, numerous restaurants, shops and other amenities, drawing thousands of visitors on a daily basis. Given its proximity to Fresno, the venue is frequented by locals.

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AREA OVERVIEW

Coarsegold, California is situated on Yosemite Highway 41, between Fresno and Yosemite Valley. Yosemite National Park is the third-most visited national park in the country and boasts over 4 million visitors per year. The entire area is rich in historical landmarks, interesting places to sightsee, hike, shop or just spend quality time with family and friends. Chukchansi Gold Resort and Casino has served as a great stop for locals, vacationers and tourists since 2003.

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LOCATION

Located at the northeast corner of Highway 41 and Lucky Lane in Coarsegold, California

SIZE AVAILABLE

2,000 SF (with a drive-thru)

LEASE RATE

\$2.00 PSF, per month

AVAILABILITY

Available Immediately

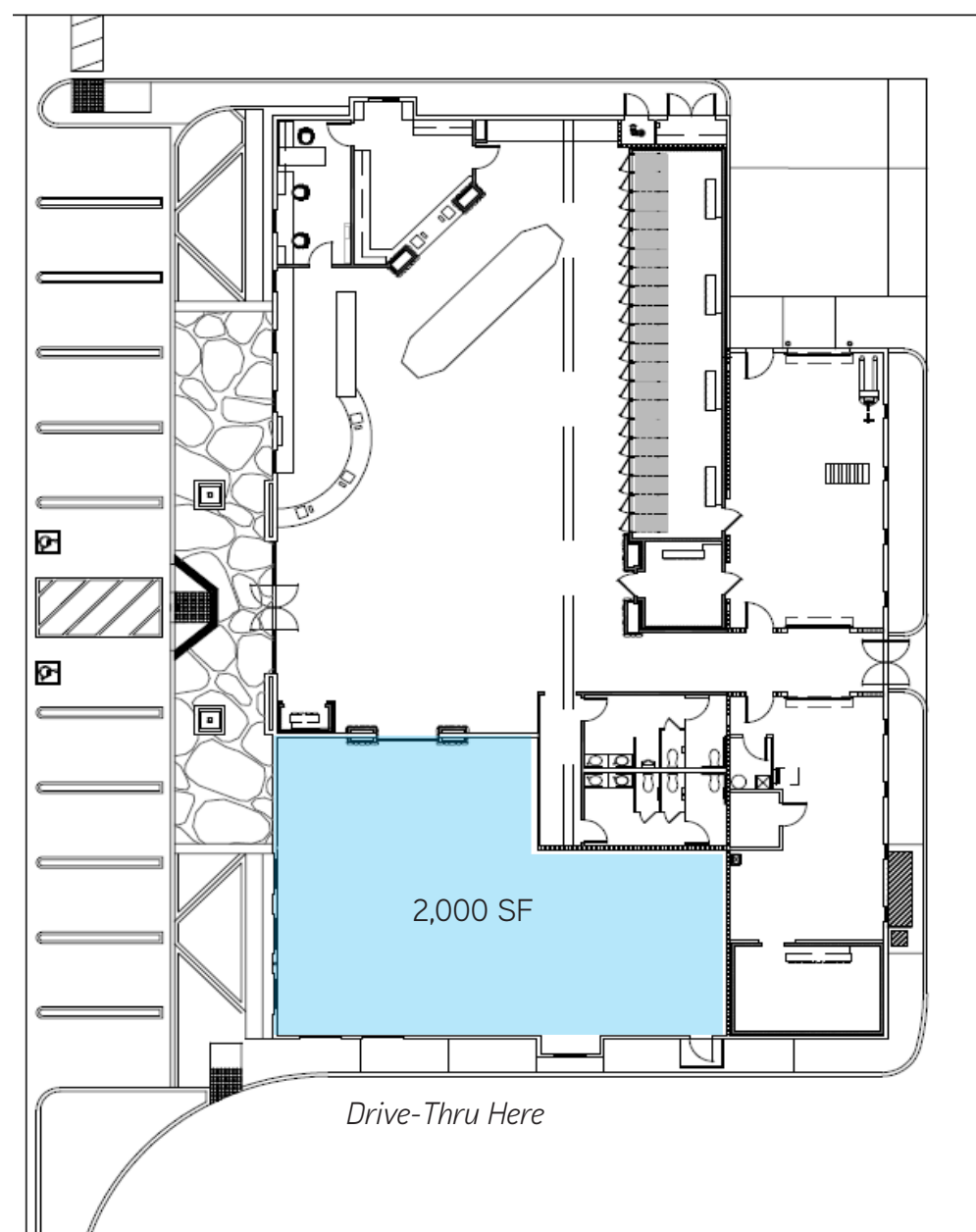
TRAFFIC COUNTS

18,000 ADT

DEMOGRAPHICS

	Population	Avg. HH Income	Total HH
5 Miles	9,885	\$71,329	3,962
10 Miles	20,501	\$68,206	8,326
20 Miles	47,601	\$72,762	18,945

Source: Alteryx, 2016



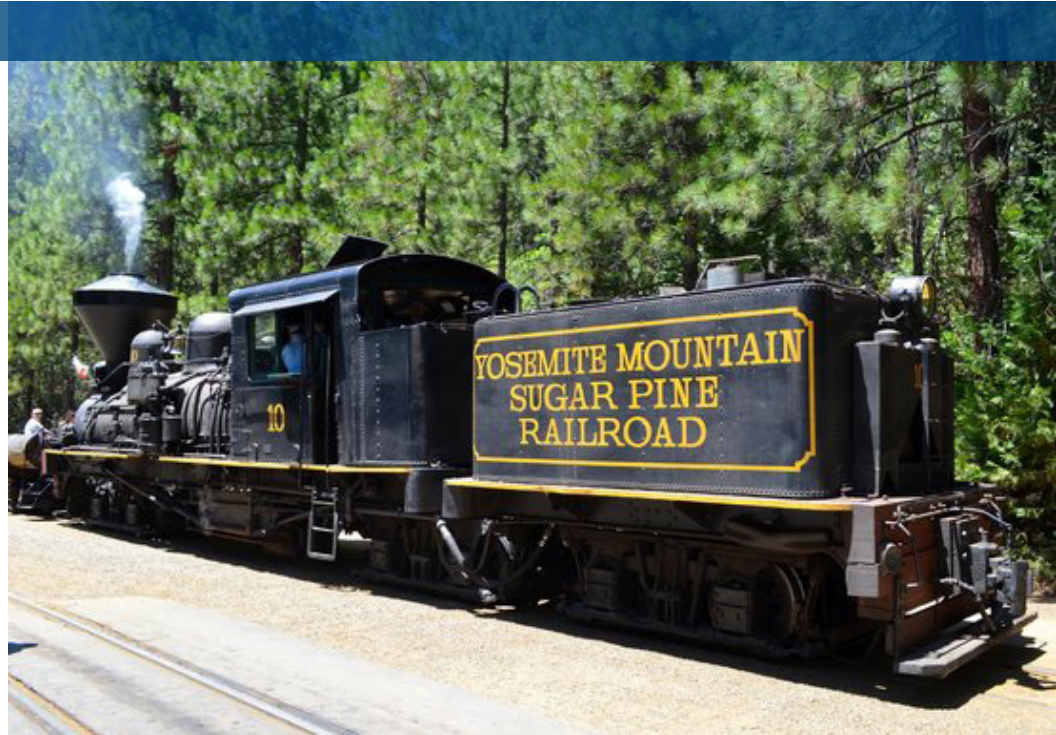
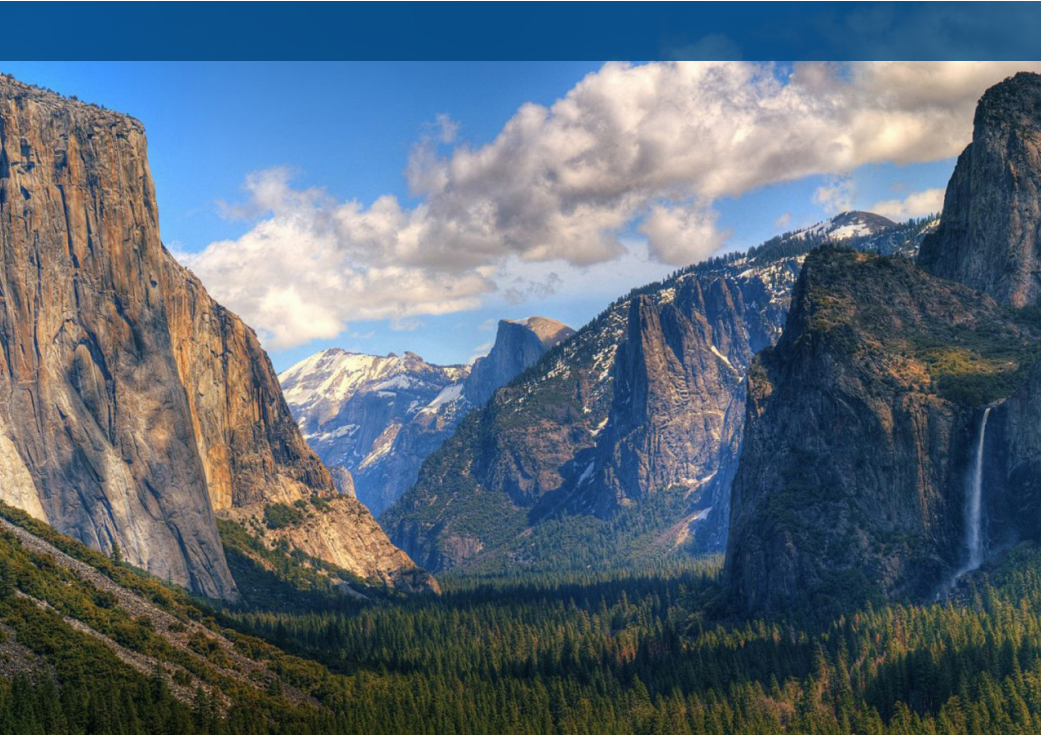
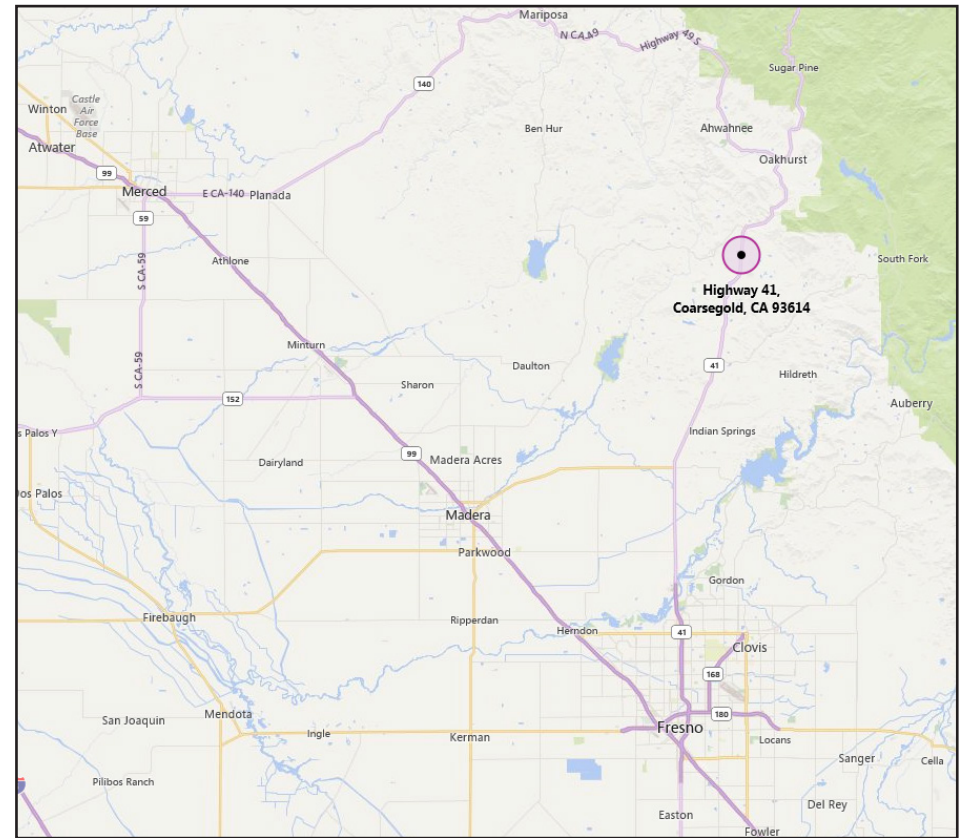
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LOCAL ATTRACTIONS

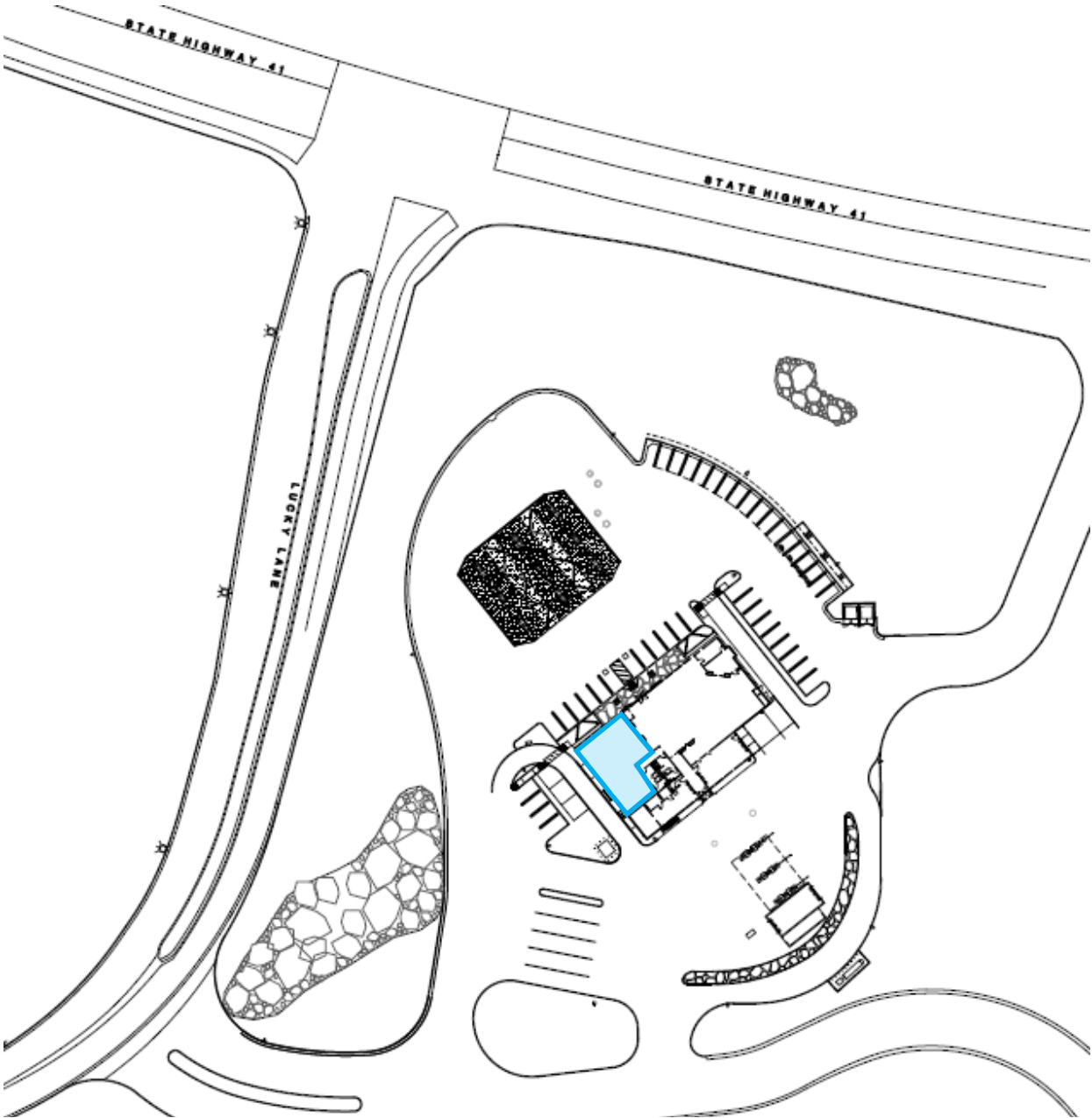
This property is nearby many local attractions in the area.

- Yosemite National Park
- Chukchansi Gold Resort and Casino
- Bass Lake Recreational Area
- Yosemite Sugar Pine Railroad
- Coarsegold Historic Museum
- Chukchansi Pow Wow
- Tarantula Festival
- Mariposa Butterfly Festival
- Gold Panning
- Horseback Riding
- Skydiving



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SITE PLAN



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AERIAL



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