

FOR LEASE > RETAIL SPACE

"Golden Oak Village" Shopping Center

NEC HIGHWAY 41 & HIGHWAY 49, OAKHURST, CALIFORNIA



HWY 41 Signage!



MET Cinema

Property Features

- > 1,400 to 2,800 SF Available.
- > Raley's/Dollar Tree/Form Fitness/Theater Anchors.
- > Gateway to Yosemite National Park!
- > Oakhurst's Regional Intersection.
- > Huge Parking Area!
- > Near Many Other National Retailers.



AGENT: STEVE RONTALL
COLLIERS INTERNATIONAL
559 221 1271 | EXT. 113
steve.rontall@colliers.com
BRE #00932510

AGENT: JOHN THOR
COLDWELL BANKER PREMIER
559 683 5355
Johndthor@gmail.com
BRE #01024945

COLLIERS INTERNATIONAL
7485 N. Palm Avenue, #110
Fresno, CA 93711
www.colliers.com/fresno

Property Summary

Anchors: Raley's, Dollar Tree, Met Cinema, Form Fitness, Chase and Me-N-Ed's Pizza.

Availability: 1,400 s.f. to 2,800 s.f. in-line.

Trade Area: Approximately 60,000 people.

Visitors: Yosemite Nat'l Park S. Gate: 1,825,000 visitors/year.

Customer Demographics:	Population	Avg. HH Income
3 Miles:	6,046	\$66,738
5 Miles:	10,905	\$69,760
10 Miles:	20,447	\$70,711
20 Miles:	37,881	\$70,047
30 Miles:	65,427	\$76,793

Customer Traffic: HWY 41: 60, 800 cars per day (Cal Trans peak)
HWY 49: 11,500 cars per day (Cal Trans peak)

Oakhurst Information: www.yosemitegold.com
www.historichwy49.com
www.oakhurstchamber.com

Rent: \$1.15 NNN (In-Line)

