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# For Lease

## Ideal Uses:

- Restaurant
- QSR
- Service
- Medical

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# Jr. Anchor, Street Pad and Shops Available

Golden Oak Village Shopping Center  
 NEC Highway 41 & Highway 49  
 Oakhurst, California

## Property Features

- 1,000 SF to 3,575 SF drive-thru pad.
- Raley's Grocery/Dollar Tree/Theater
- Gateway to Yosemite National Park
- Oakhurst's Regional Intersection
- Huge Parking Area
- Near Many Other National Retailers



# Property Summary

**Anchor:** Raley's, Dollar Tree, Yosemite Cinema, Chase and Me-N-Ed's Pizza. Chipotle coming soon.

**Availability:** 1,000 s.f. to 3,575 s.f.  
Drive-Thru Pad for fast-food available also

**Trade Area:** Approximately 60,000 people.

**Visitors:** Yosemite Nat'l Park S. Gate: 1,825,000 Visitors/Year.

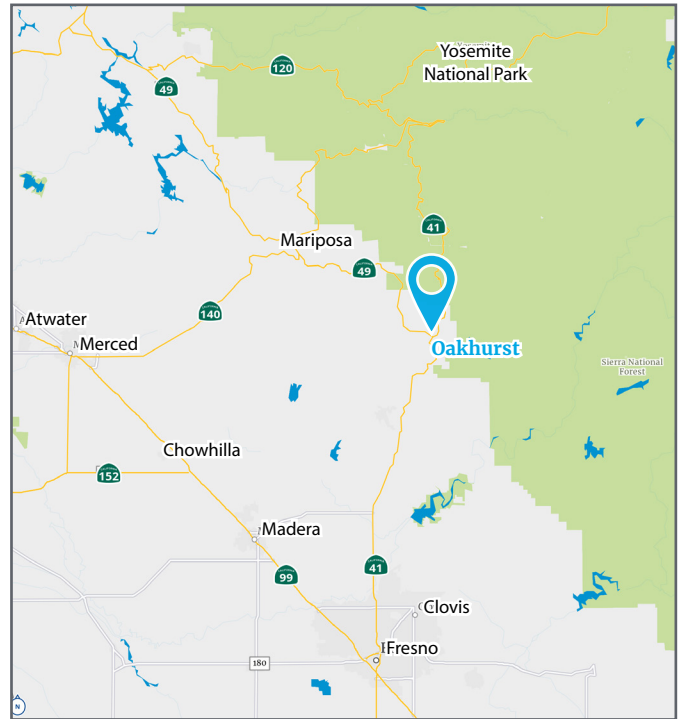
**Customer Demographics:**

	Population	Avg. HH Income
3 Miles:	6,134	\$70,245
5 Miles:	11,237	\$82,477
10 Miles:	20,675	\$83,751
20 Miles:	37,930	\$82,878
30 Miles:	66,495	\$90,279

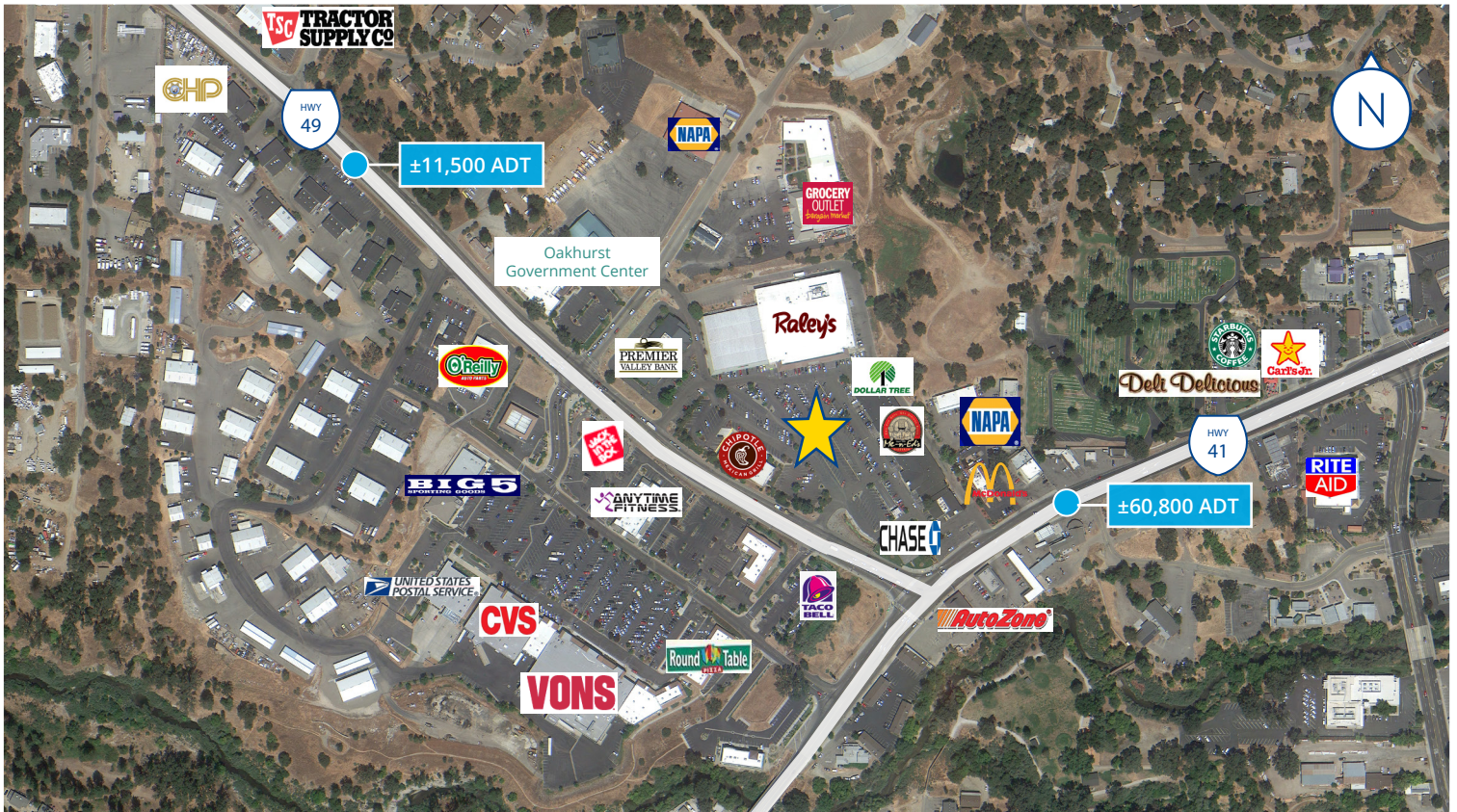
**Customer Traffic:**  
Hwy 41: 60,800 cars per day (Cal Trans peak)  
Hwy 49: 11,500 cars per day (Cal Trans peak)

**Oakhurst Information:** [www.yosemitegold.com](http://www.yosemitegold.com)  
[www.historichwy49.com](http://www.historichwy49.com)  
[www.oakhurstchamber.com](http://www.oakhurstchamber.com)

**Lease Rate:** See Broker

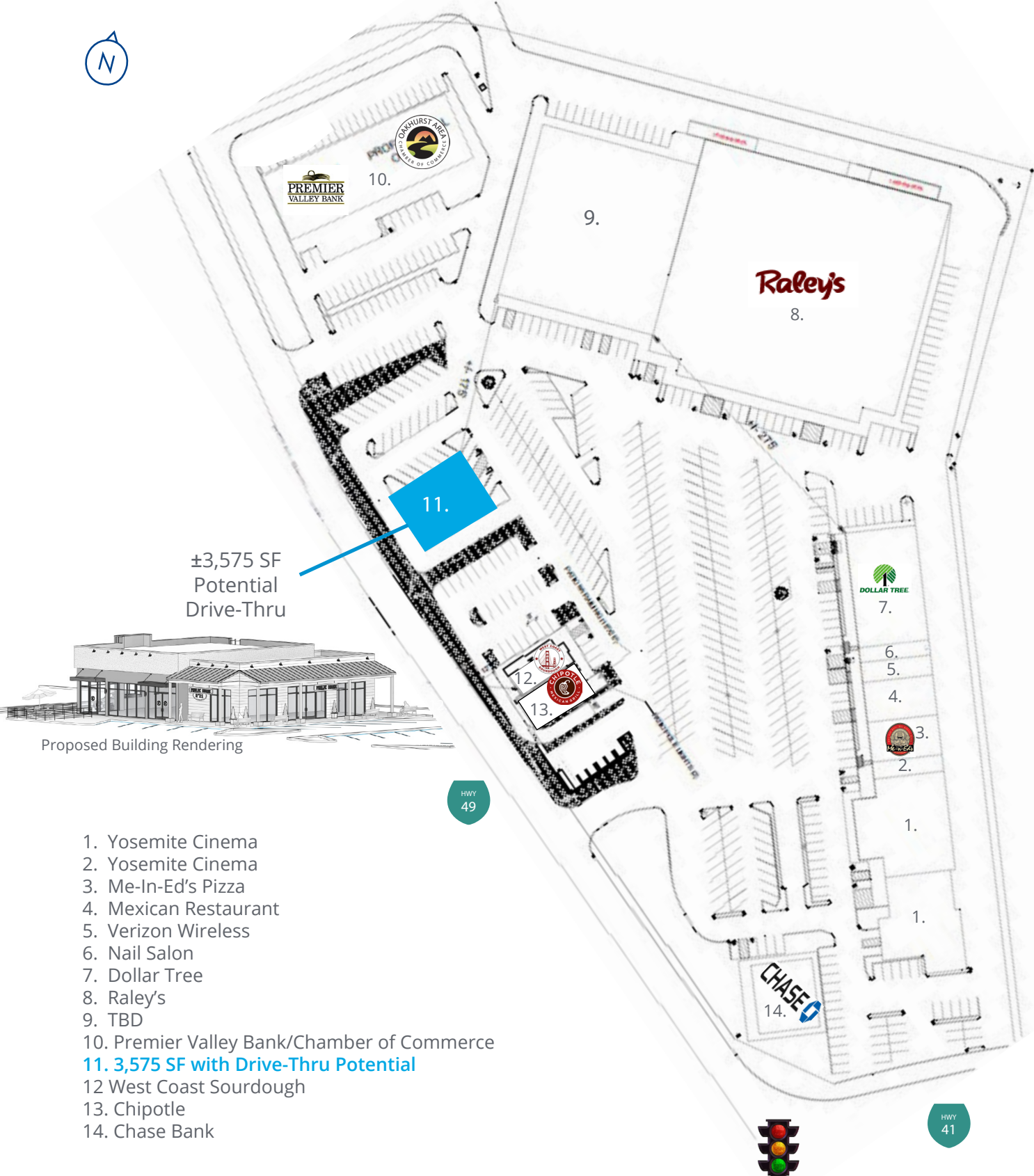


## Aerial

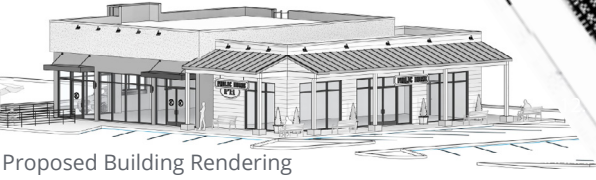


# Site Plan Golden Oak Village

Oakhurst, California



±3,575 SF  
Potential  
Drive-Thru



Proposed Building Rendering

- 1. Yosemite Cinema
- 2. Yosemite Cinema
- 3. Me-In-Ed's Pizza
- 4. Mexican Restaurant
- 5. Verizon Wireless
- 6. Nail Salon
- 7. Dollar Tree
- 8. Raley's
- 9. TBD
- 10. Premier Valley Bank/Chamber of Commerce
- 11. 3,575 SF with Drive-Thru Potential**
- 12 West Coast Sourdough
- 13. Chipotle
- 14. Chase Bank



# Photos Vacant Form Fitness & Golden Oak Village

Oakhurst, California



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