

LEASE INFORMATION

# COMMERCIAL PROPERTY

49255 GOLDEN OAK DR  
OAKHURST, CA 93644-9476



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# 01

## PROPERTY INFORMATION

LEASE INFORMATION

PROPERTY SUMMARY



# LEASE INFORMATION

Available now leasing: 7,000 SF at 49255 Golden Oak Dr in Oakhurst. Features include an open floor plan, great visibility, and ample parking. Prime location near offices and retail. Ideal for medical, legal, or service use.

PROPERTY ADDRESS	49255 Golden Oak Dr
SQUARE FEET	7,000
LOT SIZE	39,852
PARCEL NUMBER	065-080-048-000
ASKING PRICE	Negotiable
TYPE OF LEASE	Gross
LEASE LENTH	3-5 years





## PROPERTY SUMMARY

Now leasing professional office suites in the heart of Oakhurst. Space available of 7,000 square feet, perfect for small businesses, startups, or expanding companies. Great visibility and easy access Ample parking for staff and clients Professional setting in a scenic mountain town. Ideal for medical, legal, tech, or creative offices Whether you need a single suite or a larger footprint, we have space that fits your needs.



## HIGHLIGHTS

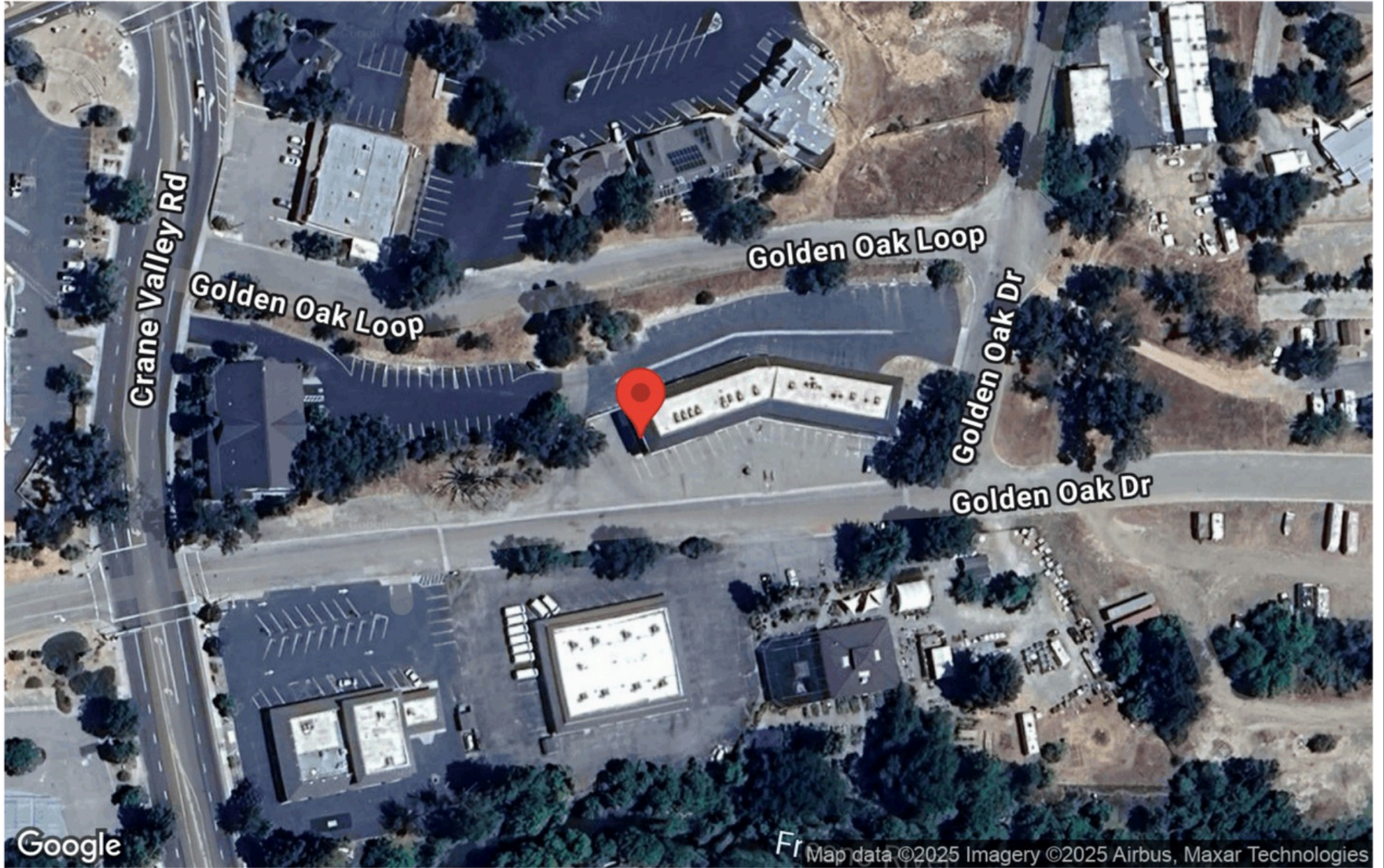
- 7,000 SF available
- Ample parking
- Great for new businesses

# 02

## MAPS & DEMOGRAPHICS

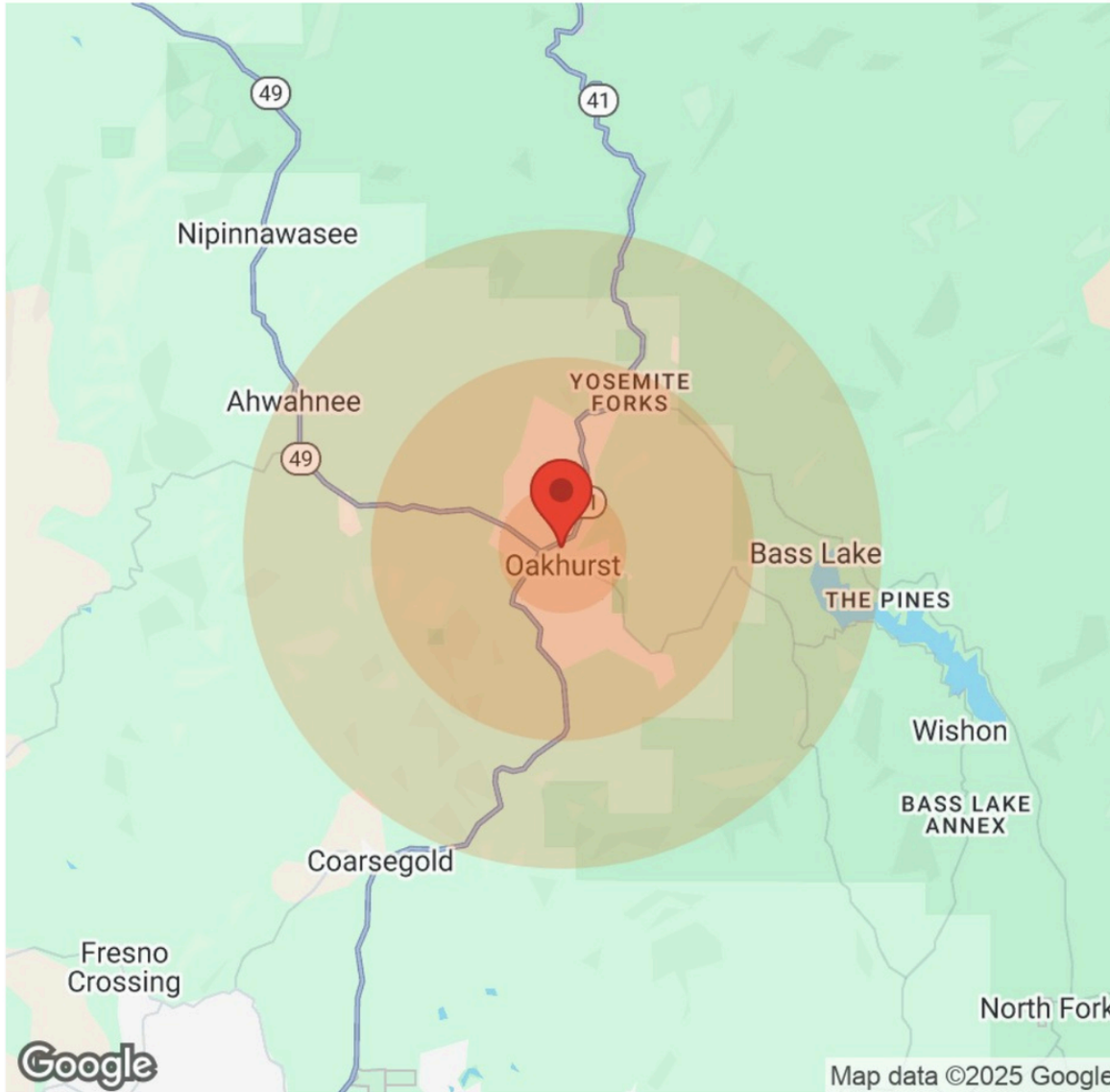


# MAPS



# DEMOGRAPHICS

49255GOLDENOAKDRIVE | OAKHURST, CA 93644



Population	1 Mile	3 Miles	5 Miles
Male	456	2,374	4,308
Female	498	2,781	4,847
Total Population	954	5,155	9,155

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	171	851	1,378
Ages 15-24	104	586	959
Ages 25-54	392	1,698	2,960
Ages 55-64	108	730	1,366
Ages 65+	179	1,290	2,492

Race	1 Mile	3 Miles	5 Miles
White	882	4,769	8,638
Black	2	3	3
Am In/AK Nat	18	77	137
Hawaiian	N/A	N/A	N/A
Hispanic	245	727	962
Multi-Racial	46	484	608

Income	1 Mile	3 Miles	5 Miles
Median	\$39,290	\$42,424	\$42,540
< \$15,000	86	181	437
\$15,000-\$24,999	84	139	304
\$25,000-\$34,999	24	383	628
\$35,000-\$49,999	74	537	854
\$50,000-\$74,999	88	355	666
\$75,000-\$99,999	30	222	303
\$100,000-\$149,999	33	261	538
\$150,000-\$199,999	16	44	57
> \$200,000	4	53	127

Housing	1 Mile	3 Miles	5 Miles
Total Units	488	2,791	5,151
Occupied	431	2,330	4,352
Owner Occupied	259	1,666	3,120
Renter Occupied	172	664	1,232
Vacant	57	461	799



## CONTACT

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