

MAMMOTH GATEWAY CENTER

- ● ● 26 Old Mammoth Rd
Mammoth Lakes, CA 93546
FOR LEASE: ±9,250 SF – ±21,550 SF Available



Property Highlights

- ▶ ±9,250 SF up to ±21,550 SF Available
- ▶ Located at the heart of Mammoth Lakes local retail corridor on Old Mammoth Road.
- ▶ Avg HH income of \$139,241 within a 3 -mile radius.
- ▶ Excellent visibility along Old Mammoth Rd and CA-203.
- ▶ National Grocery Anchor Coming Soon!

Estimated Population

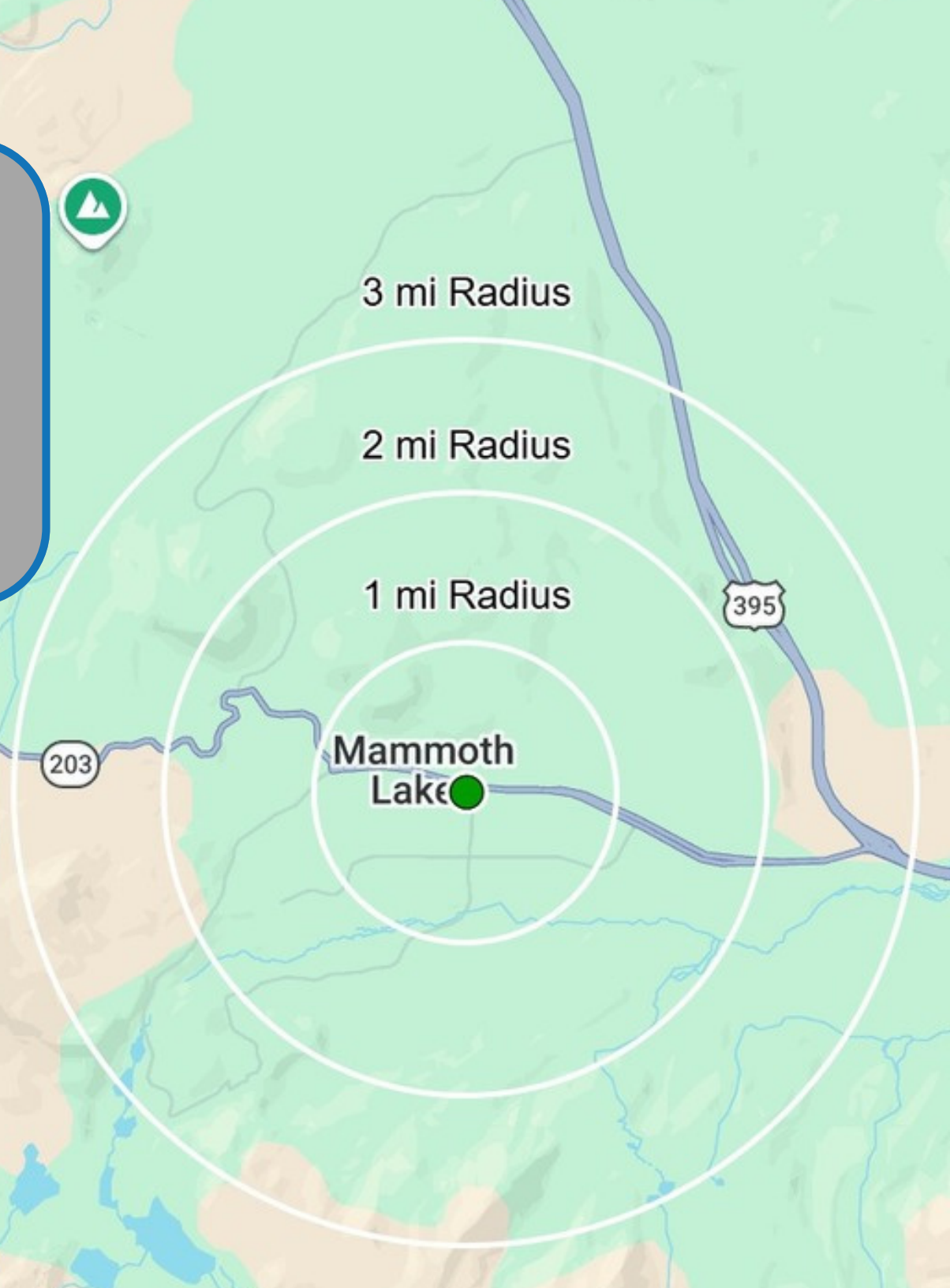
1 Mile	2 miles	3 Miles
3,898	8,279	8,338

Avg. Household Income

1 Mile	2 miles	3 Miles
\$110,379	\$138,809	\$139,241

Total Employees

1 Mile	2 miles	3 Miles
1,375	1,806	1,820



TRADE AERIAL



The Village
Lodge
±205 Rooms

THE VILLAGE AT MAMMOTH
BLACK VELVET COFFEE
GOMEZ

MORRISON'S



SITE
LOONEY BEAN
BIRD THE BISCUIT
Footloose
NATIONAL GROCERY
ANCHOR COMING SOON

PIZZA WORKS

MAIN ST

WESTIN
MOUNTAIN RESORTS
±230 Rooms

LIMELIGHT
MAMMOTH
±149 Rooms

Eastern Sierra
MOUNTAIN CLUB
Sun & Ski Sports
BLACK VELVET COFFEE

verizon

GROCERY OUTLET
LOCAL SCOOP

203

OLD MAMMOTH RD

OUTBOUND
MAMMOTH
±180 Rooms

Mammoth
Hospital

MERIDIAN BLVD

Domino's

DISTANT BREWING

MINARET VILLAGE
VONS
usbank
MINARET CINEMAS
CHOCOLATE FACTORY
Starbucks

SITE AERIAL



ELEVATION RENDERINGS

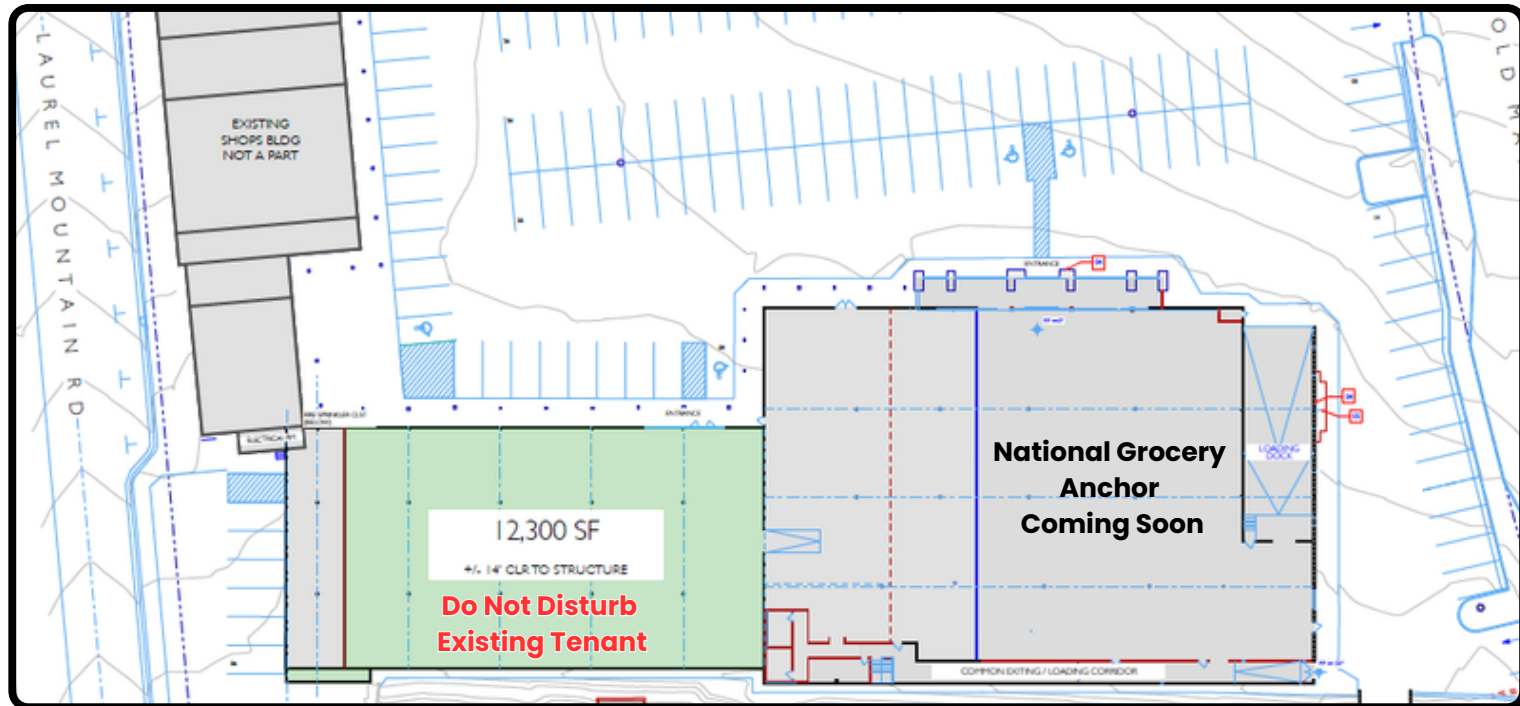
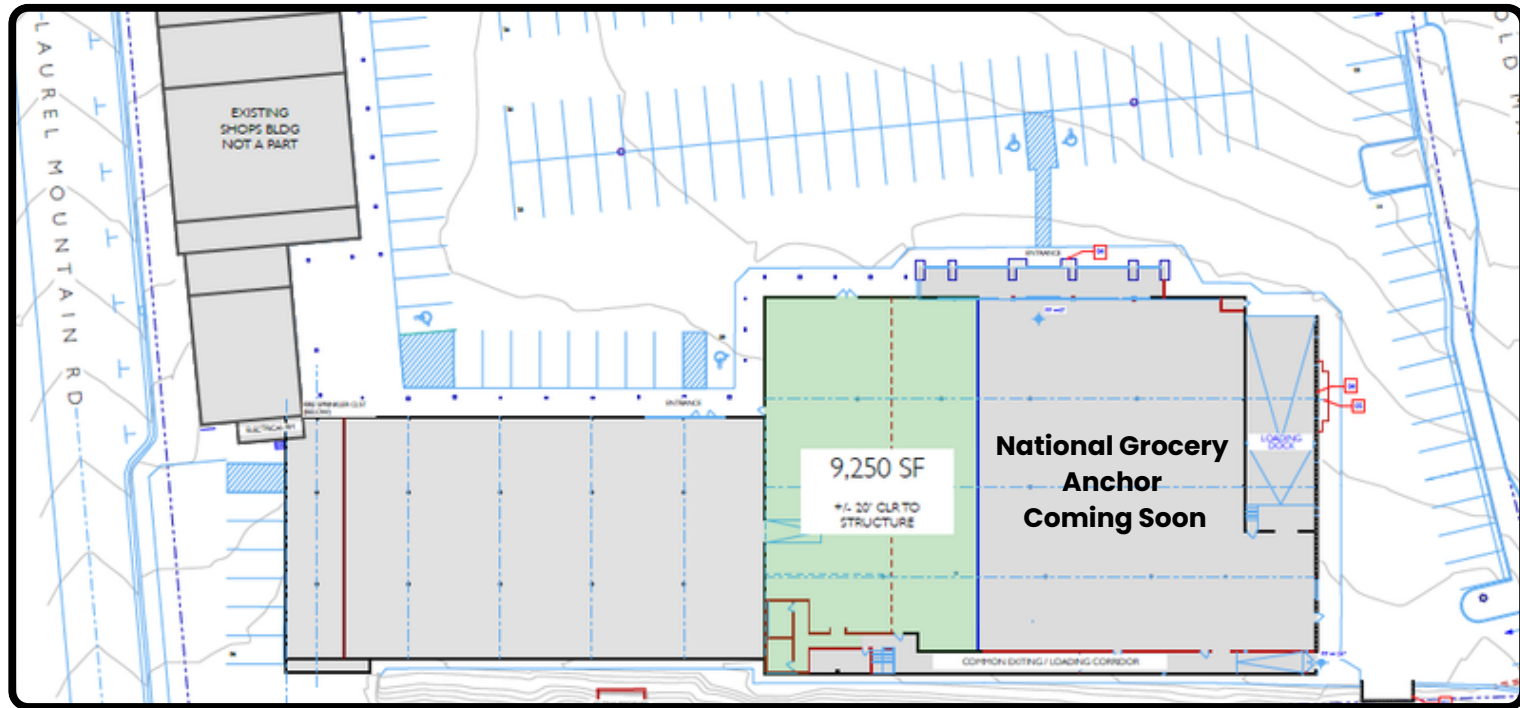


National Grocery Anchor Coming Soon



Available
±9,250 SF up to ±21,550 SF
Do Not Disturb Existing Tenant

SITE PLAN



Spaces can be combined to create approx. 21,550 SF



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Commercial Real Estate Brokerage • Landlord/Tenant Representation • Consulting Services

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