

Mammoth Lakes, CA

RARE DRIVE-THRU OPPORTUNITY IN THE HEART OF A PREMIER YEAR-ROUND RESORT COMMUNITY

RARE DRIVE-THRU OPPORTUNITY

ONE OF ONLY TWO
DRIVE-THRU BUILDINGS
IN MAMMOTH LAKES

11-CAR
PERMITTED
DRIVE-THRU QUEUE

2.8 MILLION
ANNUAL VISITORS TO
MAMMOTH LAKES

THE GATEWAY TO MAMMOTH LAKES

ALONG THE RESORT COMMUNITY'S
PRIMARY COMMERCIAL CORRIDOR

NNLG NATIONAL
NET LEASE GROUP

CUSHMAN &
WAKEFIELD

GATEWAY TO MAMMOTH LAKES

Prominently situated on Main Street along the primary route to Mammoth Mountain, The Village, and the resort area. The property's unparalleled visibility places it in front of nearly every visitor entering, leaving, or traveling through Mammoth.

ONE OF ONLY TWO PERMITTED DRIVE-THRU BUILDINGS IN MAMMOTH LAKES

The property offers exceptionally scarce drive-thru functionality with an approved 11-car queue, creating a significant barrier to entry and strong appeal among restaurant, coffee and convenience-oriented operators.

PROMINENT 1.22-ACRE SITE | MODERNIZED FORMER STARBUCKS

The 4,435-square-foot building was extensively reconstructed for Starbucks in 2018 and features excellent visibility, convenient access, ample parking and established vehicle circulation on approximately 1.22 acres.

APPROXIMATELY 2.8 MILLION ANNUAL VISITORS

Mammoth Lakes attracts approximately 2.8 million visitors annually, expanding the property's consumer base and supporting year-round demand for dining, retail and convenience-oriented services.

BROAD REPLACEMENT-TENANT AND REPOSITIONING POTENTIAL

The adaptable property can accommodate restaurant, coffee, financial-service, medical, pharmacy, retail and other service-oriented users, providing investors with multiple leasing and repositioning strategies.

AFFLUENT DEMOGRAPHICS | CONTINUED RESORT-MARKET INVESTMENT

The three-mile trade area includes approximately 9,594 housing units and an average household income of approximately \$130,390. Continued hospitality, residential and workforce development further supports the property's long-term demand drivers.



CONTACT BROKER PRICE



2018 YEAR RENOVATED



4,435 SF BUILDING SIZE



1.22 ACRES LOT SIZE



11-CAR QUEUE DRIVE-THRU



2.8 MILLION ANNUAL VISITORS



MAMMOTH HOSPITAL

EASTERN SIERRA HEALTHCARE ANCHOR

17 LICENSED
HOSPITAL BEDS

±50,000
ANNUAL PATIENT VISITS

68,000+ SF
EXPANSION UNDERWAY

MINARET VILLAGE MALL



OUTBOUND MAMMOTH

ALL SEASON ALPINE RESORT

6 ACRES

IN THE HEART OF MAMMOTH LAKES

NEWLY RENOVATED RESORT

SUITEBOOKS · CASINO · CHANGELI

POOL · SPA · MOUNTAIN SHUTTLE



MAMMOTH LAKES

±2.8M
ANNUAL VISITORS

YEAR-ROUND RESORT
DESTINATION



NEW MAMMOTH LAKES CIVIC CENTER

\$27 MILLION PUBLIC INVESTMENT

OPENING 2026



Mary
Bissell

Sierra Park Road
1,500 VPD

Mammoth
Strength Gym

JR Tire
Shop

SHILO INN SUITES
70 KEYS

2935 MAIN
STREET

Old Mammoth Road

ORVIS



11,500 VPD

203

Main Street

203

14,500 VPD

MAMMOTH LAKES, CA

INFORMATION REQUEST

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