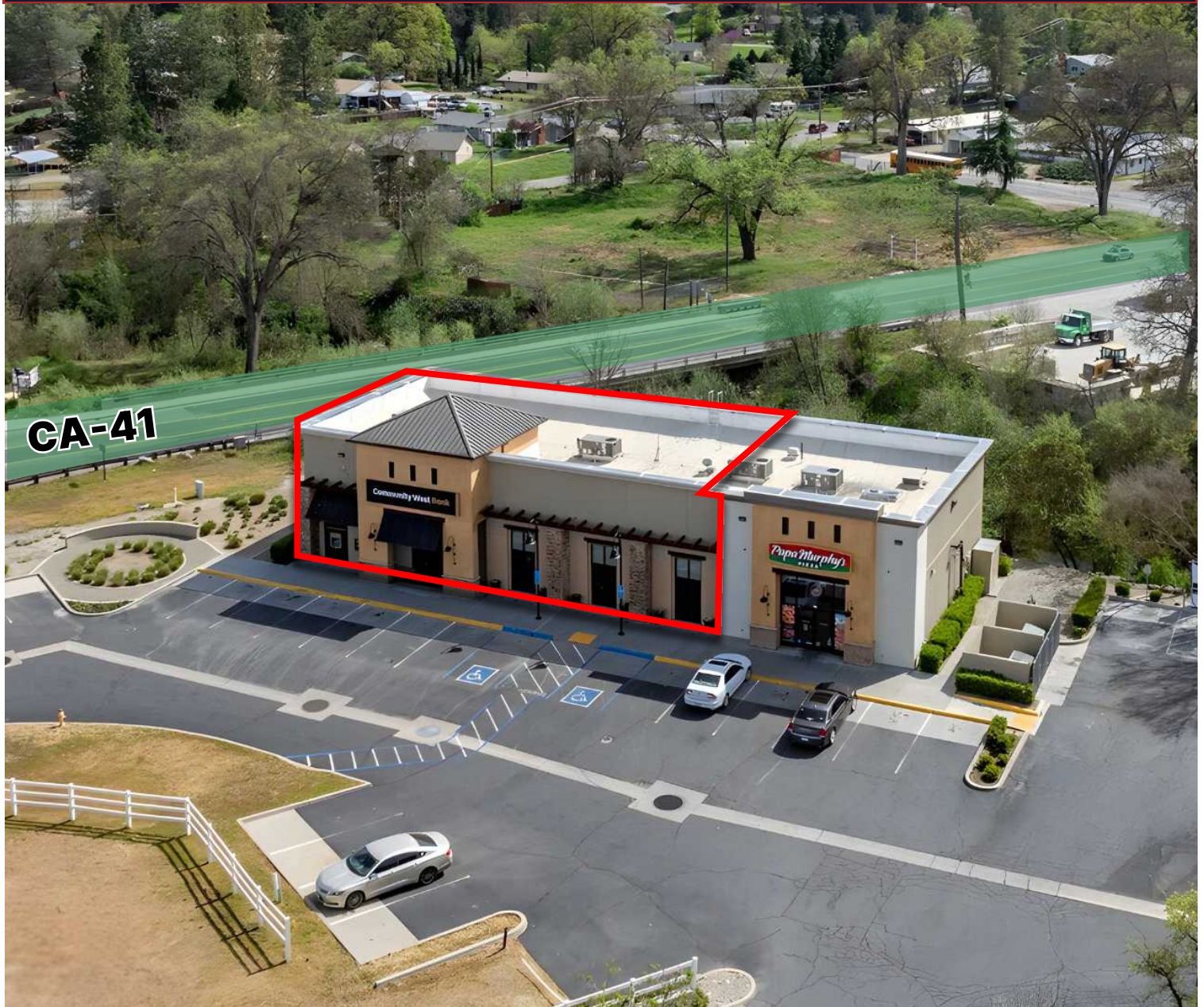


SAITO
COMPANY

For Lease

1 Retail Spaces
3,000± SF Available



Presented by:

PATRICK MONREAL

559 284 9028

patrick@saitocompany.com

DRE 02007579

40004 Highway 41 Suite 101
Oakhurst, CA 93644

River View Court

PROPERTY OVERVIEW

RIVER VIEW COURT

SAITO
COMPANY

Property Overview

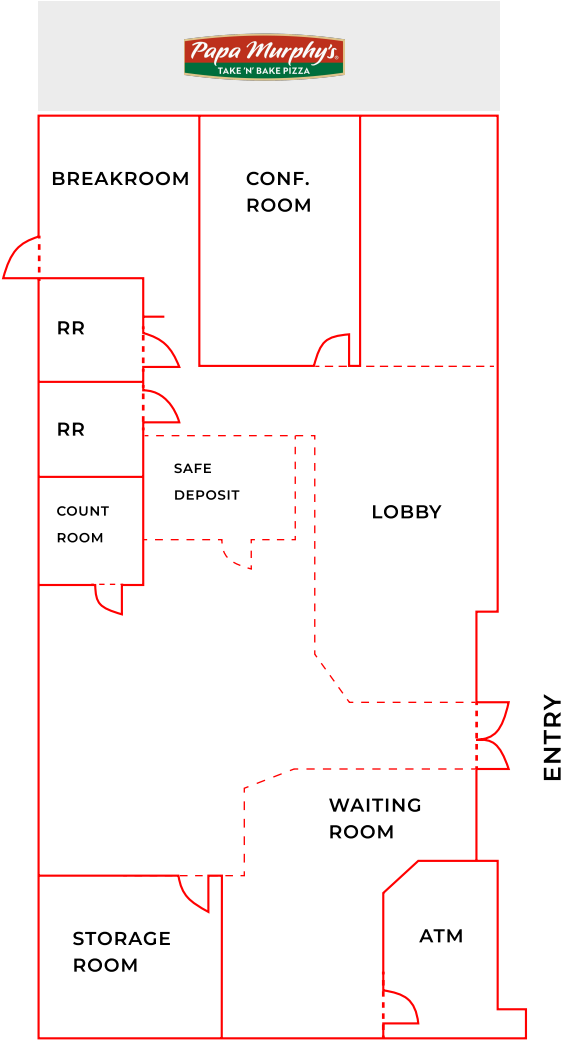
Located at the intersection of CA-41 and CA-49, River View Court is located in the heart of the Southern Yosemite gateway region within Madera County. This site offers a highly visible 3,000 SF space formerly Community West Bank and adjacent to Papa Murphys Pizza. With excellent frontage along CA-41 and visibility to more than 20,000± vehicles daily (all directions), this property offers strong exposure, two (2) access points, large signage options, and direct entry from the highway. Additionally, the property offers immediate access to Old Mill Center, a well-established shopping plaza anchored by major retailers CVS and Vons. Strategically positioned as the first major stop for travelers heading north into Oakhurst and the last stop before entering Coarsegold.

The surrounding tenant mix of both regional operators and national tenants creates a lively, high-traffic environment that attracts a wide and diverse customers. In a corridor this dense, every new development further reinforces the area's strength—supporting ongoing growth and lasting value.

With its strong traffic counts, direct highway access, and close proximity to one of California's most popular destinations, 40004 Highway 41 Suite 101 represents an excellent opportunity for a wide range of financial institutions/retail uses to establish a foothold in a growing and highly sought-after market.

Lease Offering

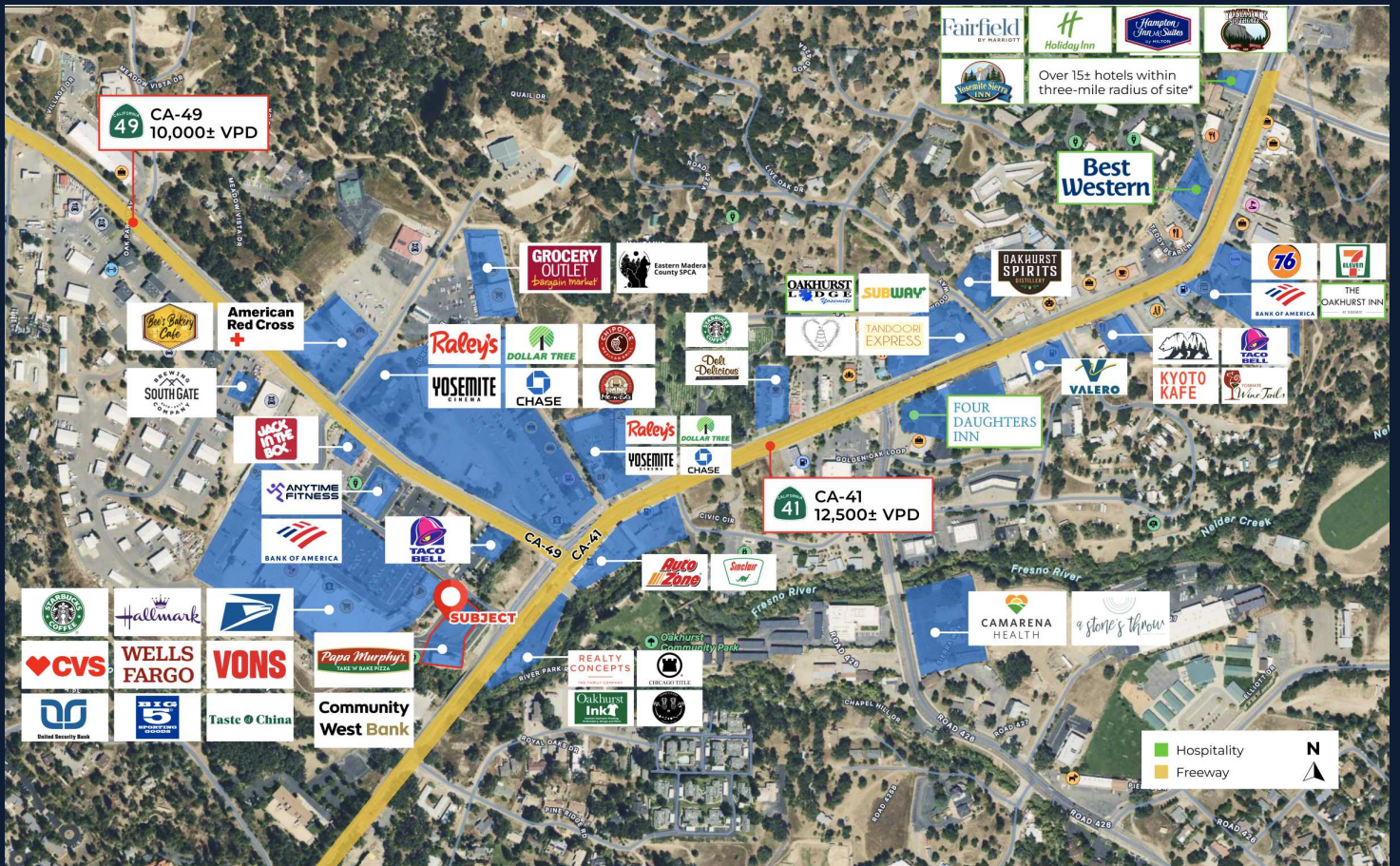
RATE:	Contact for Details
SIZE:	3,000± sq. ft.
PARKING:	40± shared parking stalls
TYPE:	Bank
ZONING:	PSC
LOCATION:	Oakhurst, CA



VICINITY MAP

RIVER VIEW COURT

Vicinity Map



TRAFFIC COUNTS:

CA-41. north/southbound

21,592± VPD

CA-49 east/westbound

23,008± VPD

Total

44,960± VPD

