

# Land Available

## Ground Lease or purchase

1200 N Main St, Bishop, CA

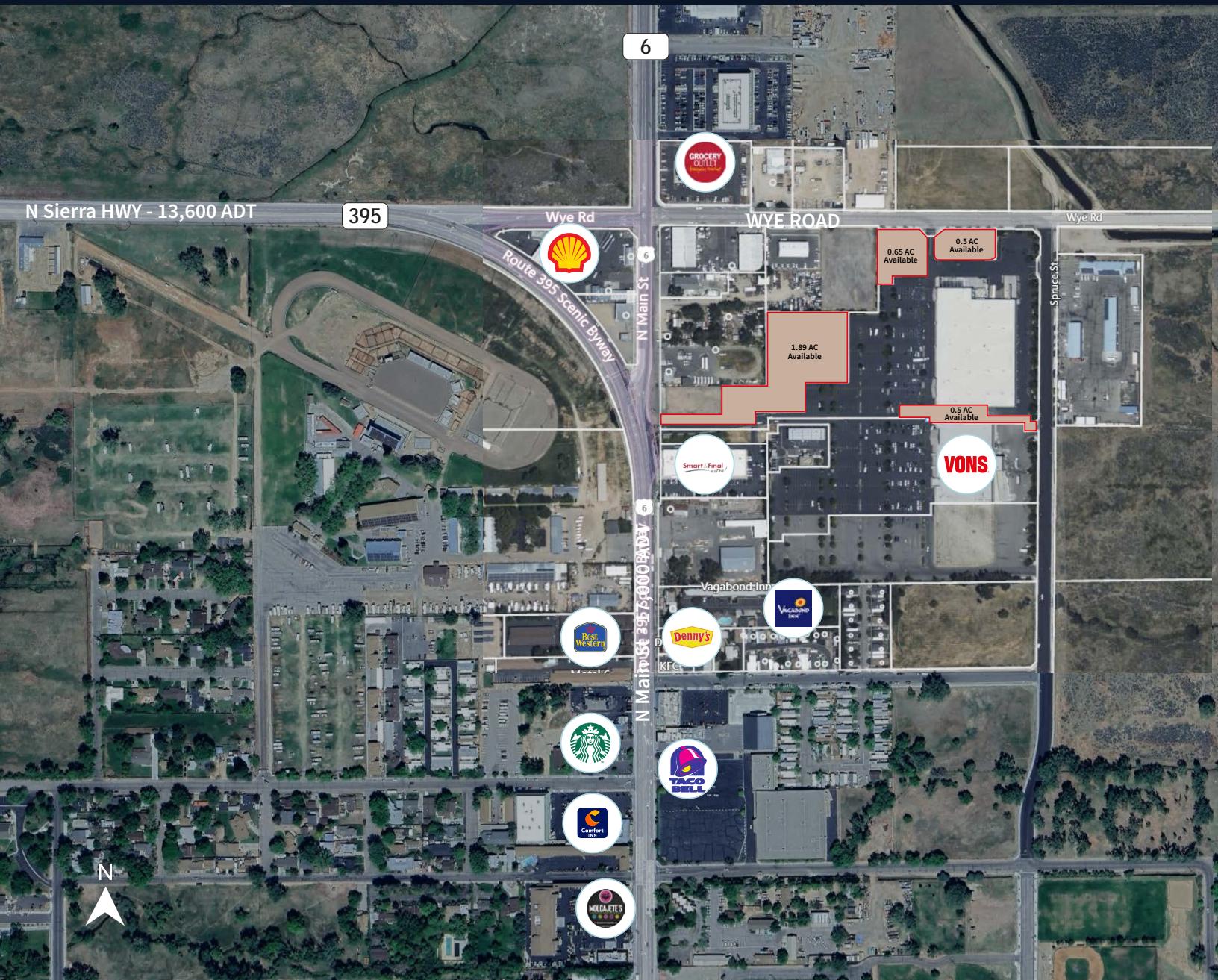
Opportunities available:

1.89 AC

0.65 AC

0.50 AC

0.50 AC



## Property overview

Located in the center of retail trade opportunities, former Kmart is available for single/multi-tenants.

## Property highlights

- Captured retail trade area. Competition is 2+ hours away.
- Outdoor enthusiast destination. 6.2 million cars annually travel through Bishop.
- Closest retail to Mammoth Mountain Ski Resort.
- Opportunity Zone – potential tax benefits.
- Avg HH income \$70,000+
- \$150M in annual retail leakage. Significant opportunity to capture sales.



2019 Demographics	3 miles	5 miles	7 miles	10 miles
<b>Population</b>	10,892	10,963	11,331	13,459
<b>Median household income</b>	\$53,916	\$53,995	\$54,999	\$65,679
<b>Daytime population</b>	11,483	11,672	11,854	6,555



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