Gateway to Yosemite Build to Suit Pad

8,500± sq. ft. Build to Suit Pad with Existing Retail on-site

FOR LEASE

Please contact Broker for details *

40004 Highway 41, Oakhurst, California 93644

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Vicinity Map

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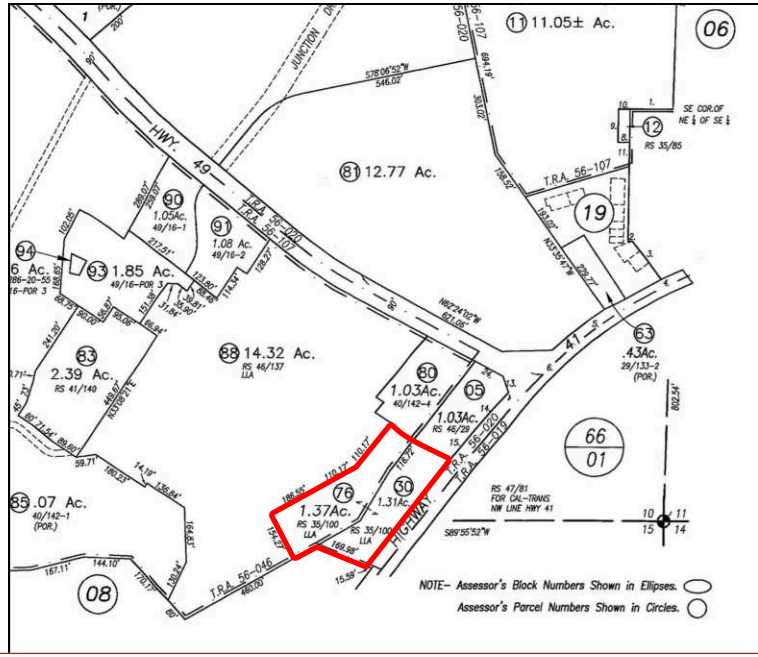
Executive Summary

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. The site serves as a key center point for the surrounding foothill communities, including Coarsegold, North Fork, Bass Lake, Ahwahnee, and Yosemite Lakes Park. Just 20 miles east of Madera, 15 miles north of Coarsegold, and 25 miles northeast of Prather, this site is positioned to capture regional traffic from both locals and visitors alike.

With excellent frontage along CA-41 and visibility to more than 20,000± vehicles daily, this property offers strong exposure, two (2) access points, and direct entry from the highway. With a newly developed stand-alone retail space, EV charging station, and monument sign in place, this site currently drives both activity and returns. 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, this build to suit pad is ideal for service-oriented businesses such as rest stops, quick-service restaurants, or storefront retail. 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.

Oakhurst serves as the closest full-service town to Yosemite National Park. Drawing over 4± million visitors annually, Yosemite tourism fuels year-round demand for retail, lodging, food, and entertainment. Oakhurst is anchored by national retailers like Raley's, Grocery Outlet, Starbucks, CVS, McDonald's, and others. Within three (3) miles of the site, are numerous well-known hotels, including Holiday Inn, Hampton Inn, Best Western, and Fairfield Inn. In addition, several *upcoming* developments such as Outbound Hotels, Oakhurst Community College, and affordable housing projects—all of which contribute to local job growth and increased visitor traffic.

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



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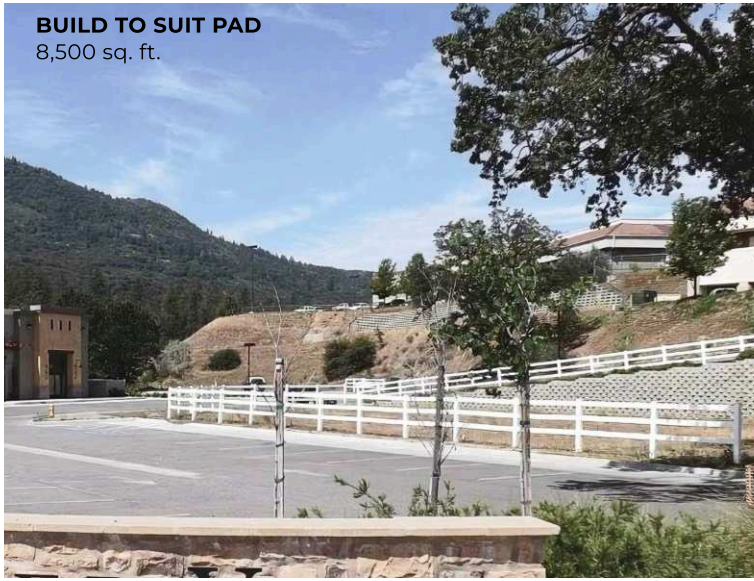
Property Summary

Address	40004 Highway 41, Oakhurst, CA 93644
APN	064-070-030-000
Lease Type	Contact Broker for Details
Pad Size	8,500± sq. ft.
County	Madera County
Lot Size	1.52± AC
Property Type	Build to Suit
Property Subtype	Retail I Flex
Zoning	PSC (Shopping Center)
Parking	40± parking stalls
Frontage	171 ft. to Highway 41
Signage	Pylon Signage
Site Access	Call Broker for Details

Existing Property Details	
APN	064-070-076
Year	2009
Size	4,706± sq. ft.
Zoning	PSC (Shopping Center)
Co-Tenants	Central Valley Community Bank Papa Murphy's Pizza



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"Gateway to Yosemite"

Located just 15 miles north of Oakhurst via Highway 41, Yosemite's South Entrance serves as the gateway for millions each year.It's landscapes, iconic rock formations, and unforgettable outdoor experiences spans 748,542 acres (1,169 square miles), this UNESCO World Heritage Site is home to soaring granite cliffs, ancient sequoias, lush meadows, and cascading waterfalls.

At the heart of the park lies Yosemite Valley, its most visited area and a true natural amphitheater. Here, the 2,425-foot Yosemite Falls—the tallest waterfall in North America—thunders into the valley floor. Towering above, El Capitan and Half Dome reflect light and shadow throughout the day in a display that's nothing short of magical.

Visitors can explore

- 800 miles of developed hiking trails.
- 360 miles of paved roads.
- 1,445 campsites across the park.
- 1,729 overnight accommodations such as historic lodges, and cabins.
- An efficient shuttle system and accessible walking paths for all ages and groups.

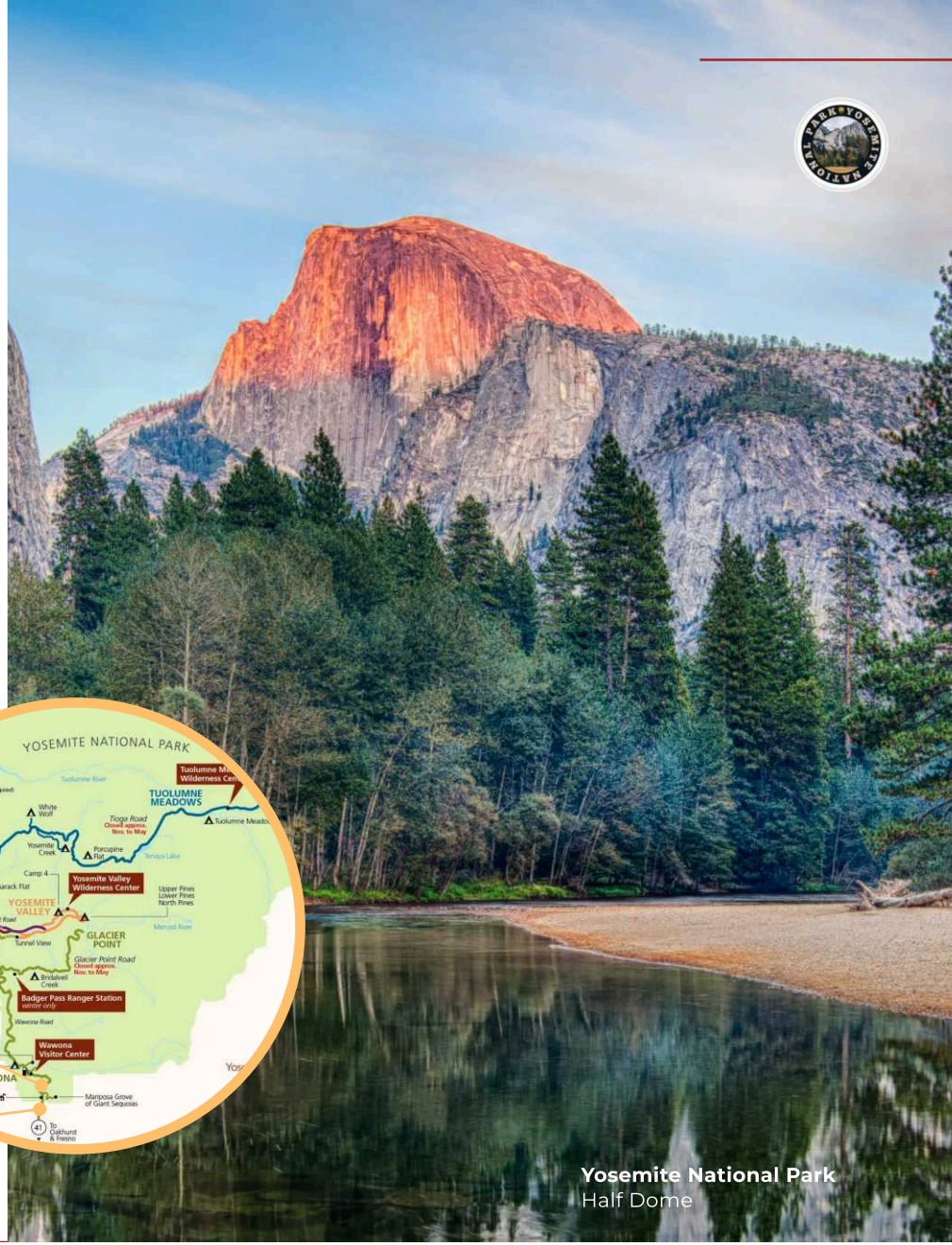
Visitor Spending

Annually, tourism spending reaches an estimated $526.6 million in the park (2023)—with lodging accounting for most of visitor expenditures, followed by restaurants, recreation and activities, and transportation. These figures underscore Yosemite's immense popularity, ecological richness, and economic vitality. Yosemite National Park demonstrates a strong commitment to sustainability and visitor experience quality.

Top Visitor Expenditures

Lodging and Hospitality	39%	$177MI
Restaurants	17%	$76MI
Recreation and Activities	11%	$50MI
Transportation and Gas	9%	$39MI

source: mymotherlode.com



Yosemite National Park
Half Dome

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Foothill on the Rise

Known for its proximity to world-renowned natural attractions like Yosemite National Park, Sierra National Forest, and Bass Lake, Oakhurst also offers vibrant local experiences—wine tasting along the Madera Wine Trail, gourmet picnics, axe throwing, and charming historic destinations that draw thousands of tourists each year. While honoring its rich history, the region is bringing in new developments that reinforces long-term economic and community momentum. Regional Highlights include:

- North Fork Mono Casino & Resort - under construction
  A $725 million destination resort is underway near Madera on a 305-acre site. The 260,000 sq ft development will include multiple dining venues, and a 200-room hotel. Set to open late 2026.

- River Grove I – Affordable Housing - completed
  Phase 1 of this 70-unit housing project offers 1–3 bedroom units for those earning 20%–50% of the area median income. Phase 2 will add 50± more units.

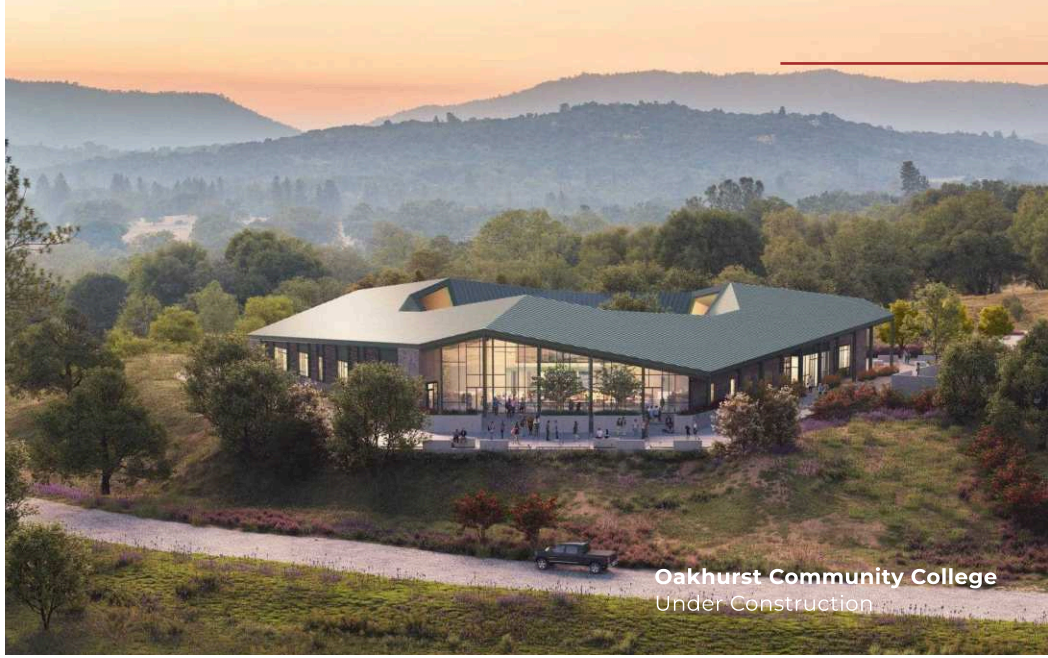
- 30-Acre Oakhurst Community College Campus - under construction
  A new education hub that will feature a mixed-use facility with classrooms, administrative offices, and community meeting spaces—advancing workforce development and access to higher education.

- Outbound Yosemite Resort - under construction
  Located just 25 minutes from Yosemite's South Gate, this 17-acre resort will offer cabins, a pool, event space for up to 300 guests, and thoughtfully designed common areas. Opening in late 2025.

- Inelle Hotel - completed
  A newly opened Marriott Tribute Portfolio hotel offering 71 upscale, modern rooms—blending boutique charm with premium amenities.

- Retail Expansion – Raley's O-N-E Market - under construction
  Set to break ground in 2026 within the Riverstone master-planned community, Raley's will bring organic groceries, prepared foods, and pharmacy services to meet growing local demand.

Furthermore, with county tourism spending reaching $430 million in 2023, ongoing expansions in Oakhurst are expected to drive a 5–10% increase in visitor numbers over the next few years. Additionally, the local population is projected to grow to approximately 6,450 residents by 2030.



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Demographics

Location Overview:

Called the "Gateway to Yosemite," Oakhurst is a key community in the Madera County. With a population of approximately 5,500±. Oakhurst plays an important role in the region's economy—benefiting from millions of annual park visitors from around the world who frequently pass through or stay in town.
Oakhurst is supported by Madera County's diverse employment base, with over 65,000 jobs countywide, many tied to tourism, healthcare, education, and services. In Oakhurst, hospitality and retail are the most active commercial sectors, driven by year-round demand for lodging, dining, recreation, and convenience services. The town offers over hundreds of lodging units, numerous restaurants, and direct access to major outdoor destinations including Yosemite, Bass Lake, and the Sierra National Forest.

TOP EMPLOYMENT I 5MI RADIUS

3425	Management Business, Science, and Arts
1913	Educational and Health services
1099	Arts, Entertainment, and Recreation
941	Professional, Administrative, Waste Management
785	Retail Trade

TOTAL EMPLOYEES 5MI RADIUS ± 14,600

source: crexi.com

HH INCOME

	1MI	$70,500.00		
	3MI	$75,300.00		
	5MI	$74,600.00	GROWTH RATE 2019	± 16%

POPULATION

	1MI	±6,068PP		
	3MI	±8,355PP		
	5MI	±16,500PP	GROWTH RATE 2019	± 3.0%

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For over 30 years, we have established ourselves as a reliable participant in California's commercial real estate industry, with an emphasis on the Central Valley and its neighboring regions. The wealth of our expertise has resulted in the successful completion of over $1 Billion in Transactional Sales.

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