

FOR SALE OR FOR LEASE

5320 State Highway 49, Mariposa, CA 95338



Presented By:
Keller Williams Property Team - Commercial



COMMERCIALSM

TWO BUILDING OFFERED FOR SALE

5320 State Highway 49, Mariposa, CA 95338

Property Details

Here is an excellent opportunity to lease or purchase two professional office buildings in the heart of Historic Mariposa! This location would be ideal for uses such as medical and any type of professional use. Located near the newer Mariposa County Health & Human Services agency and the Mariposa Airport. Downtown Mariposa is close by and a short drive to Yosemite National Park. Built in 1990, building A is 2,250 square feet and demised into 3 separately metered office spaces. The middle space is vacant and the other two are occupied by the Mariposa Grand Jury and a professional local accountant. Also built in 1990, building B is vacant and ready for occupancy, a total of 2,273 square feet and demised into two separately metered office spaces. The Mariposa market is experiencing a low vacancy rate when it comes to office space and both buildings are located within an Opportunity Zone making this an ideal situation for any investor.

Price: \$16.20 - \$18.00 /SF/YR

View the full listing here: <https://www.loopnet.com/Listing/5320-State-Highway-49-Mariposa-CA/35411976/>

Rental Rate:	\$16.20 - \$18.00 /SF/YR
Property Type:	Office
Property Subtype:	Office/Residential
Building Class:	C
Rentable Building Area	4,523 SF
:	
Year Built:	1990
Walk Score ®:	4 (Car-Dependent)
Rental Rate Mo:	\$1.35 /SF/MO

\$875,000 - New Offering Price!

Building B is fully vacant and ready for an owner user

Building B is 2,273 SF

Building A - 2,250 SF with two in long term place tenants,

The Mariposa Grand Jury and a Tax & Accounting services tenant



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3 OFFICE SPACES OFFERED FOR LEASE, VACANT & READY FOR OCCUPANCY

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Listing Spaces

1st Floor Ste A

Space Available: 1,136 SF
Rental Rate: \$16.20 /SF/YR or \$1.35/SF
Date Available: October 29, 2025
Service Type: Modified Gross
Built Out As: Standard Office
Space Type: Relet
Space Use: Office
Lease Term: Negotiable

This is the first office space in Building B.

1st Floor Ste B

Space Available: 575 SF
Rental Rate: \$18.00 /SF/YR or \$1.50/SF
Date Available: Now
Service Type: Modified Gross
Built Out As: Standard Office
Space Type: Relet
Space Use: Office
Lease Term: Negotiable

This is the middle office space available in Building A, closest to main road. The other two available office spaces are in Building B.



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1st Floor Ste B	Space Available:	1,136 SF
	Rental Rate:	\$16.20 /SF/YR or \$1.35/SF
	Date Available:	October 29, 2025
	Service Type:	Modified Gross
	Built Out As:	Standard Office
	Space Type:	Relet
	Space Use:	Office
	Lease Term:	Negotiable

This is the second office space in Building B. Common area bathrooms

Mariposa County - Grand Jury:

Shannon J. Leduc Tax Services & Bookkeeping:

LEASE ABSTRACT

Lease Commencement:	July 01, 2022
Lease Expiration:	June 30, 2027
Lease Term:	5 years
Monthly Base Rent:	\$1,010
Annual Base Rent:	\$12,120
Rental Increases:	N/A
Renewal Options:	N/A
Lease Type:	Modified Gross
Property Taxes:	Landlord Responsibility
Insurance:	Landlord Responsibility
Common Area Maintenance:	Landlord Responsibility
Repairs & Maintenance:	Landlord - Structure
Roof & Structure:	Landlord Structure

LEASE ABSTRACT

Lease Commencement:	January 01, 2009
Lease Expiration:	December 31, 2026
Lease Term:	Annual
Monthly Base Rent:	\$720
Annual Base Rent:	\$8,640
Rental Increases:	5% Annully
Renewal Options:	Annual 1 year exts
Lease Type:	Modified Gross
Property Taxes:	Landlord Responsibility
Insurance:	Landlor Responsibility
Common Area Maintenance:	Landlord Responsibility
Repairs & Maintenance:	Landlord Structure
Roof & Structure:	Landlord Structure

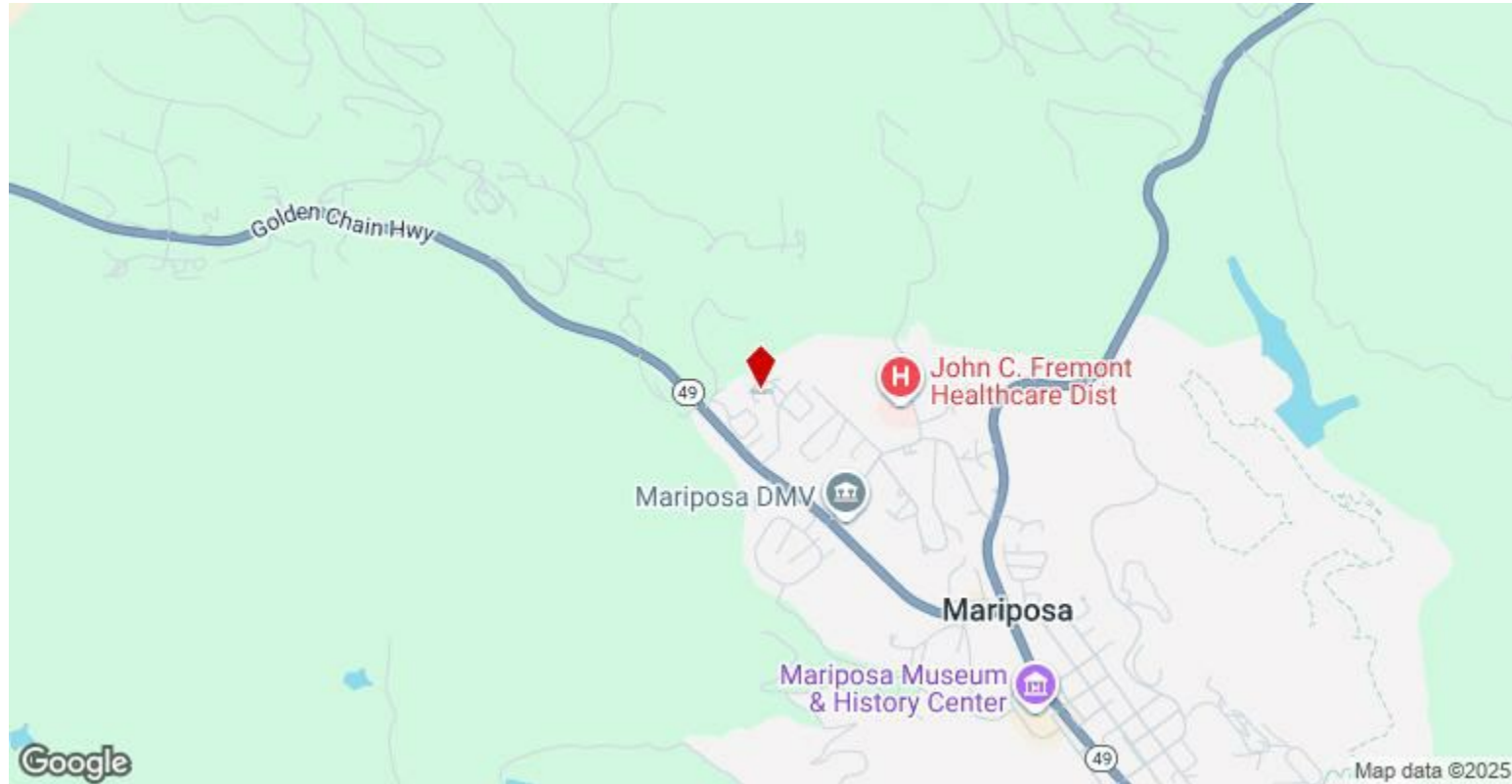


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Location



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Property Photos



BUILDING A



7H3A8300

5320 State Highway 49

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Property Photos



7H3A8301



BUILDING B

5320 State Highway 49

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Property Photos



7H3A8303



7H3A8304

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Property Photos



7H3A8305



7H3A8306

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Property Photos



7H3A8307



7H3A8309

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Property Photos



7H3A8310



7H3A8311

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Property Photos



7H3A8312



7H3A8314

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7H3A8315



7H3A8316

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Property Photos



7H3A8317



7H3A8318

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Property Photos



7H3A8319



7H3A8320

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Property Photos



7H3A8321



7H3A8322

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Property Photos



7H3A8323



7H3A8325

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Property Photos



7H3A8326



7H3A8327

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Property Photos



7H3A8328



7H3A8330

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Property Photos



7H3A8331



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Property Photos



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7H3A8348



7H3A8349

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Property Photos



7H3A8361



7H3A8362

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Property Photos



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Property Photos



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7H3A8366

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Property Photos



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Property Photos



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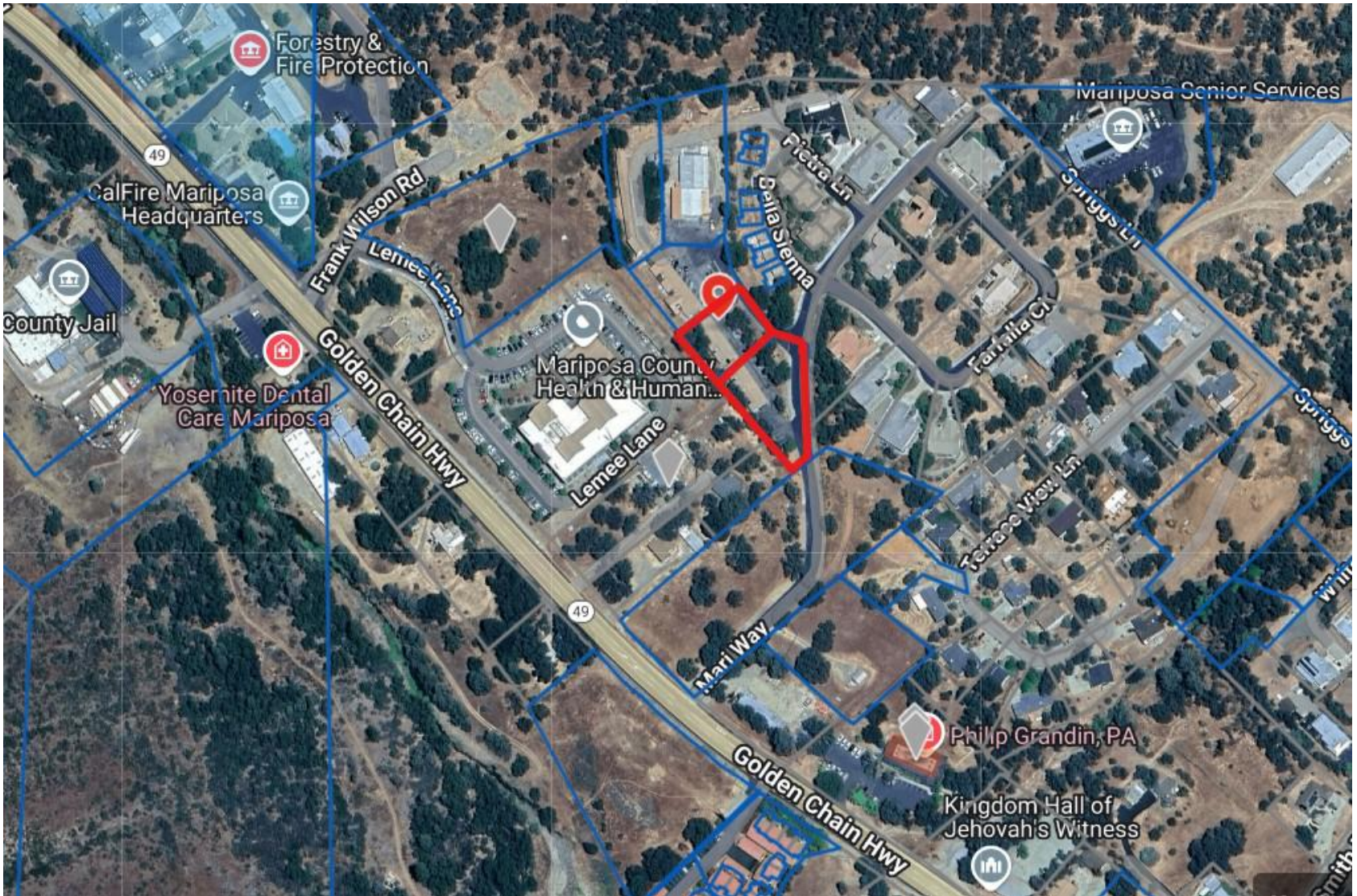
Property Photos



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Property Photos



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THE OFFERING ALSO INCLUDES THE POTENTIAL TO PURCHASE BOTH BUILDINGS TOGETHER.
ASKING PRICE IS **\$875,000** TWO PARCEL NUMBERS, 013-010-0870 AND 013-010-0880.
THREE VACANT PROFESSIONAL OFFICE SUITES READY FOR OCCUPANCY.



FOR LEASE

ERNIE OCHOA 
209.704.7653

DRE #01247053
WWW.ERNIEOCHOA.COM
SERVING MERCED COUNTY SINCE 1998

Each Office is Independently Owned and Operated



Ernie Ochoa, CCIM
erniechoa15@gmail.com
(209) 704-7653

**Keller Williams Property
Team - Commercial**
3319 M St
Merced, CA 95348

