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OFFERING MEMORANDUM

# COMMERCIAL Income PROPERTY

2675 State Highway 140, Cathey Valley CA

*Presented by*

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**ag**

Commercial Group  
Ascencio | Gunewardena Team

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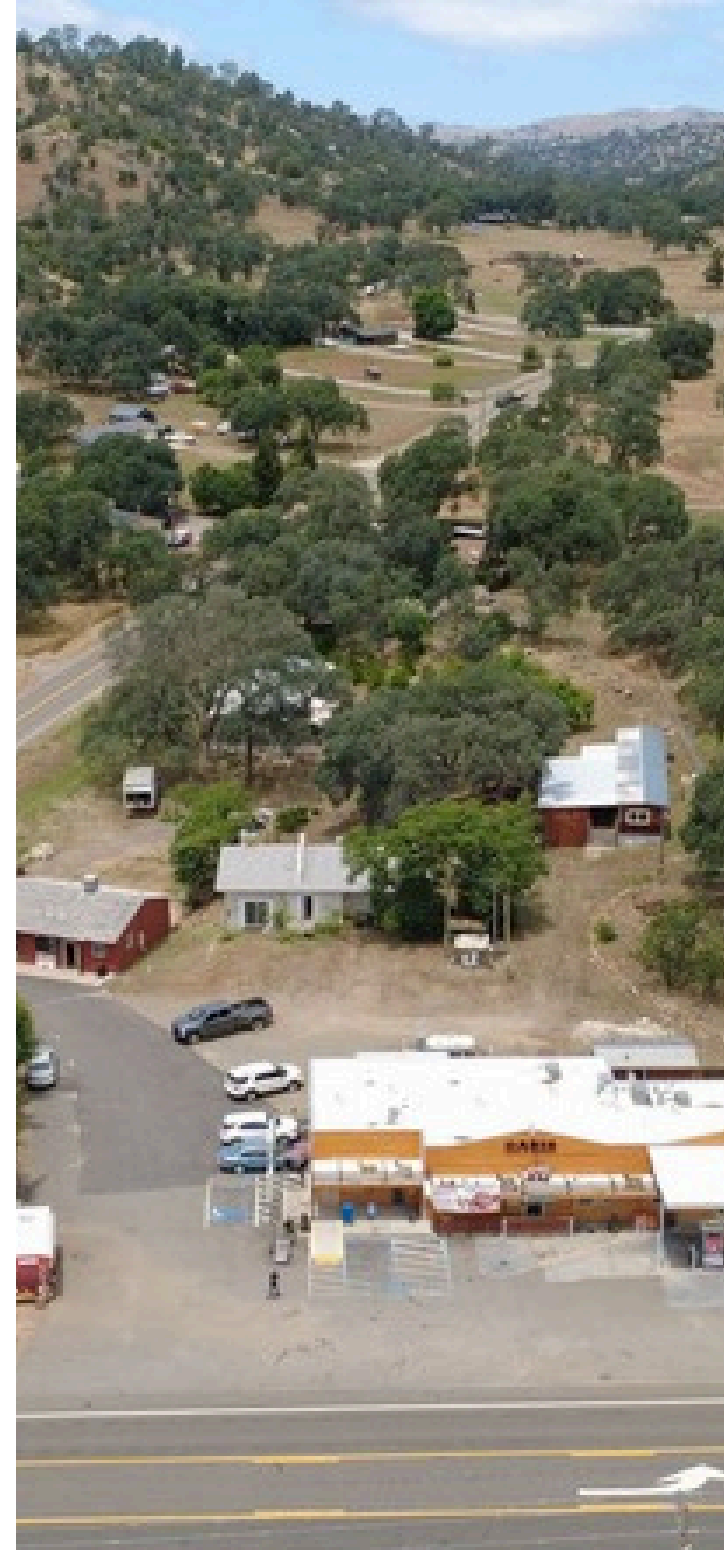
# CONFIDENTIALITY & DISCLAIMER

This Offering Memorandum has been prepared solely for the purpose of providing prospective purchasers with general information about the property located at 2675 State Highway 140, Cathey Valley CA . All materials, projections, financial summaries, and descriptions contained herein are based on information provided by the seller and other reliable sources. However, they are presented without any representation or warranty as to the accuracy or completeness of the information by REAL Brokerage or its agents.

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# OFFERING

This well-maintained commercial property offers an excellent opportunity for investors seeking long-term income stability and strong market positioning. Strategically located in a high-visibility area with easy access to major roads and public transit, the site benefits from consistent foot and Tourist vehicle traffic.

Address:	2675 State Highway 140 , Cathey Valley CA
Type:	Retail-Residential-Gas Station
Year Built:	1948-Renovated in 2024
Lot Size:	2 acres
Building Size:	Retail Building 3500 sq ft + 3 residenceals + 1 Picnic area + Retail Feed Store Space
Parcel Number:	016-140-00300
Traffic Density	3 Million Travelers on this Road annually





## PROPERTY SUMMARY

This well-positioned mixed-use commercial asset is located in the heart of Catheys Valley along State Highway 140, one of the primary gateways connecting Merced to Yosemite National Park. The property features a gas station, a  $\pm 3,500$  SF retail building divided into three commercial spaces, three residential homes, a separate retail-use building, and a picnic/event area utilized for outdoor dining and special events. Situated on approximately 2 acres and zoned General Commercial (CG), the property offers a diverse mix of retail, residential, fuel service, and tourism-oriented income streams. Benefiting from excellent visibility and exposure to an estimated 3 million+ annual travelers along the Highway 140 corridor, this investment presents a rare opportunity for stable cash flow, multiple revenue sources, future value-add potential, and long-term growth in a highly traveled gateway market serving visitors traveling to and from Yosemite National Park.



## HIGHLIGHTS

- Prime Location - 3m Travelers a year on this road.
- Great Performa Opportunity
- Approved for Alternative enegy Source for Possible car Charging stations
- Recent Renovations
- Development Potential
- Easy Transit Access

# PROPERTY SUMMARY

MULTIPLE INCOME STREAMS • ESTABLISHED COMMUNITY ASSET

STRATEGIC LOCATION ON HIGHWAY 140 – GATEWAY TO YOSEMITE



## MULTIPLE INCOME STREAMS

Retail, Restaurant, Fuel, Residential, Events & More



## 3M+ ANNUAL VEHICLES ON HIGHWAY 140

Gateway Corridor to Yosemite



## 2 ACRES GENERAL COMMERCIAL ZONING

Flexible Uses with Strong Upside



## DIVERSIFIED ASSET

Commercial Buildings, Fuel Station, Residential & Event Space



2675 STATE HIGHWAY 140  
CATHEYS VALLEY, CA 95306

A UNIQUE MIXED-USE INVESTMENT OPPORTUNITY

## COMMERCIAL IMPROVEMENTS



### UNITED STATES POST OFFICE

- Approx. 600 SF
- Current Rental Income: \$800 per month
- Essential service tenant with long-term community demand



### RESTAURANT & DINING FACILITY

- Approx. 1,762 SF Total
  - Dining Area: 700 SF
  - Two ADA Restrooms: 450 SF
  - Commercial Kitchen & Prep Area: 500 SF
  - 112 CF Walk-In Refrigeration with Reach-In Access
- Fully equipped for restaurant, café, catering or hospitality operations



### RETAIL STORE

- Approx. 950 SF
- Includes Walk-In Refrigerator, Walk-In Freezer & Reach-In Display Doors
- Ideal for convenience store, market, specialty retail or tourist merchandise



### MECHANICAL / UTILITY SUPPORT ROOM

- Approx. 90 SF
- Fuel Pump Controllers, Fire Suppression System Controls & Tankless Water Heater



### SUPPORT / EVENT BUILDING

- Approx. 280 SF Total
  - 150 SF Prep Area & Bakery Ovens
  - Ice Machine, Storage Area
  - 50 SF Restroom with Exterior Access
- Supports outdoor events, catering operations & after-hours functions



### PICNIC & EVENT AREA

- Established gathering area for: Weddings, Private Parties, Community Events & Outdoor Dining
- Excellent opportunity to expand event & tourism related revenue



### FEED STORE BUILDING

- Separate retail building
- Ideal for agricultural supply sales, specialty retail, storage or additional tenant income



### RESIDENTIAL COMPONENT

- Three Separate Residential Homes
- Provides diversified rental income
- Potential for long-term or short-term rentals (subject to local regulations)

## GAS STATION FEATURES



### FUEL DISPENSING

- Four fueling nozzles
- Supports:
  - ✓ Regular Unleaded
  - ✓ Premium Unleaded
  - ✓ Diesel Fuel



### FUEL TANKS

- Installed in 2012 – Fiberglass Tanks
- 3,000 Gallons Diesel
- 3,000 Gallons Premium (91 Octane)
- 9,000 Gallons Regular Fuel

## RESIDENTIAL PROPERTY



### THREE RESIDENTIAL HOMES

- Stable rental income
- Ideal for long-term tenants or employee housing
- Adds consistent cash flow and asset diversification

## UTILITIES & INFRASTRUCTURE



3 WELLS



4 SEPTIC TANKS



PROPANE TANKS



ELECTRICITY ALL INDIVIDUALLY METRED

## ★ INVESTMENT HIGHLIGHTS

- ✓ Multiple income streams from retail, restaurant, fuel sales, residential rentals, event space & government tenancy
- ✓ Prime location on Highway 140 – gateway to Yosemite National Park
- ✓ Established community destination with strong local & tourist draw
- ✓ Significant infrastructure in place including fuel tanks, wells, septic, commercial kitchen, refrigeration & event support facilities
- ✓ Ideal for investor, owner-user, hospitality or tourism-focused operator



GATEWAY TO  
YOSEMITE  
NATIONAL PARK



A RARE MIXED-USE ASSET OFFERING CASH FLOW TODAY AND GROWTH POTENTIAL FOR TOMORROW.



RESTAURANT



RETAIL



FUEL



RESIDENTIAL



EVENTS



POST OFFICE

# FINANCIAL INFO

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## FINANCIAL SUMMARY

This investment opportunity offers a competitive cap rate and strong in-place income. The property is 50% occupied and can generate a Performa Net Operating Income (NOI) of \$241k + with Performa Projections. With an asking price of \$1.4m, providing investors with a solid return in a prime location with about 3 million travelers annually to Yosemite Park. Detailed income and expense figures are outlined below and a spread sheet for full transparency.

Asking Price:	\$1,400,000
Performa Cap Rate:	17.28%
NOI:	\$241,860
Occupancy:	50%
Price/SF:	



# PROPERTY SUMMARY

2675 HIGHWAY 140, CATHEY VALLEY, CA

## MIXED-USE INVESTMENT OPPORTUNITY

High-visibility commercial property with multiple income streams including retail, fuel, food service, and residential rentals along the highly traveled Highway 140 corridor to Yosemite National Park.



SALE PRICE

**\$1,400,000.00**



ANNUAL GROSS INCOME

**\$315,752.40**



NET INCOME

**\$241,860.78**



NET MONTHLY INCOME

**\$20,155.07**



CAP RATE

**17.28%**

### INCOME PRODUCING UNITS (5)

UNIT / SPACE	SIZE (SQ FT)	RENT PSF	MONTHLY RENT	ANNUAL RENT	USE TYPE
PO Box Space	600	\$1.33	\$800.00	\$9,600.00	Commercial
Restaurant -Performa	1,762	\$1.10	\$1,938.20	\$23,258.40	Commercial
Store -Performa	1,045	\$1.10	\$1,149.50	\$13,794.00	Commercial
Feed Store	500	\$1.10	\$550.00	\$6,600.00	Commercial

### RESIDENTIAL UNITS (3)

House by Hornitos Rd	1,200	\$1.00	\$1,200.00	\$14,400.00	Residential
House by Hill -Performa	950	\$1.10	\$1,225.00	\$14,700.00	Residential
House by Feed Store	850	\$1.10	\$1,100.00	\$13,200.00	Residential

**2 OF 3 RESIDENTIAL UNITS ARE RENTED AND COLLECTING \$3,300 PER MONTH**  
Annual Residential Income (from rented units): \$39,600

Picnic Area -Outdoor eating-Performa	-	\$1.10	\$4,000.00	\$48,000.00	Commercial
Gas Station Performa	-	-	\$14,000.00	\$168,000.00	Commercial
Pre-Kitchen Performa	-	-	\$350.00	\$4,200.00	Commercial
<b>TOTAL</b>	<b>5,107</b>	<b>-</b>	<b>\$26,312.70</b>	<b>\$315,752.40</b>	

### CAP RATE ANALYSIS

NET INCOME  
**\$241,860.78**



SALE PRICE  
**\$1,400,000.00**



CAP RATE  
**17.28%**

### FINANCING ASSUMPTION



MORTGAGE  
**5.00%**



LOAN AMOUNT  
**\$0**



AMORTIZATION  
**N/A**

### INCOME OVERVIEW



ANNUAL GROSS INCOME

Total Potential Rent (12 Months)

**\$315,752.40**



GROSS INCOME - EXPENSE

Annual Gross Income less Total Expenses

**\$241,860.78**



NET MONTHLY INCOME

Net Income / 12 Months

**\$20,155.07**

### EXPENSE SUMMARY (ANNUAL)



Insurance

\$25,000.00



Property Tax

\$7,904.00



Utilities

\$18,000.00



Trash

\$7,200.00



Vacancy (5% Gross Income)

\$15,787.62



Maintenance (\$100 monthly)

\$1,200.00



Management (6%)

\$18,800.00

**TOTAL EXPENSES**

**\$73,891.62**



HIGH VISIBILITY  
Highway 140 Frontage



MULTIPLE INCOME STREAMS  
Retail, Fuel, Food & Residential



TOURISM DRIVEN LOCATION  
Gateway to Yosemite National Park



GATEWAY TO  
YOSEMITE

# PROPERTY PHOTOS

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2675 State Highway 140, Cathey Valley CA



2675 State Highway 140, Cathey Valley CA



2675 State Highway 140, Cathey Valley CA



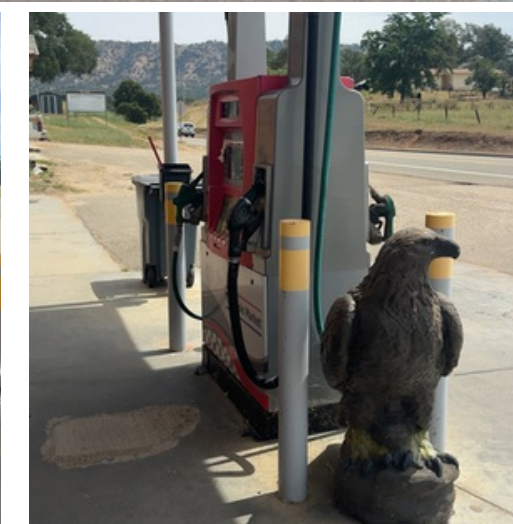
2675 State Highway 140, Cathey Valley CA



2675 State Highway 140, Cathey Valley CA



2675 State Highway 140, Cathey Valley CA



2675 State Highway 140, Cathey Valley CA

# AERIALS & PLANS

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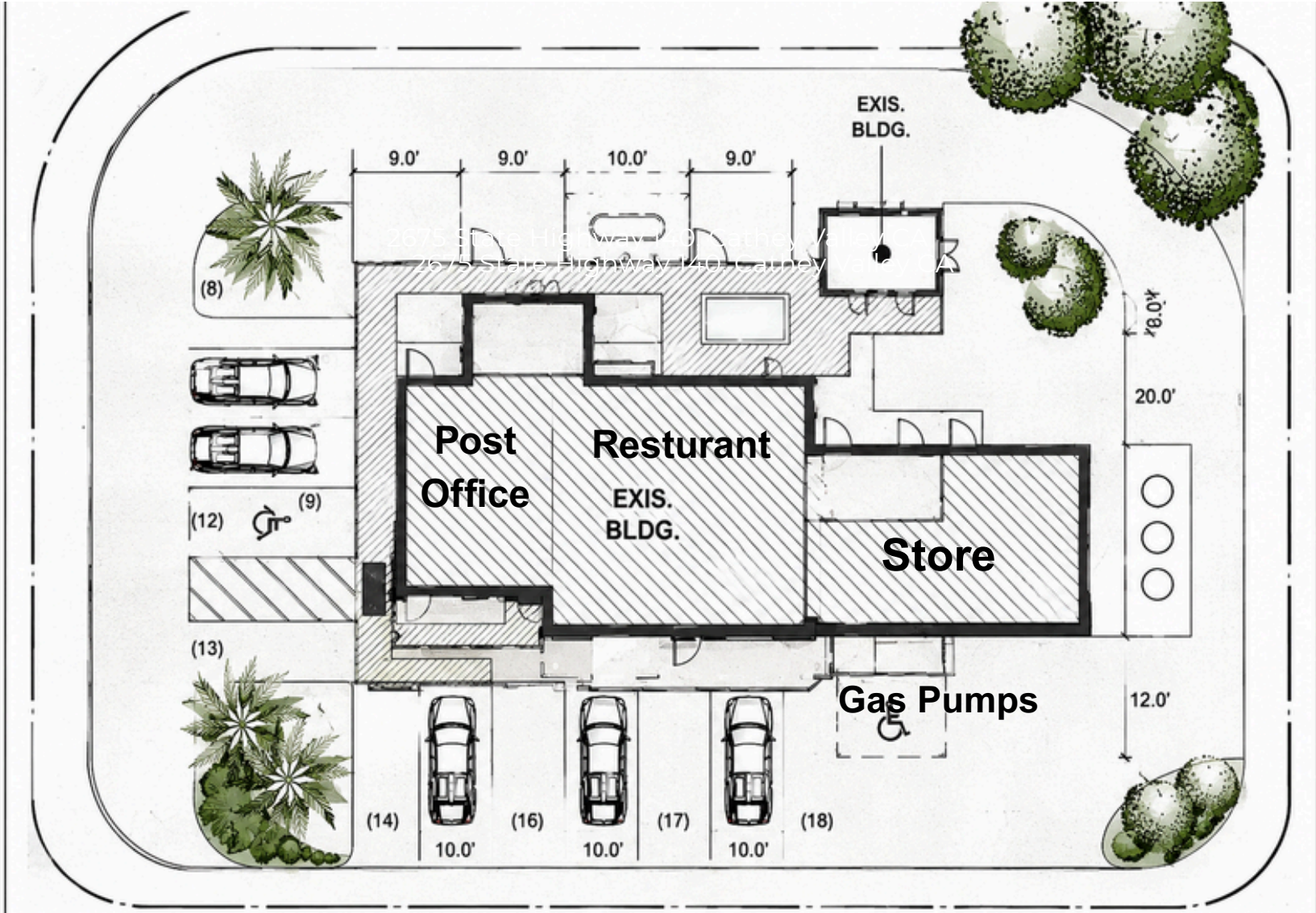
2675 State Highway 140, Cathey Valley CA

# AERIAL





# FLOOR PLAN for Front Retail Space and Gas Station



# DEMOGRAPHIC SUMMARY

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# DEMOGRAPHIC OVERVIEW

2675 STATE HIGHWAY 140 | CATHEYS VALLEY, CA 95306

Strategically located on Highway 140 – a primary corridor to Yosemite National Park – serving a strong local community and millions of annual visitors.



POPULATION  
**6,438**  
3 Mile Radius



HOUSEHOLDS  
**2,472**  
3 Mile Radius



AVG. HOUSEHOLD INCOME  
**\$86,734**  
3 Mile Radius



AVG. DAILY TRAFFIC  
**5,300+**  
Vehicles on Hwy 140

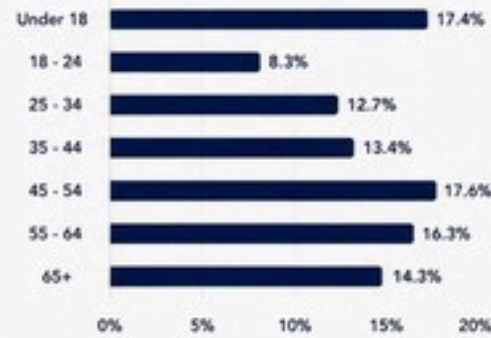


YOSEMITE NATIONAL PARK  
GATEWAY COMMUNITY  
High Tourism  
Traffic Corridor

## POPULATION OVERVIEW

RADIUS	1 MILE	2 MILE	3 MILE
Population	669	2,128	6,438
Households	265	867	2,472
Families	182	598	1,702
Avg. Household Size	2.47	2.43	2.55
Median Age	46.5	47.8	48.6

## POPULATION BY AGE (3 MILE RADIUS)



## INCOME OVERVIEW (3 MILE RADIUS)



AVERAGE HOUSEHOLD INCOME  
**\$86,734**  
MEDIAN HOUSEHOLD INCOME  
**\$64,102**



## KEY TAKEAWAYS



**STRONG & GROWING TRADE AREA**  
Over 6,400 residents within 3 miles with a stable household base.



**SOLID BUYING POWER**  
Average household income of \$86,734 supports retail, fuel, dining & services.



**TOURISM DRIVEN LOCATION**  
Gateway to Yosemite National Park with high seasonal traffic and visitor demand.



**DIVERSE CUSTOMER BASE**  
Serves local residents, commuters, agriculture, and millions of annual tourists.



**A PRIME MIXED-USE INVESTMENT OPPORTUNITY**  
Retail • Restaurant • Fuel • Residential • Events • Services



**GATEWAY TO  
YOSEMITE**

# LOCATION SUMMARY

Strategically located along California Highway 140, one of the primary gateways to Yosemite National Park, this unique mixed-use property benefits from exceptional visibility and exposure to millions of annual travelers. Positioned in the heart of Catheys Valley, the property serves both the local community and Yosemite-bound visitors, creating strong opportunities for retail, fuel, dining, lodging, and tourism-related businesses.

## PROPERTY HIGHLIGHTS



Gateway Corridor to Yosemite National Park



Highway 140 Frontage & Visibility



3M+ Annual Travelers Along the Corridor



Serving Local Residents & Tourism Traffic



Approx. 2 Acres General Commercial Zoning



Multiple Income Streams & Future Growth Potential



**3M+**

Annual Travelers  
Along Highway 140  
Corridor



**5,300+**

Vehicles Per Day  
Near Subject  
Property



**GATEWAY  
LOCATION**

Primary Route to  
Yosemite National  
Park



**LOCAL & TOURIST  
AMENITIES**

Minutes from Dining,  
Shopping, Services  
& Recreation



**STRONG INVESTMENT  
OPPORTUNITY**

High Visibility, Year-Round  
Traffic & Multiple Use  
Potential



## DRIVE TIME TO KEY DESTINATIONS



Yosemite National Park (Arch Rock Entrance)  
20 MIN | 13 MILES



Mariposa  
27 MIN | 19 MILES



Midpines  
20 MIN | 12 MILES



Merced  
45 MIN | 36 MILES



Oakhurst  
50 MIN | 40 MILES



Fresno Yosemite International Airport  
1 HR 15 MIN | 70 MILES

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*A rare opportunity to own a community landmark positioned along one of California's most traveled routes to Yosemite National Park.*

# 2675 State Highway 140

Strategically located along California Highway 140, one of the primary gateways to Yosemite National Park, this unique mixed-use property benefits from exceptional visibility and exposure to millions of annual travelers. Positioned in the heart of Catheys Valley, the property serves both the local community and Yosemite-bound visitors, creating strong opportunities for retail, fuel, dining, lodging, and tourism-related businesses.



# TRANSIT OVERVIEW



Strategically located along California Highway 140, this property benefits from high traffic volumes, strong regional connectivity, and consistent year-round access to Yosemite National Park and the surrounding communities.



**HIGHWAY 140 PRIMARY CORRIDOR**  
Main east-west route providing direct access to Yosemite National Park.



**5,300+ VEHICLES PER DAY**  
Average daily traffic near the subject property.



**GATEWAY LOCATION**  
First major commercial stop for visitors traveling to Yosemite from the Central Valley.



**TOURISM & LOCAL TRAFFIC**  
Serves both millions of annual tourists and the surrounding local communities year-round.



**ACCESS & VISIBILITY**  
Excellent visibility and easy access for pass-through and destination traffic along Highway 140.

## REGIONAL ACCESS MAP



## DRIVE TIME TO KEY DESTINATIONS

DESTINATION	DRIVE TIME*	DISTANCE
YOSEMITE NATIONAL PARK (Arch Rock Entrance)	20 MIN	13 MILES
MIDPINES	20 MIN	12 MILES
MARIPOSA	27 MIN	19 MILES
MERCED	45 MIN	36 MILES
FRESNO YOSEMITE INTERNATIONAL AIRPORT	1 HR 15 MIN	70 MILES

\*Drive times are approximate and may vary based on traffic and season.

## SEASONAL TRAFFIC PATTERN

Peak traffic occurs from April – October, aligned with Yosemite's high season.



## KEY TAKEAWAY



This property is ideally positioned along the main corridor to Yosemite, offering unmatched exposure to millions of annual visitors and local residents alike.

## CONNECTIVITY HIGHLIGHTS

- ✓ Direct access to Yosemite National Park
- ✓ Primary route between Merced and Yosemite
- ✓ Year-round roadway connectivity
- ✓ Well-maintained highway with strong infrastructure
- ✓ High visibility commercial frontage



**A PRIME LOCATION. CONSISTENT TRAFFIC. ENDLESS OPPORTUNITY.**  
2675 STATE HIGHWAY 140, CATHEYS VALLEY, CA 95306



**GATEWAY TO YOSEMITE**

# NEARBY AMENITIES

Ideally positioned along Highway 140 in Catheys Valley, this property is surrounded by essential services, dining, retail, and outdoor recreation—catering to both local residents and the millions of visitors traveling to Yosemite National Park each year.

SUBJECT PROPERTY

## EASY ACCESS TO KEY DESTINATIONS

YOSEMITE NATIONAL PARK  
20 MIN | 13 MILES

MARIPOSA  
27 MIN | 19 MILES

MERCED  
45 MIN | 36 MILES

FRESNO  
1 HR 15 MIN | 70 MILES



**3M+**  
ANNUAL VEHICLES  
Along Highway 140 Corridor



**4M+**  
ANNUAL VISITORS  
To Yosemite National Park



**5,300+**  
VEHICLES PER DAY  
Near Subject Property



SERVING  
LOCAL & TOURISM  
Traffic Year-Round

## RETAIL & CONVENIENCE

Everyday essentials and convenience stores nearby.



## DINING

Local restaurants and cafes to serve every palate.



## FUEL & AUTO SERVICES

Fuel, auto repair and maintenance services close by.



## LODGING

Accommodations for travelers and tourists nearby.



## OUTDOOR RECREATION

World-class recreation and attractions minutes away.



## HEALTH & SERVICES

Healthcare, banks, and essential services within easy reach.



STRATEGIC LOCATION. ESSENTIAL AMENITIES. ENDLESS OPPORTUNITIES.  
2675 STATE HIGHWAY 140, CATHEY VALLEY, CA 95306



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