

For Sale or Lease



# 49060

Road 426 | Oakhurst, CA

Your Name Here

Former Rite Aid  
Freestanding Single-Tenant Building

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# Former Rite Aid

Colliers | Fresno is proud to present this former Rite Aid building, located at 49060 Road 426 in Oakhurst, California at the southwest corner of Highway 41 and Road 426 available for sale or lease. This property is presently a freestanding single tenant and approximately 16,750 square feet. The building is currently vacant, offering an excellent owner/user or investment opportunity in the growing City of Oakhurst market.

The property offers abundant parking on the 2.92 acre parcel, with approximately ±95 parking stalls on the Rite Aid parcel, to provide plenty of parking for a single tenant use. 3 ingress/egress access points into the former Rite Aid property, and is situated on the signaled corner of Road 426 and Highway 41.



## This excellent opportunity offers the following amenities:

- Easy access to Highway 41 via Road 426 providing access to Yosemite National Park to the East and the Cities of Fresno and Clovis to the west.
- Sitting at the doorstep of Yosemite National Park, the Oakhurst communities main attraction is tourism.
- Oakhurst's economic strength is the housing market where many find the mountain living, scenic trails and charming town center irresistible.

# Property Specifics

## Property Summary

**Property Address:**

49060 Road 426  
Oakhurst, California

**APN:**

056-010-046

**Total Building Area:**

±16,750 SF

**Zoning:**

CC, City of Fresno

**Asking Price:**

Contact Broker

**Building Tenancy:**

Single tenant

**Lease Rate:**

Contact Broker

**Parking Ratio:**

5 / 1,000 SF

**Site Area:**

±2.92 Acres

**Parking:**

Approximately ±95 parking stalls on Rite Aids parcel, with several designated handicapped

**Year Built:**

2000

## Key Highlights:

- Approximately 16,750 square foot freestanding building
- Building provides drive-thru opportunity
- Ample parking available
- High traffic, signalized intersection
- Located within close proximity to Yosemite National Park
- Building provides drive-thru opportunity

## Pricing & Financial Summary

<b>Property</b>	Former Rite Aid
<b>Property Address</b>	49060 Road 426, Oakhurst, CA
<b>Property Location</b>	SWC Highway 41 & Road 426
<b>Property Size</b>	2.92 Acres
<b>Asking Price</b>	Contact Broker
<b>Building Size</b>	16,750 SF



# Site Plan & Parcel Map

49060 Road 426  
Oakhurst, California

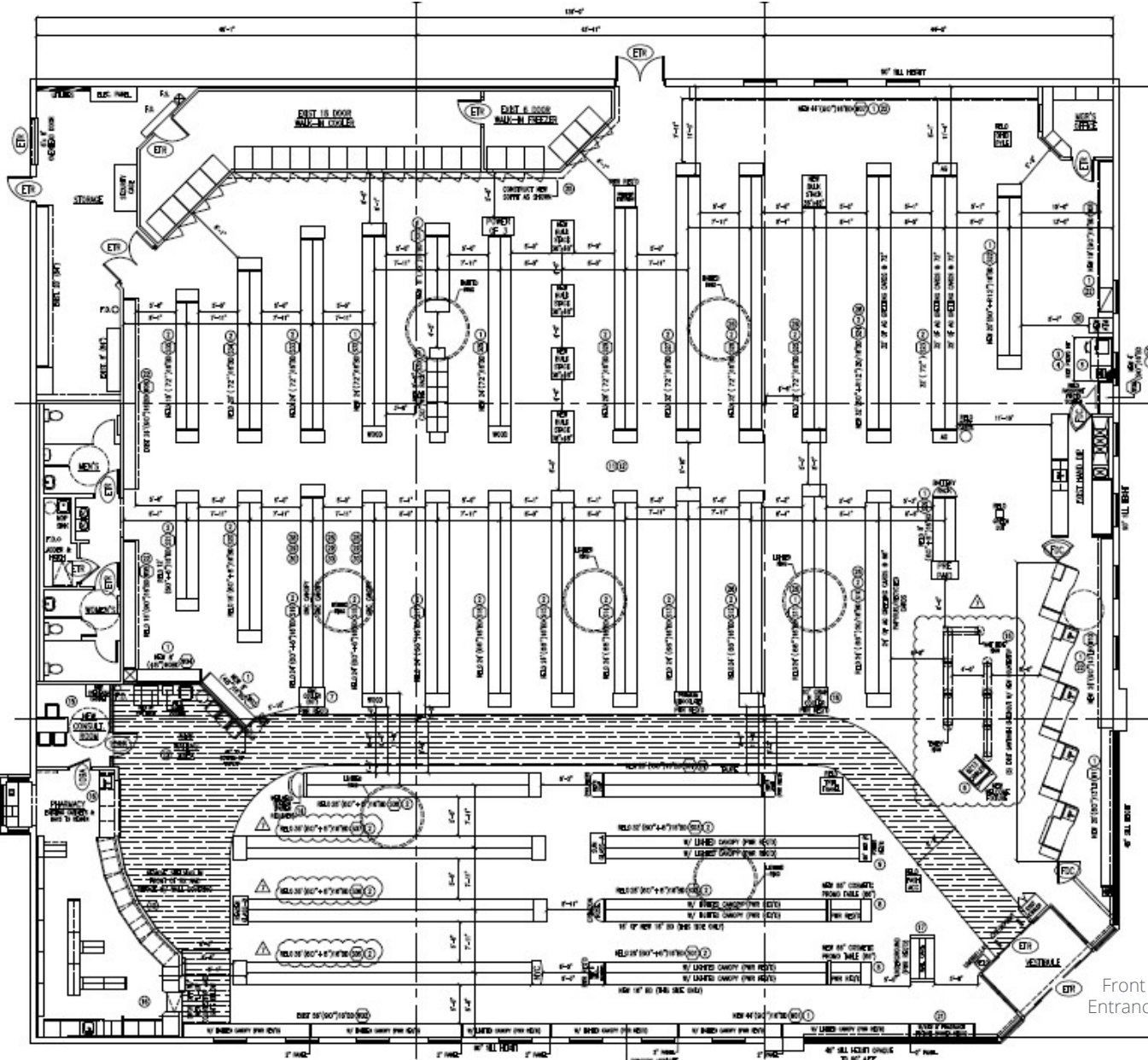


# As-Built Floor Plan

49060 Road 426  
Oakhurst, California

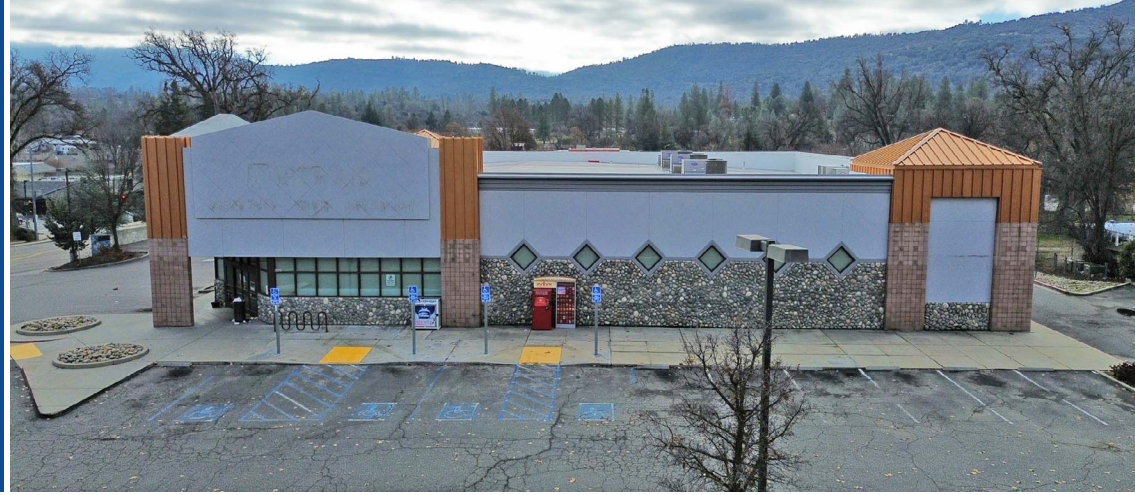
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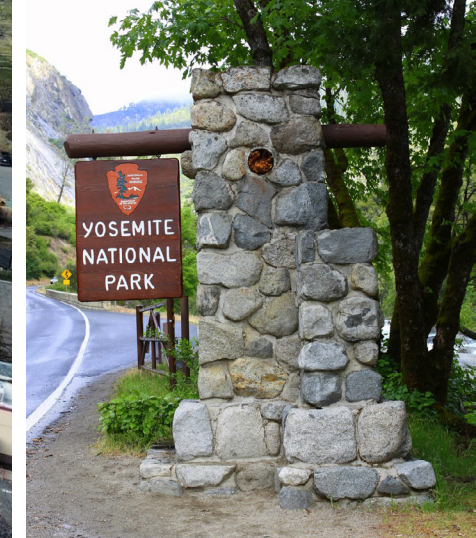
±16,750 SF



For Sale or Lease

# Former Rite Aid 49060 Road 416 Oakhurst, California





# Property Photos



Former Rite Aid

# Retail Competition Aerial



±26,600 ADT

Golden Oak



Subject Property



Oakhurst Elementary School

Old Mill Village





# Local Area Overview | Demographics

Located in the Sierra Nevada's, Oakhurst, California is within Madera County, just 14 miles south of the entrance to Yosemite National Park and 46.8 miles northwest from Fresno. Originally called Fresno Flats, the town lost that name in 1912 and is now known as the town of Oakhurst. Oakhurst, California is located on the Fresno River, just 3 miles south-southwest of Yosemite Forks. California State Route 41 goes right through the town and also intersects with California State Route 49.

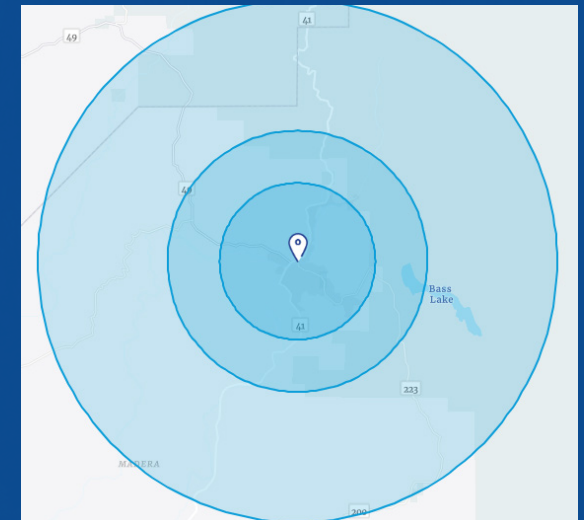
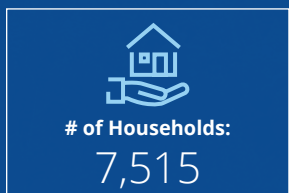
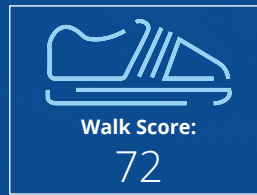
Known as the "Gateway to Yosemite", Oakhurst attracts many visitors yearly, as it makes for a great jumping-off point when visiting the park. Yosemite National Park, first protected in 1864, is best known for its waterfalls, but within its nearly 1,200 square miles, deep valleys, grand meadows, ancient giant sequoias and more can be found.

Oakhurst is home to Yosemite High School and the Madera Community College at Oakhurst, serving over 1,700 students combined. Nearby communities include Ahwahnee, Coarsegold and Bass Lake.

The Subject Property is located at the southwest corner of Highway 41 and Road 426 in the heart of the town of Oakhurst, California. Just a short drive from Fresno, and few miles from Yosemite National Park. The Property is in close proximity to retail and banking amenities, located on a busy signalized intersection offering easy ingress/egress to the property with three points of entry.



## Key Demographic Facts 5-year Projections (10 Mile Radius)



Demographics within 3, 5 and 10 Miles from Subject Property

Demographic Information Source: esri

# Demographic Executive Summary

	3 Mile	5 Miles	10 Miles
<b>Population</b>			
2010 Population	5,924	10,332	19,453
2023 Population	5,255	9,410	18,077
2028 Population	5,271	9,483	18,217
2010 - 2020 Annual Rate	-0.93%	-0.78%	-0.62%
2020 - 2023 Annual Rate	-0.82%	-0.47%	-0.36%
2023 - 2028 Annual Rate	0.06%	0.15%	0.15%
2023 Male Population	48.4%	48.7%	49.1%
2023 Female Population	51.6%	51.3%	50.9%
2023 Median Age	55.4	56.2	56.2
<b>Households</b>			
2023 Wealth Index	112	121	109
2010 Households	2,547	4,382	8,177
2020 Households	2,307	4,030	7,553
2023 Households	2,252	3,974	7,427
2028 Households	2,271	4,023	7,515
2010 - 2020 Annual Change	-0.98%	-0.83%	-0.79%
2020 - 2023 Annual Change	-0.74%	-0.43%	-0.52%
2023 - 2028 Annual Change	0.17%	0.25%	0.24%
2023 Average Household Size	2.32	2.35	2.42
<b>Income</b>			
2023 Median Household Income	\$60,914	\$61,499	\$60,863
2028 Median Household Income	\$73,416	\$74,082	\$73,009
2023 - 2028 Annual Change	3.80%	3.79%	3.71%
2023 Average Household Income	\$100,131	\$102,012	\$95,598
2022 - 2027 Annual Change	2.99%	2.95%	3.14%
2023 Per Capita Income	\$43,090	\$43,205	\$39,285
2028 Per Capita Income	\$50,225	\$50,180	\$46,040
2023 - 2028 Annual Change	3.11%	3.04%	3.22%
<b>Housing</b>			
2010 Total Housing Units	2,918	5,557	10,775
Owner Occupied Units	1,739	3,143	6,177
Renter Occupied Units	808	1,239	2,000
Vacant Units	299	956	2,165
2023 Total Housing Units	2,657	4,973	9,479
Owner Occupied Units	1,683	3,058	5,997
Renter Occupied Units	569	916	1,430
Vacant Units	405	999	2,052
2028 Total Housing Units	2,675	5,018	9,560
Owner Occupied Units	1,714	3,123	6,112
Renter Occupied Units	557	900	1,403
Vacant Units	404	995	2,045

## Population Summary

In the identified area, the current year population is 5,255. The 2010 Census population count in the area was 5,924, and 5,397 in 2020, a -0.9% annual growth rate. The rate of growth since 2020 was -0.8% annually. The five-year projection for the population in the area is 5,271 representing a change of 0.1% annually. Currently, the population is 48.4% male and 51.6% female. The median age in this area is 55.4, compared to U.S. median age of 38.9.

## Household Summary

The household count in this area has changed from 2,292 in 2020 to 2,252 in the current year, a change of -0.74% annually. The five-year projection of households is 2,271, a change of 0.17% annually from the current year total. Average household size is currently 2.32, compared to in the year 2020. The number of families in the current year is 1,457 in the specified area.

## Income Summary

Current median household income is \$60,914 in the area, compared to \$72,603 for all U.S. households. Median household income is projected to be \$73,416 in five years, compared to \$82,410 for all U.S. households.

Current average household income is \$100,131 in this area, compared to \$107,008 for all U.S. households. Average household income is projected to be \$116,017 in five years, compared to \$122,048 for all U.S. households.

Current per capita income is \$43,090 in the area, compared to the U.S. per capita income of \$41,310. The per capita income is projected to be \$50,225 in five years, compared to \$47,525 for all U.S. households.

## Housing Summary

Currently 74.7% of the 2,657 housing units in the area are owner occupied; 25.3% renter occupied; and 15.2% are vacant. 64.6% of the housing units in the US are owner occupied; 35.4% are renter occupied; and 10.0% are vacant. In 2010, there were 2,918 housing units in the area - 59.6% owner occupied, 27.7% renter occupied, and 12.7% vacant. The annual rate of change in housing units since 2020 is -0.6%. Median home value in the area is \$437,919, compared to a median home value of \$308,943 for the U.S. In five years, median home value in the area is projected to change to \$448,367, compared to a median home value of \$350,006 in the US.

# Confidentiality & Disclaimer Agreement



Accelerating success.

49060 Road 426 | Oakhurst, California

To whom it may concern

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- You will hold it and treat it in the strictest confidence;
- You will not directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner detrimental to the interest of the Seller;

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