

# OAKHURST PLAZA

AVAILABLE FOR SALE

EXCLUSIVELY PRESENTED BY THE FRANCO REALTY GROUP

FRANCO  
REALTY GROUP





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Please contact The Franco Realty Group for an appointment.

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## **40359 Highway 41 Oakhurst, CA 93644**

- **Purchase Price: \$1,050,000**
- **Capitalization Rate: 5.22% Year 1**
- **Capitalization Rate: 7.66% Year 2**
- **Net Operating Income: \$54,785**
- **Building Size: 7,000 SF (\$150/SF)**
- **Lot Size: 19,602 SF (\$53/SF)**
- **First Time on the Market in Decades**
- **Approx. 9 Tenant Strip Center**
- **Assessor Parcel Number: 065-080-023-000**
- **23 Onsite Parking Spaces**
- **Original Owner / Developer**
- **Strong Signage Opportunity**
- **Below Market Rents**
- **Value Add Opportunity**
- **Healthy Blend of Tenants**
- **Located on Main Road in Town**
- **Last Town Before Yosemite**
- **Portfolio Opportunity**

This property is being sold in conjunction with Oakhurst Plaza.  
Please ask agent for more details.

Nestled in the scenic Sierra Nevada foothills, Oakhurst, CA serves as the southern gateway to Yosemite National Park, drawing millions of visitors annually and creating a strong foundation for a thriving local economy. This charming mountain town blends natural beauty with commercial opportunity, offering a rare balance of small-town character and steady economic growth. With its strategic location along Highway 41, Oakhurst sees high volumes of year-round traffic from both tourists and residents, making it an ideal setting for businesses seeking visibility and long-term success.

Oakhurst is home to a diverse and growing business community, supported by a loyal local customer base and consistent tourist activity. The area boasts a wide range of amenities including hotels, restaurants, shops, and recreational attractions, all contributing to a vibrant commercial environment. Investors and business owners are drawn to Oakhurst for its affordable property values, supportive community, and proximity to world-renowned natural destinations. Whether you're looking to establish a new venture or expand an existing operation, Oakhurst presents a unique and promising opportunity in one of California's most picturesque and economically resilient regions.



Calling all investors! This is an excellent opportunity for investors to re-position the Junction Plaza and Oakhurst Plaza to maximize on returns. With a new Anchor Tenant in place at the Junction Center and most leases under market rent you have the ability to bring these two properties to their full potential.

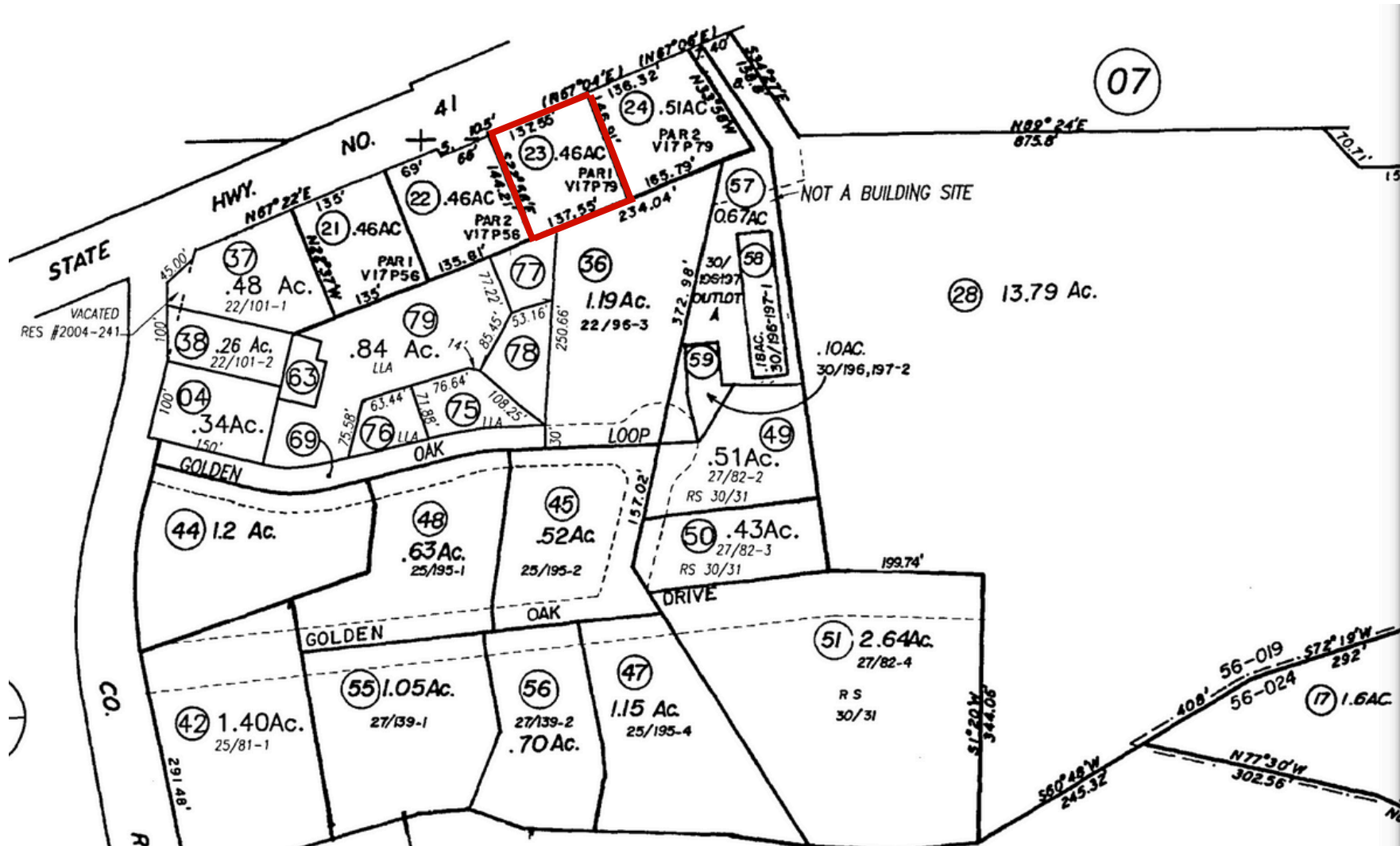
With only one vacancy in the combined 25 Units the Oakhurst and Junction Plaza offer these properties provide a high Cap Rate for the price.

These two properties have not been on the market since they were built by the current owner and have been well maintained and self managed for decades.

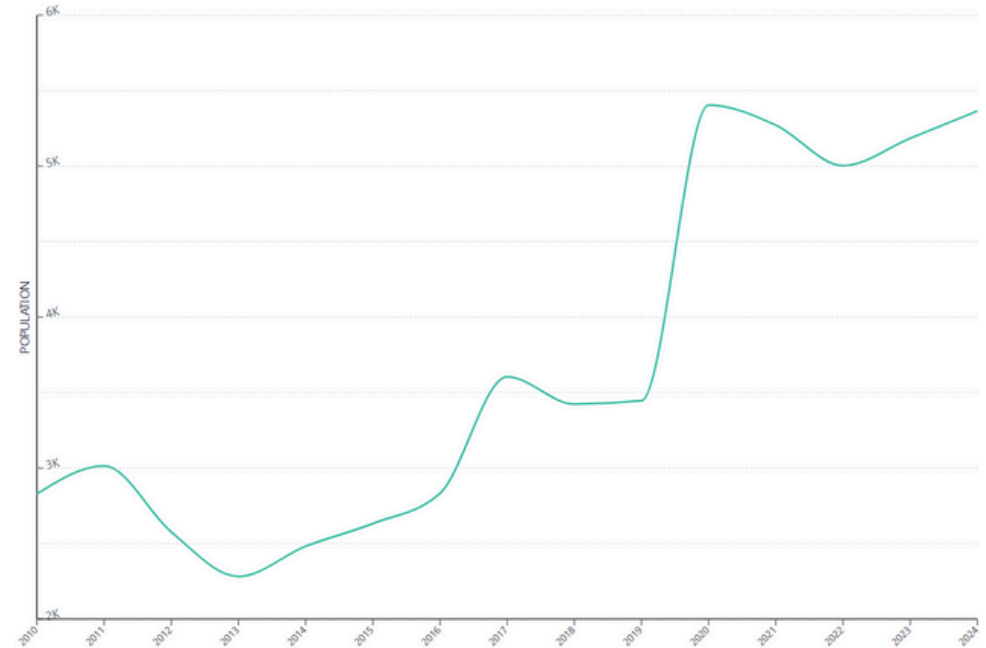
The Franco Realty Group has strong ties to local property managers in the area and would be able to provide assistance to any investor in need of management.



# PLAT MAP VIEW



POPULATION	Oakhurst
2019 POPULATION	3,400 People
2024 POPULATION	5,400 People
2029 POPULATION PROJECTION	7,000 People
ANNUAL GROWTH 2020-2024	1.58% Increase
ANNUAL GROWTH 2024-2029	1.30% Increase
MEDIAN AGE	47 Years old
BACHELOR'S DEGREE OR HIGHER	29.43%
U.S ARMED FORCES	6.6%











## Yosemite Mart

Lease Start: 09/01/2023

Lease End: 10/31/2025

Current Base Rent: \$1,060.90 Per Month

Increases: 3% Annually

Type of Lease: NNN

## Positive Living

Lease Start: 01/01/2014

Lease End: 12/31/2018

Current Base Rent: \$432.19 Per Month

Increases: 3% Annually

Type of Lease: NNN

## Barbershop

Lease Start: 08/01/2023

Lease End: 07/31/2026

Current Base Rent: \$400 Per Month

Increases: 3% at Expiration

Type of Lease: NNN

## Green Door Hospitality

Lease Start: 04/01/2025

Lease End: 03/31/2026

Current Base Rent: \$460 Per Month

Increases: 3% Annually

Type of Lease: NNN



## Trendz Hair Salon

Lease Start: 10/01/2019  
Lease End: 09/30/2024  
Current Base Rent: \$605.64 Per Month  
Increases: 3% Annually  
Type of Lease: NNN

## The Center for Rejuvenation

Lease Start: 09/01/2023  
Lease End: 08/31/2024  
Current Base Rent: \$463.50 Per Month  
Increases: 3% Annually  
Type of Lease: NNN

## Sugar Pine Property Management

Lease Start: 10/01/2020  
Lease End: 09/30/2024  
Current Base Rent: \$775.59 Per Month  
Increases: 3% Annually  
Type of Lease: NNN

## Deadwood Tattoo (3 Units)

Lease Start: 09/01/2015  
Lease End: 01/31/2028  
Current Base Rent: \$1,236 Per Month  
Next Increase: TBD  
Increases: TBD

Tenant Name	Suite #	Lease Start	Lease End	Yr1 Base Rent	Rentable SF	\$/SF	Increases	Year 2 Rent	Yr2 \$/SF	Options
Yosemite Mart	1	9/1/2023	10/31/2025	\$1,060.90	1,068	\$0.99	3% Annual	\$1,379.17	\$1.29	One 3 year option
Positive Living	2	1/1/2014	12/31/2018	\$432.19	480	\$0.90	-	\$600.00	\$1.25	-
Barbershop	3	8/1/2023	7/31/2026	\$400.00	460	\$0.87	3% Annual	\$575.00	\$1.25	-
VACANT	4	-	-	-	710	-	-	\$887.50	\$1.25	-
Hair Salon	5	10/1/2019	9/30/2024	\$605.64	560	\$1.08	-	\$700.00	\$1.25	-
Sugar Pines Prop. Mgmt	6	10/1/2020	9/30/2024	\$775.59	768	\$1.01	-	\$960.00	\$1.25	-
Green Door Hospitality	7	3/1/2025	3/31/2026	\$460.00	512	\$0.90	-	\$640.00	\$1.25	-
Massage Therapy	8	9/1/2023	8/31/2024	\$463.50	576	\$0.80	-	\$720.00	\$1.25	-
Deadwood Tattoo	9	9/1/2015	1/31/2028	\$1,236.00	1,247	\$0.99	TBD	\$1,273.08	\$1.02	-
Deadwood Tattoo	10	9/1/2015	1/31/2028	-	-	-	-	-	-	-
Deadwood Tattoo	11	9/1/2015	1/31/2028	-	-	-	-	-	-	-
				<b>\$5,433.82</b>	<b>6,381</b>			<b>\$7,734.75</b>		





SUMMARY		
<b>Price</b>	<b>\$1,050,000</b>	
Down Payment	\$420,000	40%
Number of Units	13	
Price Per Unit	\$80,769	
Price Per Sq Ft	\$150	
Gross Sq Ft	7,000	
Lot Size	19,602	
Approx Year Built		
RETURNS		
	Year 1	Year 2
<b>CAP Rate</b>	<b>5.22%</b>	<b>7.66%</b>
GRM	16.10	11.31
Cash-on-Cash	4.14%	10.33%
FINANCING		
	1ST LOAN	
Loan Amount	\$630,000	
Loan Type	New	
Interest Rate	7.50%	
Amortization	30 Years	
Year Due	2035	
*Loan information is subject to change.		

INCOME		Year 1		Year 2	
Gross Scheduled Income		\$65,206		\$92,817	
Less: Vacancy/Deductions	5.00%	\$3,260	5.00%	\$4,641	
Effective Rental Income		\$61,946		\$88,176	
CAM Reimbursements		\$40,577		\$44,159	
Total Gross Rental Income		\$102,522		\$132,335	
Less: Expenses	73.21%	\$47,737	55.97%	\$51,952	
<b>Net Operating Income</b>		<b>\$54,785</b>		<b>\$80,383</b>	
Cash Flow		\$54,785		\$80,383	
Debt Service		\$42,373		\$42,373	
Net Cash Flow After Debt Service	2.96%	\$12,412	9.05%	\$38,010	
Principal Reduction		\$4,986		\$5,373	
Total Return	4.14%	\$17,398	10.33%	\$43,383	
EXPENSES					
Real Estate Taxes		\$13,125		\$13,283	
Insurance		\$7,500		\$7,800	
Utilities - Water, Gas & Electric		\$3,900		\$4,300	
Trash Removal		\$4,800		\$5,000	
Janitor		\$1,500		\$1,700	
Legal Services		\$3,000		\$3,000	
HVAC		\$2,500		\$2,800	
Pest Control		\$1,200		\$1,500	
Landscaping		\$1,200		\$1,300	
Repairs & Maintenance		\$3,000		\$3,500	
Property Management Fee	6%	\$3,912	6%	\$5,569	
Sewer		\$2,100		\$2,200	
<b>Total Expenses</b>		<b>\$47,737</b>		<b>\$51,952</b>	
Expenses/Unit		\$5,967		\$6,494	
Expenses/SF		\$8.14		\$8.86	



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