

# Iconic Restaurant & Marketplace Building

**FOR LEASE**

106 Old Mammoth Road  
Mammoth Lakes, CA



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Liquor License Included •

Substantial goodwill as an upscale restaurant, bar, and specialty market.

# Executive Summary

## Restaurant | Bar Specialty Market

Located in the heart of downtown Mammoth Lakes, this beautiful building was originally built out as a Chart House restaurant in 1985, with a \$400K remodel in 2018 transforming it into a local favorite restaurant and market.

Recently used as a restaurant, bar, and high-end specialty market, this building is turn-key with fixtures to accommodate your concept. Off-site beer and wine license for retail purposes and an on-site liquor license available to lessee.

There is a parking agreement in place with the surrounding mall allowing for ample parking. Surrounded by hundreds of nightly-rental condos, retail stores, and local residences, this is a highly visible and easily accessible corner.



## Rare Restaurant Space IN California's #1 Mountain Vacation Destination

### Leasing Details

**Lease Rate**

\$2.25/ft NNN

**Current CAM**

\$0.58/ft

**Building Size**

7,459 sqft

# One of a Kind

106 Old Mammoth Road presents the only remodeled, turnkey restaurant location in Mammoth Lakes available for a secure, long-term lease. While there are other vacancies in town, none offer the quality, location and long-term lease options as 106 Old Mammoth Road.



**Highly Visible corner on Old Mammoth Road, across the street from the Tesla Charging Station.**

**Free town shuttle transportation stops right in front of building**



## BY THE NUMBERS

**Mammoth Lakes restaurants ranging in size from 4,000 - 9,000 sqft have sales of \$602-\$828/sqft**

**Comparable local rents+CAM fees in town range from \$4.20 - \$5.95/sqft.**



## Included Inventory

Bar  
Stand up Reach-in Cooler  
Low Reach-in Freezer/ Ice Cabinet  
16 Handle Tap Riser Beer/Wine/Nitro  
3 Under Counter Keg Coolers  
Reach in Glass Chiller  
4 Compartment Sinks  
2 Service Wells

Expo Kitchen  
Two Char Broiler Grills with Top Broils Racks  
Four Drawer Under Counter Cooler  
Three Door Under Counter Reach-in Cooler  
Under Counter Alto Sham Oven  
Convection Oven  
8 Burner Stove  
2 Fryers  
1 Door Under Counter Reach in Cooler  
Copper Heat Lamp

Back of House Kitchen  
Two Deck Bread/ Pizza Oven with Steam injection and stone decks w/ Hood  
Walk in Cooler with Metro Shelving  
Walk in Freezer with Metro Shelving  
Two rack dish machine  
Double Size Ice Machine  
2 Office Spaces  
Dry Storage Room  
Covered Enclosed Loading Dock with Metro Shelving  
Mop Closet  
Employee Rest Room

**\*\* Financial history available with completed NDA**



**The Parcel  
Housing Development  
(under construction)**

**106 Old  
Mammoth Road**

## WORKFORCE HOUSING - "THE PARCEL"

The restaurant is walking distance from a new employee housing development, designed specifically to house our local workforce. Phase 1 is currently under construction and will consist of 81 studio to three-bedroom residential units. Five more Phases are approved for future development, bringing a projected total of 580 workforce housing units to Mammoth Lakes.

# The Location

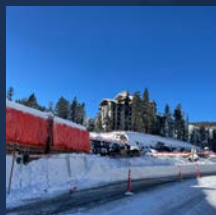
106 Old Mammoth Road is located within beautiful Mammoth Lakes, home to Mammoth Mountain Ski Area (MMSA) and playground for Southern California mountain enthusiasts. Mammoth Lakes is approximately 310 miles north of Los Angeles, 170 miles south of Reno, NV and only 40 minutes from Yosemite National Park's eastern entrance. Mammoth Lakes enjoys international year-round tourist visitation, with Mammoth Mountain Ski Area estimating an influx of 35,000-40,000 visitors on peak weekends and holidays.



**Approx 85% of MMSA's visitors are from Southern California. Average nightly stays are 3.4 nights.**



**Visitors enjoy hiking, fishing, camping, mountain biking, and music festivals during the spring, summer, and fall months.**



**Ongoing major development in Mammoth includes the new Limelight hotel currently under construction and a Marriott hotel proposed for 2023.**

# Flying to Mammoth Lakes



- **Mammoth Yosemite Airport**

Fly with Advanced Airlines from Burbank, Hawthorne-LA, and Carlsbad directly into Mammoth Lakes. For those flying into LAX, there is a free shuttle to your flight out of Hawthorne.

- **Eastern Sierra Regional Airport**

United Airlines is offering flights into the Eastern Sierra Regional Airport (BIH) in Bishop, just 45 minutes south of Mammoth Lakes. Fly direct from Denver or San Francisco, or connect from hundreds of cities across the country. Shuttle service available to Mammoth Lakes.



## ABOUT THE LOCALS

Mammoth Lakes attracts a demographic of active, fun-loving individuals, both as tourists and as full-time residents.

In 2020, Mammoth Lakes, CA had a population of 8.26k people with a median age of 35.6. Between 2019 and 2020 the population of Mammoth Lakes, CA grew from 8,169 to 8,263, a 1.15% increase and its median household income grew by 15.4%.





**Hostess Area/Retail Check-out Desk**



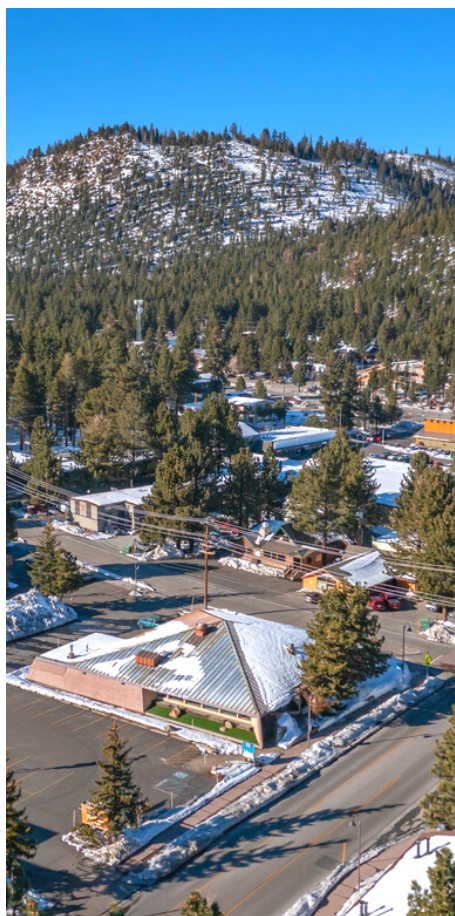
**Bar and Lounge**



**Fully Equipped Bar with Liquor License**



**Multiple Dining Rooms with Large Windows**

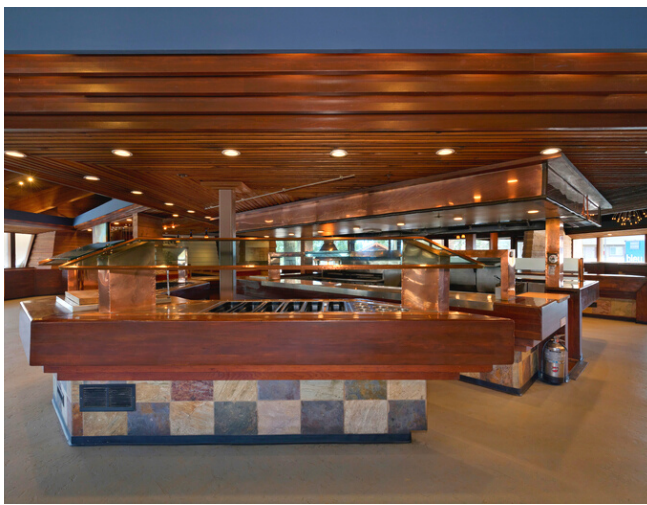


**Iconic Building in Visible Location**



**Lounge Area with Large Windows and Gas Fire**





**Open Grill and Salad Bar Station**



**Fully Equipped Open Grill and Kitchen**



**Centrally Located Open Kitchen**



**His and Her Bathrooms**



**Large Cold & Dry Storage Rms**



**Beautiful Prep Space and Large Dish Pit**



**CONTACT TODAY FOR  
DETAILS**



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