

NOW AVAILABLE

THE HISTORIC
SNOWLINE DEPOT



42155 Highway 41, Oakhurst, CA

- **Almost 5000 square feet of floor area**
- **Includes living quarters upstairs**
- **Fantastic long distance views**
- **Complete Bar and Restaurant ready to open**
- **Long history of successful operation**
- **Huge deck for outside sitting**
- **Great visibility from Highway**

PRICED TO SELL AT
\$350,000.00

Fact Sheet

Property: The Snowline Depot, formerly the Snowline Lodge, Bar and Restaurant, is wood framed and sided on a concrete foundation. The bar and restaurant have separate entrances but are connected inside. There is a large dance floor and stage. The bar has ample room for game tables, a fireplace and bar seating. The restaurant can seat over 60 people. There is large deck for outside seating, offering fantastic views.

Location: On Highway 41 about 2 miles north of Oakhurst, the Gateway to Yosemite National Park. Over 2.5 million visitors per year pass by on their way to the Park. Bass Lake is only 7 miles away also drawing thousands of tourists per year.

History: The bar and restaurant was operated successfully for many years. The past few years the operators have been underfunded and inexperienced. It is currently closed.

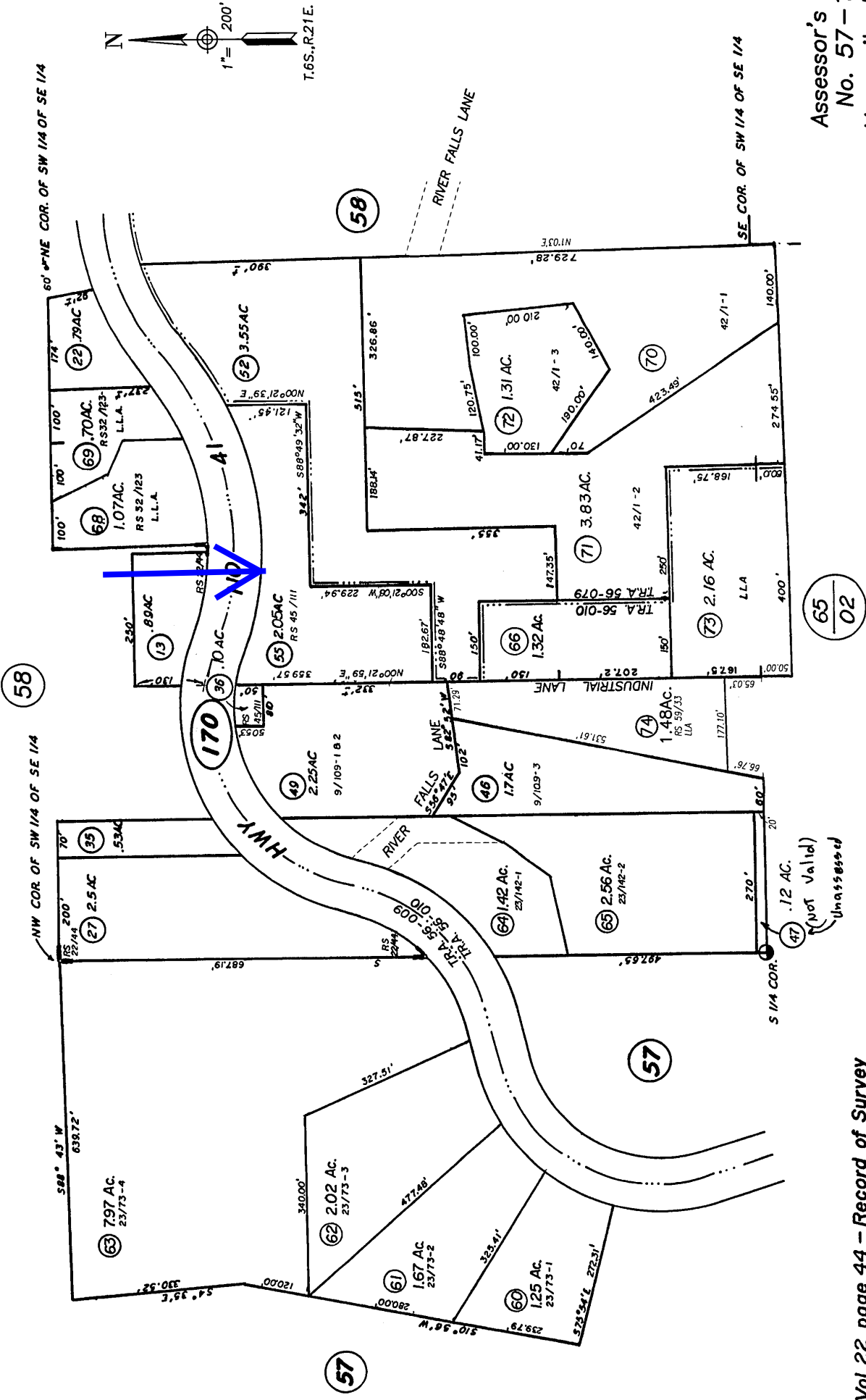
Condition: There is some deferred maintenance on the deck and wood exterior. The roof is in good condition. The parking lot is in fair condition. The interior is in good shape.

Zoning: The zoning is CRM allowing most medium commercial uses. It could be offices, retail, customer service or with a CUP a bed and breakfast, in addition to a bar and restaurant. There are no restrictions on the current use.

SW 1/4 OF SE 1/4 & POR. OF SW 1/4
OF SEC.35 T.6S., R.21E M.D.B.&M.

57-17

Tax Area Code
56-009
56-010
56-079



65
02

(Not Valid)
Unassessed

NOTE: This map is for assessment purposes only and is not intended for interpretation of boundary rights, zoning regulations or land division.

NOTE- Assessor's Block Numbers Shown in Ellipses. ○
Assessor's Parcel Numbers Shown in Circles. ○

Assessor's Map
No. 57-17
Manzanita Div.
Bass Lake School Dist.
County of Madera, Calif.
1966

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View from the North



Bar from Entryway



Dining Area



Dance floor and bandstand



Deck



View from Deck

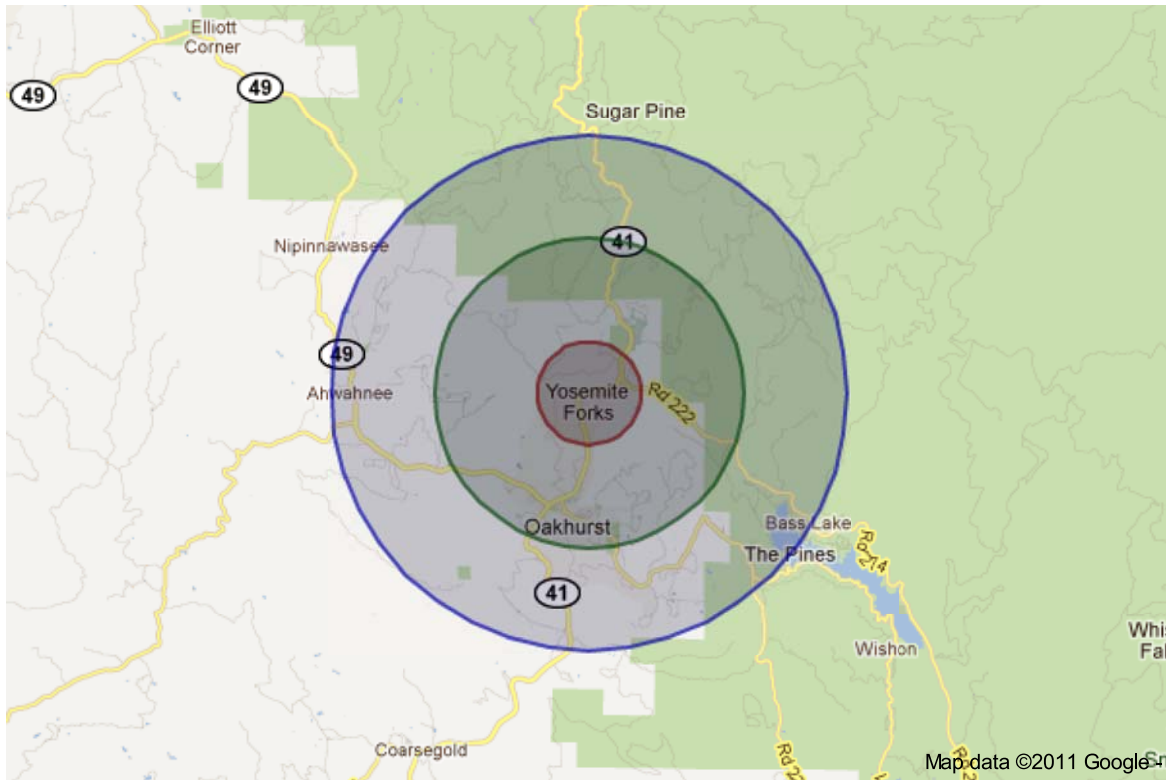


Kitchen stove and hood



Preparation area

Ring Study (1 mile | 3 mile | 5 mile)



Population

Data Label	2011 Projection		
	< 1 Mile	< 3 Miles	< 5 Miles
Total Estimated Population	1,331	6,030	9,622
Total Census 2000 Population	1,165	5,136	8,442
Population Change %	14.2%	17.8%	14.8%
Population Density (People/SQ Mile)	79.2	402.2	296.9
Median Age	52.5	51.6	52.3
Total Males	626	2,845	4,544
Total Females	705	3,185	5,078

Population by Age Group

Data Label	2011 Projection		
	< 1 Mile	< 3 Miles	< 5 Miles
4 Years Old and Younger	52	265	409
5 - 9 Years Old	64	306	488
10 - 14 Years Old	67	326	531
15 - 19 Years Old	79	370	604

20 - 24 Years Old	72	372	598
25 - 29 Years Old	69	343	535
30 - 34 Years Old	55	283	431
35 - 39 Years Old	61	292	442
40 - 44 Years Old	83	352	550
45 - 49 Years Old	101	415	650
50 - 54 Years Old	101	431	691
55 - 59 Years Old	103	438	709
60 - 64 Years Old	90	373	603
65 - 69 Years Old	76	336	551
70 - 74 Years Old	70	304	506
75 - 79 Years Old	57	278	467
80 - 84 Years Old	50	231	382
85 Years Old and Older	81	315	475

Population by Ethnicity

Data Label	2011 Projection		
	< 1 Mile	< 3 Miles	< 5 Miles
White	1,221	5,446	8,671
Black	15	60	67
Native American	43	268	388
Asian	19	115	139
Pacific Islander	3	9	21
2 or More Races	30	132	336
Hispanic	168	591	927
White Non-Hispanic	1,057	4,821	7,657

Housing

Data Label	2011 Projection		
	< 1 Mile	< 3 Miles	< 5 Miles
Total Estimated Households	555	2,532	3,832
Total Census 2000 Households	522	2,206	3,489
Average Household Size	2.2	2.3	2.5
Total Housing Units	763	3,332	4,985
Owner	315	1,851	3,015
Renter	330	987	1,305
Vacant Housing Units	118	495	665

Income

Data Label	2011 Projection		
	< 1 Mile	< 3 Miles	< 5 Miles
Under \$10,000	70	316	399
\$10,000 - \$14,999	48	224	280

\$15,000 - \$19,999	42	202	328
\$20,000 - \$24,999	46	186	304
\$25,000 - \$29,999	73	179	292
\$30,000 - \$34,999	40	150	199
\$35,000 - \$39,999	37	160	253
\$40,000 - \$44,999	61	131	211
\$45,000 - \$49,999	31	116	212
\$50,000 - \$59,999	38	254	403
\$60,000 - \$74,999	17	210	276
\$75,000 - \$99,999	11	131	240
\$100,000 - \$124,999	13	129	186
\$125,000 - \$149,999	7	39	64
\$150,000 - \$199,999		25	59
Over \$200,000	14	48	68
Median Household Income	\$32,516	\$36,249	\$39,000
Aggregate Household Income	\$24,583,002	\$121,230,948	\$192,904,150
Average Household Income	\$44,294	\$47,191	\$50,986
Per Capita Household Income	\$18,470	\$19,999	\$20,312

Household Expenditures

Data Label	2011 Projection		
	< 1 Mile	< 3 Miles	< 5 Miles
Total Annual Household	\$18,402,167	\$96,074,986	\$148,744,885
Average Annual Household	\$33,157	\$37,320	\$38,784

Data Label	2011 Projection		
Food	\$4,544	\$5,000	\$5,124
Cereals & Bakery Products	\$373	\$390	\$394
Cereals & Cereal Products	\$132	\$139	\$141
Bakery Products	\$259	\$275	\$279
Meats, Poultry, Fish & Eggs	\$752	\$810	\$824
Dairy Products	\$300	\$324	\$330
Miscellaneous Foods	\$468	\$507	\$517

Data Label	2011 Projection		
Housing	\$11,361	\$12,458	\$12,884
Owned Dwellings	\$3,752	\$4,456	\$4,714
Mortgage Interest & Charges	\$1,841	\$2,234	\$2,373
Property Taxes	\$1,112	\$1,297	\$1,365
Rented Dwellings	\$2,673	\$2,543	\$2,501

Data Label	2011 Projection		
Utilities, Fuels & Public Services	\$2,731	\$2,893	\$2,976
Natural Gas	\$414	\$434	\$446
Electricity	\$1,019	\$1,067	\$1,092
Fuel Oil or Other Fuels	\$106	\$112	\$114

Telephone Services	\$897	\$956	\$985
Water & Other Public Services	\$290	\$306	\$316
Data Label	2011 Projection		
Household Operations	\$517	\$597	\$624
Personal Services	\$196	\$226	\$236
Other Household Expenses	\$344	\$404	\$423
Housekeeping Supplies	\$490	\$533	\$548
Household Furnishings & Equipment	\$1,068	\$1,243	\$1,303
Furniture	\$263	\$320	\$339
Floor Coverings	\$28	\$33	\$34
Major Appliances	\$170	\$183	\$193
Sm. Appliances & Misc Housewares	\$80	\$86	\$89
Data Label	2011 Projection		
Apparel & Services	\$1,222	\$1,372	\$1,413
Data Label	2011 Projection		
Transportation	\$5,846	\$6,713	\$7,015
Maintenance & Repairs	\$480	\$534	\$556
Vehicle Insurance	\$891	\$967	\$1,008
Public Transportation	\$262	\$319	\$336
Data Label	2011 Projection		
Health Care	N/A	N/A	N/A
Data Label	2011 Projection		
Entertainment	\$1,009	\$1,161	\$1,226
Tobacco & Smoking Related	\$264	\$266	\$271
Cash Contributions	\$1,009	\$1,161	\$1,226
Data Label	2011 Projection		
Personal Insurance & Pensions	\$2,726	\$3,488	\$3,737
Life & Other Personal Insurance	\$253	\$295	\$310
Pensions & Social Security	\$2,481	\$3,210	\$3,439