

**Presenting
The Triangle Store**



3125 Triangle Road, Mariposa, California

- ❖ Groceries, Liquor, Fuel, Video and Postal Service
- ❖ Established Since 1940
- ❖ No Nearby Competition
- ❖ Long Term Lease Available
- ❖ Fuel Tanks Certified
- ❖ Set Up For Deli Included
- ❖ Price Includes Goodwill, Liquor License, Fixtures and Equipment
- ❖ Inventory Available at Cost
- ❖ Possible Apartment Space Included

Priced to Sell at \$230,000.00 Plus Inventory

Call Pam or John For Details

Fact Sheet

Improvements

The building was originally constructed around 1940. It has been maintained and is in good condition. It is approximately 2000 square feet of store area, plus a room upstairs which could be used for storage or possibly converted to an apartment. There is a successful restaurant in the same building, and a small office.

Area

The Triangle Store is located on Triangle Road, a beautiful area in Mariposa County, with large oaks and pines with very gentle terrain. There are no other retail outlets within 5 miles and it is highly unlikely any will be approved in the future. Residential development is generally on parcels of several acres or more. Mariposa is at the southern end of California's gold country and is home to Yosemite National Park.

Access

Triangle Road is a paved County Road several miles off of Highway 49, California's Golden Chain Highway. The Store sits directly on Triangle Road with good site distance.

Products

The Triangle Store offers groceries, liquor, video rentals, lotto and has the local post office, guaranteeing local foot traffic. It has a setup for a deli, which is currently not operating.

Income History

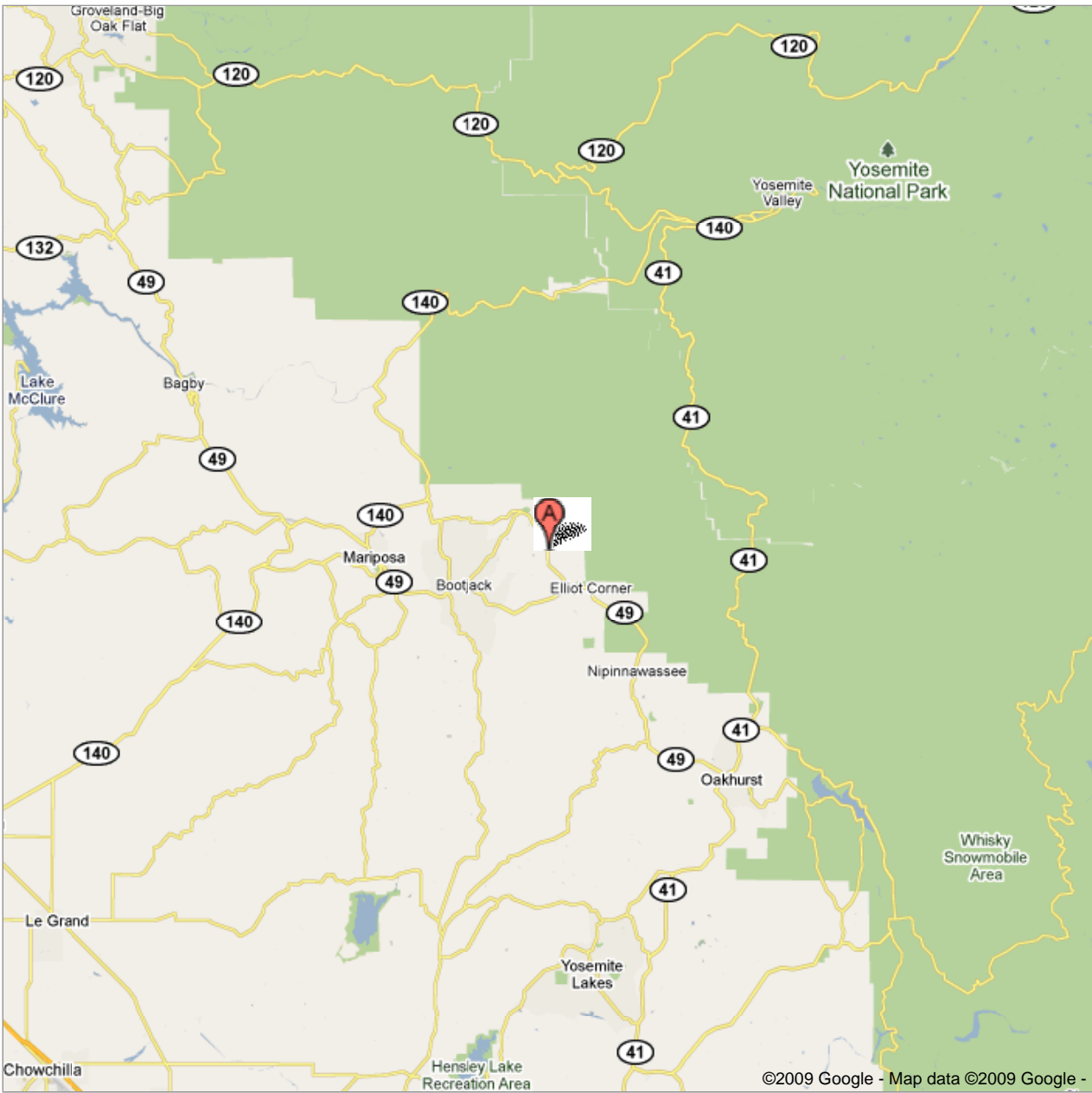
The Store has produced a consistent income stream supporting a large family for years. Full financial disclosure available with signed confidentiality agreement and proof of ability to purchase.

Lease Available

The store can be leased for \$1800.00 per month on a long term basis. The lease rate includes water, trash removal and a contract from the Post Office paying the business owner currently \$408.33 per month.

Potential

This is the epitome of the old fashioned country store. It could be promoted and actually become an attraction in itself. Events could be created and promoted that could substantially increase traffic.



Triangle Market	Drive time 15 37.475345, -119.807483	Drive time 15 37.475345, -119.807483	Drive time 15 37.475345, -119.807483
Site Type: Drive Time	Drive Time: 5 Minutes	Drive Time: 10 Minutes	Drive Time: 15 Minutes

2009 Population

Total Population	258	1,166	3,241
Male Population	51.0%	50.2%	49.6%
Female Population	49.0%	49.8%	50.4%
Median Age	48.3	48.2	48.8

2009 Income

Median HH Income	\$48,727	\$46,639	\$44,216
Per Capita Income	\$26,061	\$23,740	\$22,257
Average HH Income	\$61,423	\$57,032	\$53,860

2009 Households

Total Households	108	466	1,339
Average Household Size	2.39	2.50	2.41

2009 Housing

Owner Occupied Housing Units	59.4%	60.4%	64.0%
Renter Occupied Housing Units	18.8%	16.7%	17.9%
Vacant Housing Units	21.7%	22.9%	18.1%

Population

1990 Population	194	920	2,548
2000 Population	251	1,120	3,053
2009 Population	258	1,166	3,241
2014 Population	260	1,181	3,310
1990-2000 Annual Rate	2.61%	1.99%	1.82%
2000-2009 Annual Rate	0.3%	0.44%	0.65%
2009-2014 Annual Rate	0.15%	0.26%	0.42%

In the identified market area, the current year population is 3,241. In 2000, the Census count in the market area was 3,053. The rate of change since 2000 was 0.65 percent annually. The five-year projection for the population in the market area is 3,310, representing a change of 0.42 percent annually from 2009 to 2014. Currently, the population is 49.6 percent male and 50.4 percent female.

Households

1990 Households	72	344	996
2000 Households	99	426	1,205
2009 Households	108	466	1,339
2014 Households	110	477	1,379
1990-2000 Annual Rate	3.24%	2.16%	1.92%
2000-2009 Annual Rate	0.95%	0.97%	1.15%
2009-2014 Annual Rate	0.37%	0.47%	0.59%

The household count in this market area has changed from 1,205 in 2000 to 1,339 in the current year, a change of 1.15 percent annually. The five-year projection of households is 1,379, a change of 0.59 percent annually from the current year total. Average household size is currently 2.41, compared to 2.53 in the year 2000. The number of families in the current year is 1,011 in the market area.

Housing

Currently, 64.0 percent of the 1,633 housing units in the market area are owner occupied; 17.9 percent, renter occupied; and 18.1 percent are vacant. In 2000, there were 1,456 housing units—65.1 percent owner occupied, 17.0 percent renter occupied and 17.9 percent vacant. The rate of change in housing units since 2000 is 1.25 percent. Median home value in the market area is \$284,158, compared to a median home value of \$162,279 for the U.S. In five years, median home value is projected to change by 0.25 percent annually to \$287,657. From 2000 to the current year, median home value changed by 7.28 percent annually.

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. ESRI forecasts for 2009 and 2014. ESRI converted 1990 Census data into 2000 geography.

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Median Household Income			
1990 Median HH Income	\$31,042	\$26,848	\$26,820
2000 Median HH Income	\$39,537	\$38,245	\$36,727
2009 Median HH Income	\$48,727	\$46,639	\$44,216
2014 Median HH Income	\$48,693	\$47,009	\$44,954
1990-2000 Annual Rate	2.45%	3.6%	3.19%
2000-2009 Annual Rate	2.29%	2.17%	2.03%
2009-2014 Annual Rate	-0.01%	0.16%	0.33%
Per Capita Income			
1990 Per Capita Income	\$11,700	\$11,965	\$13,009
2000 Per Capita Income	\$20,251	\$19,189	\$18,426
2009 Per Capita Income	\$26,061	\$23,740	\$22,257
2014 Per Capita Income	\$26,641	\$24,325	\$22,857
1990-2000 Annual Rate	5.64%	4.84%	3.54%
2000-2009 Annual Rate	2.76%	2.33%	2.06%
2009-2014 Annual Rate	0.44%	0.49%	0.53%
Average Household Income			
1990 Average Household Income	\$32,734	\$30,769	\$32,809
2000 Average Household Income	\$54,114	\$49,986	\$47,438
2009 Average HH Income	\$61,423	\$57,032	\$53,860
2014 Average HH Income	\$62,702	\$58,086	\$54,967
1990-2000 Annual Rate	5.16%	4.97%	3.76%
2000-2009 Annual Rate	1.38%	1.44%	1.38%
2009-2014 Annual Rate	0.41%	0.37%	0.41%

Households by Income

Current median household income is \$44,216 in the market area, compared to \$54,719 for all U.S. households. Median household income is projected to be \$44,954 in five years. In 2000, median household income was \$36,727, compared to \$26,820 in 1990.

Current average household income is \$53,860 in this market area, compared to \$71,437 for all U.S. households. Average household income is projected to be \$54,967 in five years. In 2000, average household income was \$47,438, compared to \$32,809 in 1990.

Current per capita income is \$22,257 in the market area, compared to the U.S. per capita income of \$27,277. The per capita income is projected to be \$22,857 in five years. In 2000, the per capita income was \$18,426, compared to \$13,009 in 1990.

Population by Employment

Total Businesses	8	28	157
Total Employees	17	69	376

Currently, 93.0 percent of the civilian labor force in the identified market area is employed and 7.0 percent are unemployed. In comparison, 89.4 percent of the U.S. civilian labor force is employed, and 10.6 percent are unemployed. In five years the rate of employment in the market area will be 95.1 percent of the civilian labor force, and unemployment will be 4.9 percent. The percentage of the U.S. civilian labor force that will be employed in five years is 92.9 percent, and 7.1 percent will be unemployed. In 2000, 48.4 percent of the population aged 16 years or older in the market area participated in the labor force, and 0.0 percent were in the Armed Forces.

In the current year, the occupational distribution of the employed population is:

- 60.4 percent in white collar jobs (compared to 61.5 percent of U.S. employment)
- 16.7 percent in service jobs (compared to 17.1 percent of U.S. employment)
- 22.9 percent in blue collar jobs (compared to 21.4 percent of U.S. employment)

In 2000, 66.4 percent of the market area population drove alone to work, and 8.8 percent worked at home. The average travel time to work in 2000 was 36.1 minutes in the market area, compared to the U.S. average of 25.5 minutes.

Population by Education

In 2009, the educational attainment of the population aged 25 years or older in the market area was distributed as follows:

- 12.4 percent had not earned a high school diploma (16.2 percent in the U.S.)
- 29.5 percent were high school graduates only (29.8 percent in the U.S.)
- 9.7 percent had completed an Associate degree (7.2 percent in the U.S.)
- 14.4 percent had a Bachelor's degree (17.0 percent in the U.S.)
- 6.7 percent had earned a Master's/Professional/Doctorate Degree (9.8 percent in the U.S.)