

Victorian Square

40713 Highway 41, Oakhurst, CA 93644



John Thor

Thor Commercial Real Estate, Inc.
40784 Griffin Dr, Oakhurst, CA 93644
johndthor@gmail.com
(559) 668-0411 Ext:

Victorian Square

\$9.60 /SF/Yr

Excellent Highway 41 location in the Victorian Square Building which is the location of the NEW 41 Smokehouse. Highway 41 north of central Oakhurst across the street from 3 new 108 room hotels.

- Excellent location across the street from 3 new 108 room hotels.



Primary Photo

| | |
|----------------------|--------------------|
| Rental Rate: | \$9.60 /SF/Yr |
| Property Type: | Retail |
| Property Sub-type: | Restaurant |
| Gross Leasable Area: | 10,027 SF |
| Year Built: | 1988 |
| Walk Score ®: | 35 (Car-Dependent) |
| Transit Score ®: | 34 (Some Transit) |

1st Floor Ste 8A

1

| | |
|-----------------|-----------------|
| Space Available | 1,000 SF |
| Rental Rate | \$103.33 /SM/Yr |
| Date Available | Immediate |
| Service Type | Modified Gross |
| Space Type | Relet |
| Space Use | Office |
| Lease Term | 1 - 5 Years |

1st Floor Ste 6

2

| | |
|-----------------|-----------------|
| Space Available | 700 SF |
| Rental Rate | \$103.33 /SM/Yr |
| Date Available | Immediate |
| Service Type | Modified Gross |
| Space Type | Relet |
| Space Use | Retail |
| Lease Term | 1 - 5 Years |

1st Floor Ste 7

3

| | |
|-----------------|-----------------|
| Space Available | 1,200 SF |
| Rental Rate | \$103.33 /SM/Yr |
| Date Available | Immediate |
| Service Type | Modified Gross |
| Space Type | Relet |
| Space Use | Retail |
| Lease Term | 1 - 5 Years |

Major Tenant Information

| Tenant | SF Occupied | Lease Expired |
|---------------|-------------|---------------|
| 41 Smokehouse | - | August 2017 |



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