



FOR SALE OR LEASE
ONE OF ONLY TWO DRIVE-THRU
BUILDINGS ALLOWED IN MAMMOTH

2935 Main St

MAMMOTH LAKES, CA



The Opportunity

Property Highlights

- One of only two drive-thru buildings allowed in all of Mammoth
- For Sale* or Lease: 4,435 SF 2nd generation restaurant building with high-end finishes and refurbished in 2018
- Permitted drive-thru with 11-car queue
- Oversized lot with ample parking: 1.22 acres (53,143 SF) with 59 parking spaces (13.3 per 1,000 square foot ratio)
- Ideally situated on Main St (14,500 CPD) at the foremost entrance/exit to Mammoth
- Immediately adjacent to Mammoth Hospital, Police Department, Welcome Center, Grocery Outlet, Shell gas station, and Shilo Inn
- Benefits from three points of ingress/egress off Main St & Sierra Park Rd
- Strategically positioned at one of the free annual town-wide shuttle stops

Drive-Thru Stats

- 70% of all business for quick service restaurants come through a drive-thru
- Store sales are approximately 50% greater in locations that have a drive-thru



A Top West Coast Resort Destination

Mammoth Lakes, CA

- 2.8 million visitors annually (70% visiting from Southern CA)
- #3 on “The 5 Best California Ski Resorts” - Snowpak (2024/25)
- #1 on “The Best of America’s Late-Season Ski Resorts” - Blenders Eyewear (2018)
- #2 on “the Insider Guide to North America’s Best Ski Towns” - Outside Magazine (2018)
- Closest major ski resort to Southern California
- 3,500 acres with amenities that include 28 lifts, 150 hiking trails, 80+ miles of mountain biking trails, two golf courses, and year-round fishing with 17 lakes within 20 minutes

World-Renowned Destination with Continued Growth

- 930+ residential units planned, under construction, or recently completed; 780+ hotel rooms planned
- \$150M planned infrastructure developments over the next 10 years including hospital expansion, major improvements to all 3 schools and municipal campus
- Major redevelopment and expansion of governmental buildings across the street from subject site

Year-Round Flight Service from Los Angeles

- 10 minutes from Mammoth Yosemite Airport
- Seasonal service from Burbank, Orange County, San Francisco, and Denver; JetSuiteX service offered from Burbank and Orange County



Site Plan



Mammoth Lakes

Shady Rest Park

COLLECTION OF SKI RESORTS AND HOTELS

2935 MAIN ST

MAMMOTH LAKES WELCOME CENTER

Mammoth Lakes

GROCERY OUTLET
Bargain Market

SUPERIOR COURT & NEWLY CONSTRUCTED GOVT BUILDINGS

MAMMOTH HOSPITAL
• Newly remodeled
• 2nd largest employer

MAMMOTH ELEMENTARY SCHOOL

YEAR-ROUND RESIDENTIAL COMMUNITY

MAMMOTH HIGH SCHOOL

MAMMOTH MIDDLE SCHOOL

VONS

Mammoth Creek Park

MAMMOTH MOUNTAIN SKI AREA

SIERRA STAR GOLF COURSE

203

203

20

Lake Mary Rd

Old Mammoth Rd

Meridian Blvd

Meridian Blvd

Meridian Blvd

Meridian Blvd

Old Mammoth Rd



Regional Map



✈️ MAMMOTH YOSEMITE AIRPORT

- Year-round flight service from Los Angeles
- Seasonal service from Burbank, Orange County, San Francisco, and Denver
- Connections to 100 markets including Boston, Seattle, Singapore, San Diego, Phoenix, Hong Kong, and Toronto

✈️ EASTERN SIERRA AIRPORT

- 2020 expansion added 4 times the air flight capacity
- 3 runways have been renovated for commercial service to San Francisco

2935 Main St

MAMMOTH YOSEMITE AIRPORT
10 minutes

EASTERN SIERRA REGIONAL AIRPORT

2935 MAIN ST

Demographics

2935 MAIN ST, MAMMOTH LAKES, CA

EXPANDED DEMOGRAPHIC PROFILE BY DRIVE TIME

	10 Min	20 Min	30 Min
Population			
Estimated Population	8,165	8,778	9,329
Daytime Population			
Total Businesses	265	296	317
Total Employees	1,837	2,004	2,166
Household Income			
Estimated Median Household Income	\$109,854	\$109,381	\$108,008
Estimated Average Household Income	\$133,164	\$133,374	\$132,393
Age			
Median Age	38.8	39.5	40.3



The information above has been obtained from sources believed to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property.

2935 Main St

MAMMOTH LAKES, CA

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