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“3221 Main Street-Mammoth Lakes, California”

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“3221 Main Street”

Presented by

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Executive Summary – 3221 Main Street

3221 Main Street is a highly visible restaurant and retail location fronting on Main Street in Mammoth Lakes; Main Street is home to the most frequented local businesses in Mammoth Lakes including Schats Bakery, Kitterage Sports, the U.S. Post Office, Wave Rave and many more.

3221 Main Street is unique to Mammoth Lakes in that it is a mid-point between the entrance of town and the Village at Mammoth with great visibility, private parking and zoning that affords expanded uses.



Investment Highlights

- 100 feet of frontage along Main Street
- 100% occupied by Slocums Grill and Bar since 1983
- Rectangular site - .521 Acres
- 4,989 square feet of improvements
- Type-47 Liquor License included in sale price
- Proximate to free public transportation
- Occupancy - 200 persons
- 35 on-site parking, 8-10 off-site parking

Price	\$1,250,000
Improvement Size (Sq. Ft.)	4,989
Site Size	.52 Acres
Price per Sq. Ft.	\$250
Proposed Max. Floor Area Ratio	2.0
Frontage	100 feet



Location Overview

Mammoth View is in the Town of Mammoth Lakes, County of Mono in the State of California. The Town of Mammoth Lakes is known as the gateway to the Eastern Sierras and Mammoth Mountain Ski Area (MMSA). Mammoth is in the heart of California's Sierra Nevada Mountain Range, approximately 310 miles north of Los Angeles, 170 miles south of Reno, Nevada and only 40 minutes from Yosemite National Park's eastern entrance

Mono County

Mono County was created by a Legislature Act on April 21, 1861 and was the first of the mining counties to be organized on the eastern slope of the Sierra Nevada Mountains, in the state of California. The county seat is in the town of Bridgeport, where most of the county and the historic courthouse reside. The remaining County offices and courts are in Mammoth Lakes, Ca.

Located in the eastern-central section of California, Mono County is 108 miles in length, reaching from the Alpine County border to the north to the Inyo County border to the south. The County's width is 38 miles from the crest of the mighty Sierras to the Nevada state line to the east. Its land area is 3,030 square miles, 80% of which is federally owned. Much of this land is contained in the Inyo and Toiyabe National Forests. Summer and fall visitors enjoy many activities such as fishing, hunting, camping, hiking and some of the most spectacular scenery found in the Sierra Nevada Mountains. Winter visitors engage in skiing, snowmobiling and other various winter sports at two of the finest winter skiing areas in the country (Mammoth and June Ski Mountains).

These extraordinary mountain boundaries offer precipitous canyons, broad valleys, many crystal-clear lakes of glacial formation and a unique sage brush covered semi-desert land. The Sierra Nevada boundary is dominated by three towering peaks (Mt. Dana, Mt. Lyell and Castle Peak) which rise to an elevation exceeding 13,000 feet. The county's drainage is realized by the East and West Walker rivers to the north, the Owens River to the south and many innumerable Sierra streams.



Driving Distances to Major Areas	Miles
Los Angeles	310
Orange County	341
San Diego	396
Las Vegas	308
Reno, Nevada	170
San Francisco (Winter Route)	329
Santa Barbara	363
Yosemite Valley	103



Mammoth Lakes, California

The Town of Mammoth Lakes ("Mammoth"), home to Mammoth Mountain Ski Area ("MMSA"), is in the heart of California's majestic Sierra Nevada mountain range. Mammoth's unique location makes it a natural gateway to the Sierras, including Yosemite National Park ("Yosemite"), Devil's Postpile National Monument, Bristlecone National Forest, Mt. Whitney (the highest point in the continental United States), and Death Valley (the lowest point in the continental United States). Mammoth is bordered by Forest Service land on all sides, with boundaries of the town effectively set and not likely to experience substantial, if any, change. These set boundaries limit the availability of new real estate and firmly affect the town real estate market to the principals of supply and demand.

Mammoth Mountain Ski Area (MMSA)

[Mammoth Mountain Ski Area \(MMSA\)](#), situated at the western edge of Mammoth Lakes, serves as the region's premier winter tourist destination and

plays a significant role in the Eastern Sierra's economy. During peak winter weekends and holidays, Mammoth attracts an estimated 35,000 to 40,000 skiers to the Mammoth Lakes area. The majority of winter visitors hail from Southern California and typically spend an average of 3.4 nights per trip.

In warmer months, the region's abundant outdoor activities—such as hiking, camping, fishing, and proximity to Yosemite National Park—make Mammoth Lakes a popular destination for spring, summer, and early fall tourists. MMSA is the closest major ski resort to the 23 million residents of Southern California, who comprise approximately 85% of its visitors. Boasting a peak elevation of 11,053 feet, MMSA offers an impressive vertical drop of 3,100 feet across more than 3,500 acres of skiable terrain. The mountain's distinctive geography, abundant snowfall, and characteristic California sunshine create a truly unique alpine experience.

In 2014/2015, MMSA expanded its offerings with the acquisition of Southern California ski resorts "Big Bear" and "Snow Summit," allowing skiers and snowboarders to access all four mountain destinations with a single pass. MMSA also owns June Mountain, located just 20 minutes north.

In July 2017, MMSA announced its acquisition by [Alterra Mountain Company](#)—a joint venture between Henry Crown and Company (HCC) and KSL Capital Partners, LLC. Alterra operates 19 year-round mountain resorts across North America including several heli-ski operations, drawing approximately seven million skier visits annually. Alterra is brand connected with the IKON pass which connects Alterra destinations with partner mountains offering seamless access to a range of landscapes, cultures and communities. Incorporation of the IKON Pass allows access to 11 countries, 7,263+ Trails, 5 Continents, and 179,197 skiable acres.

Mammoth Mountain Ski Area is nearing completion of a land exchange involving the Main Lodge area of the resort. This exchange aims to convert a 20-acre Forest Service lease into fee simple ownership. Once finalized, the exchange will enable the new ownership to upgrade existing facilities and introduce new developments. The long-term vision encompasses creating a vibrant village community, offering enhanced amenities and experiences for resort visitors.

Mammoth/Yosemite Airport

The introduction of commercial air service in 2006 marked a pivotal moment for Mammoth Lakes, elevating the town to a new level of accessibility and service. This air connectivity allowed Mammoth Lakes to attract guests previously deterred by geographic constraints. With visitors now arriving from outside California and the United States, the average length of stay has increased compared to weekend travelers primarily originating from Southern California.

Commercial air service has provided Mammoth Lakes with growth opportunities unparalleled by competing mountain resorts across North America. Its implementation has significantly boosted the local economy, driving incremental visits and encouraging longer stays, particularly during midweek periods.

Beyond its economic impact, air service has contributed to stabilizing Mammoth's economy, broadening its exposure to a global visitor market, and managing growth in traffic and air quality. Moreover, it has enhanced convenience for permanent residents and regular visitors while opening up new business opportunities that extend beyond the town's borders.

Current Air Service

A key factor making Mammoth Lakes a world class, year-round destination, is the growth of air service by United Airlines. Major commercial air service into Mammoth Lakes has shifted to Bishop, 40 miles to the southeast. The purpose of this shift is to provide increasingly consistent service, less subject to weather delays or cancellations. Enjoy direct flights from Denver and San Francisco.

Current destinations offered by [United](#) include Denver, and San Francisco serviceable to Bishop, CA. This has allowed passengers a much more consistent service during high season. Flights into Mammoth/Yosemite airport currently exist, these semi-private flights



are seasonally serviceable to Hawthorne and Carlsbad airports through [Advanced Airlines](#). These flights have seen increasing demand since the shift, proving a great option for patrons interested in a faster trip from the Southern California area. Flights resume November 26th, 2025, through April 27, 2026.

Tourism Business Incentive District (TBID)

After nearly a year of organizing with business and community leaders, a TBID was officially passed in the form of majority vote by local businesses and town government. Assessments from the TBID will be directed to specific areas of marketing, as well air subsidy.

Business Type	Annual Assessment Rate
Lodging	1% of Gross Revenue
Retail Type 1	1.5% of Gross Sales
Restaurant Type 1	1.5% of Gross Sales
Ski Resorts	2% of Lift Ticket and Ski School Sales
Retail Type 2	\$500 per year (Appeal required)
Restaurant Type 2	\$500 per year (Appeal required)
Retail Type 3	\$50 per year (Appeal required)



SUMMARY OF SALIENT FACTS

Property: BUILDING & PROPERTY

Location: Street address:
3221 Main Street,
Mammoth Lakes, California, 93546.

Located in the incorporated community of the Town of Mammoth Lakes, California

- The property is in the center of Mammoth's prime Main Street Commercial Tourism District, comprising of a diverse range of mixed retail, shopping mall, clothing stores, numerous restaurants/cafes/bars/coffee shops, Schats World Renown Bakery (a "must stop" for tour buses & visitors to Mammoth Lakes), all seasons' sport shops, (property is located next to Wave Rave Snowboard Shop, the largest snowboard shop in the world), hotels (Best Western Premier Hotel directly across the street from the property), gas stations, U.S.Post Office, real estate offices and more.
- all within walking distance of the property.

Legal Description: Lot 23 of Mammoth Center Subdivision, in the County of Mono, State of California, as per map recorded in 3 Page 26 of Maps, in the office of the County Recorder of said County. See attached Assessor's map.
Assessor's Parcel no.: 035-100-008

Site: The property consists of a single rectangular-shaped parcel with 22,700 square feet, or .521 acres.

- The site is level at street grade with a single entrance off the Main Street frontage road. Access is good and commercial exposure is primary with 100 feet of Main Street frontage.
- The large, on-site private parking lot is asphalt paved. The property is considered to have good parking with parking available on three sides of the improvement, a real premium for this location.
- Private on-site parking includes:
 - approximately 35 on-site parking spaces.
 - new Main St. sidewalks and parking, providing a minimum of 8 to public parking spaces on the frontage road directly in front of the property

- ADA compliant, on-site disabled car/van parking is available at the side of the building next to the disabled entrance to the property
- Current Total of Private On-site Parking Spaces approx. 35
- Current Total of Public Off-site Parking Spaces 8 to 10

Improvements: The property improvements consist of a free standing one story 4989 square foot restaurant building of Victorian architecture. The property and improvements are well-maintained.

- Spring 2013: Restaurant Office - new construction
- Summer 2013: Uni-sex/Disabled Restroom - new Construction
- Spring 2015: Bar Expansion – new construction

Zoning: CG – Commercial General: Town of Mammoth Lakes

Commercial Exposure: The property is positioned with centrally located, positive commercial exposure and strong growth potential.
 *as previously stated in the Location Section preceding:

- Prime location on Main Street frontage with entrances from the frontage road along Main Street (aka Highway 203). There are two entrances to the frontage road just east and west of the property.
- Land uses immediately surrounding the property include active retail, mall, restaurants, hotels, Schat's Bakery, Wave Rave Snowboard Shop and many more listed above.
- This Property's Location Has Primary Commercial Exposure.

Liquor License:

- ABC 47 On-Sale General Liquor License for Bona Fide Eating & Drinking Establishment. On premises sale of beer, wine, distiller spirits, AND Off-Premises sale of beer and wine.
- Liquor License Escrow transfer price to be determined in Terms of Property Contract of Sale.

Listing Price and Terms:

- The listing price is One Million, Two Hundred and Fifty Thousand Dollars (\$1,250,000.00).
- FFE: Restaurant/bar furniture, fixtures, equipment and machinery included in the price of the sale. List to follow.
- Liquor License: California ABC 47 On-Sale General Liquor License for Bona Fide Eating and Drinking Establishment. On premises sale of beer, wine, distiller spirits: AND Off premises sale of beer and wine. Owner of Liquor License: Sea & Sierra Restaurants, Inc.

