

OFFERING MEMORANDUM



Marcus & Millichap

LANDMARK RETAIL, DINING AND COMMUNITY STRIP
CENTER ADVANTAGEOUSLY LOCATED EN ROUTE TO
MAMMOTH MOUNTAIN

MAIN STREET PROMENADE
3343 & 3399 MAIN STREET, MAMMOTH LAKES, CA 93546

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THE OPPORTUNITY

Marcus and Millichap ("M&M") is pleased to present the rare opportunity to acquire the fee simple interest in Main Street Promenade (the "Property"), a 42,809 square foot shopping center that is ideally situated in the heart of Downtown Mammoth Lakes on Main Street. The Property is currently 98% leased and boasts a diverse and highly synergistic tenant mix that caters to local residents, as well as the 2.5 million visitors per year that vacation in Mammoth Lakes to enjoy skiing, snowboarding, fishing, mountain biking, camping and more. Main Street Promenade benefits from excellent access and prominent exposure near the busy intersection of Main Street and Old Mammoth Road (24,078 combined vpd). The Property also has a deep parking field in front of the property giving optimal circulation within the center, and not common for properties along Main Street. The lack of developable land sites and stringent development standards within the submarket will continue to limit the potential for future competition in an already tight retail market with 3.2% vacancy.

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Marcus & Millichap

FINANCIAL SUMMARY

PRICE	\$10,000,000
CAP RATE	5.9%
CASH ON CASH RETURN YEAR 1	7.4%
BUILDING SF	42,809
OCCUPANCY	98%
LAND AREA (ACRES)	1.72
IRR (10-YEAR, UNLEVERED)	10.2%
IRR (10-YEAR, LEVERED)	18.8%
MAJOR TENANTS	
MAMMOTH LAUNDRY	6,206
SUN & SKI SPORTS	8,013
OPERATING DATA	
YEAR 1 NOI (JAN 2022 - DEC 2022)	\$602,818
YEAR 5 NOI (JAN 2026 - DEC 2026)	\$823,591
MARKET FINANCING	
LTV	65%
LOAN AMOUNT	\$6,500,000
INTEREST RATE	3.35%
AMORTIZATION (YEARS)	25
TERM (YEARS)	10 (5 YEARS IO)



IRREPLACEABLE LOCATION WITH STRONG BARRIERS TO ENTRY

The Property benefits from excellent accessibility and visibility along Main Street in an extremely supply-constrained trade area leading to stable occupancy and excellent consumer exposure.

IMMEDIATE UPSIDE OPPORTUNITY

Sun & Ski Sports is paying percentage rent only – leasing at a market-level rent would dramatically improve cash flow.

DIVERSE INTERNET RESISTANT TENANCY

A synergistic e-commerce resistant tenant mix including local staples in dining, health & wellness, and retail drive year-round sales, while providing security and stability for ownership.

STRONG TOURISM MARKET FEATURING A FLAGSHIP IKON PASS DESTINATION

Mammoth Mountain is California's premier skiing destination and popular year-round tourism hot-spot attracting approximately 2.8 million visitors annually. Alterra Mountain Company has announced a \$207 million renovation plan for their flagship resorts including investment in Mammoth Mountain as the market is expected to continue growing with consumer traffic.

FAVORABLE FINANCING

Main Street Promenade allows an investor to obtain new market-rate financing at historically low rates, enhancing leveraged cash on cash yields for the buyer.

Property Information

Address	3343 & 3399 Main Street Mammoth Lakes, CA 93546
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Rentable Area (SF)	±42,809 SF
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Occupancy	98%
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Parcel Numbers	035-090-018-000 035-090-019-000
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Site Area	1.72 AC±
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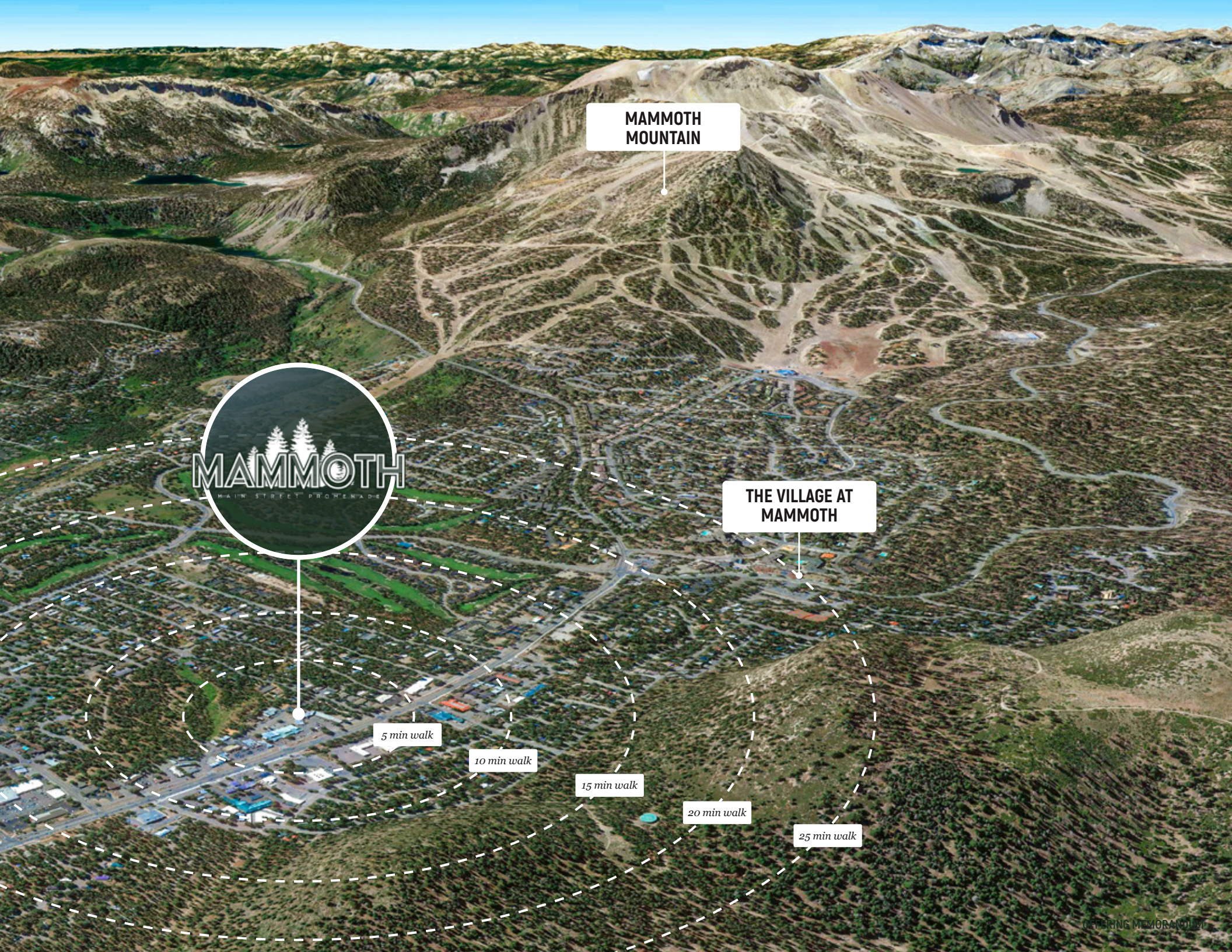
Year Built	1988
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Parking	107 Spaces, 2,471,000
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Zoning	Mammoth Downtown (D)*
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*Downtown (D) District is intended to provide a thriving mix of residential, nonresidential, and lodging uses and a distinctive gateway entry into town, with a focus on ground-level commercial uses and active frontages. The development standards are intended to concentrate development along Main Street with a focus on shopfront buildings that frame the street and provide an animated, pedestrian-friendly environment with high visual quality. The maximum FAR for nonresidential development and mixed-use development is 2.5. Residential development has a maximum density of 12 units/acre. The D zoning district is consistent with the Commercial 2 (C-2) land use designation of the General Plan.





MAMMOTH
MOUNTAIN



THE VILLAGE AT
MAMMOTH

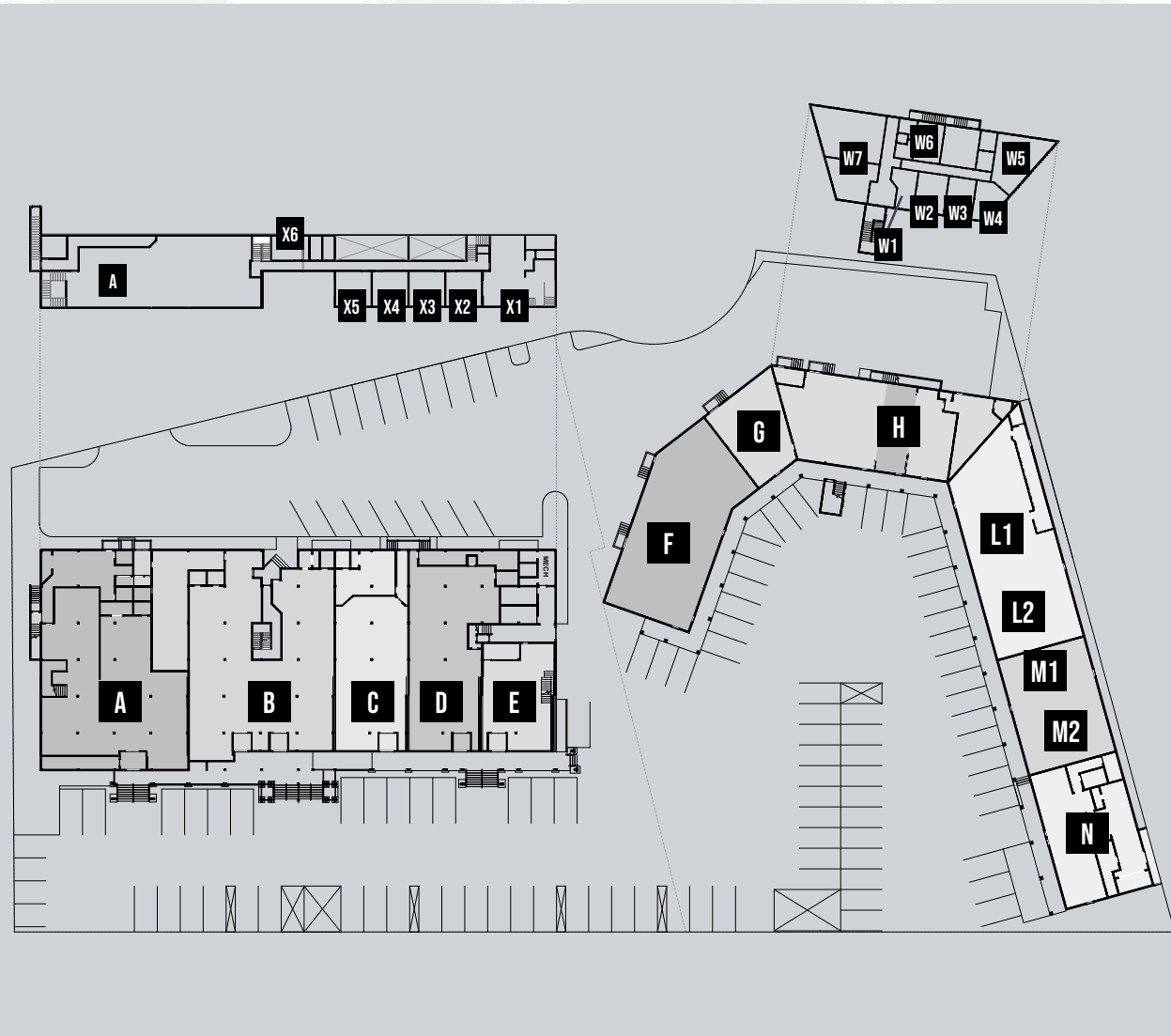
5 min walk

10 min walk

15 min walk

20 min walk

25 min walk



Tenant Roster

SUITE	TENANT NAME	SF
A	Sun & Ski (Retail Concepts)	8,013
B	Mammoth Laundry	6,206
C-1	Nolan Nitschke	1,800
D	Graphic Conclusion	3,233
D-2	Vacasa LLC	1,200
E + X1	Black Velvet Coffee & Wine Bar	2,952
F	The Public House	3,526
G	Sierra Hot Tubs	1,200
H	La Tiendita	3,200
L-1 + W-4	Ascent Supply Company	2,979
L-2	Maura's Mineral Treasure Box	811
M-1	Aaron Wilson	780
N + M-2	Keystone Restaurant Group	3,250
W-1	Moxy Girl	161
W-2	TFC	269
W-3	Cage Technical Services	211
W-5	Mammoth Outlets Mgn	638
W-6	Black Diamond Foods	300
W-7	Vacant	600
W-7A	Courtney Sloper	427
X-2	ABTP Services	228
X-4	Vacant	300
X-5	The Sheet	300
X-6	High Sierra Energy Foundation	225
TOTAL		42,809

THE NUMBERS

Rent Roll

SUITE	TENANT	SF	% GLA	LEASE TERM		PSF	RENTAL RATES		RENT ESCALATIONS						
				START	EXPIRATION		ANNUAL	MONTHLY	DATE	PSF	MLA TYPE	MARKET RENT	IN-PLACE % RENT	UPON OF MARKET	UPON EXPIRATION
A	Retail Concepts/Sun & Ski	8,013	18.7%	Nov-19	Nov-25	\$6.24	\$50,000	\$4,167	Nov-20	\$6.43	\$51,500	\$15 psf/yr	\$15.00	41.6%	Market
B	Creekside Financial/Mammoth Landry	6,206	14.5%	Aug-21	Jul-26	\$21.00	\$130,326	\$10,861	Feb-22	\$24.00	\$148,944	\$24 psf/yr	\$24.00	87.5%	Option
									Aug-22	\$24.72	\$153,412				
									Aug-23	\$25.46	\$158,015				
									Aug-24	\$26.23	\$162,755				
									Aug-25	\$27.01	\$167,638				
F	The Public House	3,526	8.2%	Jul-18	Jun-23	\$19.67	\$69,348	\$5,779	Jul-19	\$20.26	\$71,428	\$24 psf/yr	\$24.00	81.9%	Option
									Jul-20	\$20.87	\$73,571				
									Jul-21	\$21.49	\$75,778				
									Jul-22	\$22.14	\$78,052				
N, M-2	Keystone Restaurant Group LLC	3,250	7.6%	Feb-16	Jan-27	\$48.00	\$156,000	\$13,000	Feb-23	\$49.44	\$160,680	\$33 psf/yr	\$33.00	145.5%	Option
									Feb-24	\$50.92	\$165,500				
									Feb-25	\$52.45	\$170,465				
									Feb-26	\$54.02	\$175,579				
D	Graphic Conclusion	3,233	7.6%	Jun-99	Jan-23	\$24.00	\$77,592	\$6,466				\$24 psf/yr	\$24.00	100.0%	Market
H	La Tiendita - Anadela Perez	3,200	7.5%	Apr-20	Jun-31	\$11.25	\$36,000	\$3,000	Apr-21	\$11.59	\$37,080	\$12 psf/yr	\$12.00	93.8%	Option
									Apr-22	\$11.94	\$38,192				
									Apr-23	\$12.29	\$39,338				
									Apr-24	\$12.66	\$40,518				
									Jun-25	\$13.04	\$41,734				
									Jun-26	\$13.43	\$42,986				
									Jun-27	\$13.84	\$44,275				
									Jun-28	\$14.25	\$45,604				
									Jun-29	\$14.68	\$46,972				
									Jun-30	\$15.12	\$48,381				

Rent Roll, Continued

SUITE	TENANT	SF	% GLA	LEASE TERM		RENTAL RATES			RENT ESCALATIONS						
				START	EXPIRATION	PSF	ANNUAL	MONTHLY	DATE	PSF	MLA TYPE	MARKET RENT	IN-PLACE % RENT	UPON OF MARKET	UPON EXPIRATION
L-1 & W-4	Ascent Supply Company	2,979	7.0%	Jul-20	Jun-27	\$20.41	\$60,804	\$5,067				\$19 psf/yr	\$19.00	107.4%	Market
E & X1	Black Velvet Coffee & Wine Bar	2,952	6.9%	Jul-18	Jun-23	\$16.37	\$48,324	\$4,027				\$18 psf/yr	\$18.00	90.9%	Option
C-1	Nolan Nitschke	1,800	4.2%	Jan-22	Dec-26	\$26.04	\$46,872	\$3,906	Jan-23	\$26.82	\$48,278	\$24 psf/yr	\$24.00	108.5%	Option
									Jan-24	\$27.63	\$49,727				
									Jan-25	\$28.45	\$51,218				
									Jan-26	\$29.31	\$52,755				
G	Sierra Hot Tubs Co.	1,200	2.8%	May-20	Apr-22	\$12.98	\$15,574	\$1,298				\$15 psf/yr	\$15.00	86.5%	Option
D-2	Vacasa LLC	1,200	2.8%	Jul-21	Jul-22	\$30.00	\$36,000	\$3,000				\$24 psf/yr	\$24.00	125.0%	Market
L-2	Pat Redmond/Maura's Mineral Treasure Box	811	1.9%	Oct-19	Oct-24	\$22.19	\$18,000	\$1,500	Oct-20	\$22.86	\$18,540	\$24 psf/yr	\$24.00	92.5%	Option
									Oct-21	\$23.55	\$19,096				
									Oct-22	\$24.25	\$19,669				
									Oct-23	\$24.98	\$20,259				
M-1	Aaron Wilson	780	1.8%	Dec-21	Nov-26	\$18.00	\$14,040	\$1,170				\$21 psf/yr	\$21.00	85.7%	Option
W-5, Conf Room	Mammoth Outlets Mgn	638	1.5%	Jul-20	Dec-33		\$0	\$0				NO RENT	\$0.00		Market
W-7A	Courtney Sloper	427	1.0%	Sep-21	Aug-26	\$30.00	\$12,810	\$1,068	Sep-22	\$31.50	\$13,451	\$30 psf/yr	\$30.00	100.0%	Option
									Sep-23	\$33.08	\$14,123				
									Sep-24	\$34.73	\$14,829				
									Sep-25	\$36.47	\$15,571				
X-5	The Sheet	300	0.7%	Jan-15	Sep-24	\$16.48	\$4,944	\$412				\$18 psf/yr	\$18.00	91.6%	Market
W-6	Black Diamond Foods	300	0.7%	Nov-13	Jan-23	\$12.00	\$3,600	\$300				\$30 psf/yr	\$30.00	40.0%	Market
W-2	TFC	269	0.6%	Jul-17	Jun-22	\$30.00	\$8,070	\$673	Jul-18	\$30.90	\$8,312	\$33 psf/yr	\$33.00	90.9%	Option
									Jul-19	\$31.83	\$8,561				
									Jul-20	\$32.78	\$8,818				
									Jul-21	\$33.77	\$9,083				

SUITE	TENANT	SF	% GLA	LEASE TERM		RENTAL RATES			RENT ESCALATIONS						
				START	EXPIRATION	PSF	ANNUAL	MONTHLY	DATE	PSF	MLA TYPE	MARKET RENT	IN-PLACE % RENT	UPON OF MARKET	UPON EXPIRATION
X-2	ABTP Services	228	0.5%	Jan-20	Jan-23	\$15.79	\$3,600	\$300				\$18 psf/yr	\$18.00	87.7%	Market
X-6	High Sierra Energy Foundation	225	0.5%	Jun-10	Jan-23	\$12.00	\$2,700	\$225				\$15 psf/yr	\$15.00	80.0%	Market
W-3	Cage Technical Services	211	0.5%	Aug-13	Jan-23	\$20.93	\$4,416	\$368				\$24 psf/yr	\$24.00	87.2%	Market
W-1	Moxy Girl	161	0.4%	Mar-22	Feb-27	\$14.91	\$2,400	\$200				\$15 psf/yr	\$15.00	99.4%	Market
W-7	Vacant	600	1.4%									\$30 psf/yr	\$30.00		
X-4	Vacant	300	0.7%									\$18 psf/yr	\$18.00		
Total Leased GLA		41,909	97.9%			\$19.12	\$801,420	\$66,785					\$20.61	92.8%	Avg. Term
Total Vacant		900	2.1%												4.2 Years
Total Building Area		42,809	100.0%												





Assumptions

GLOBAL

CALENDAR YEAR ANALYSIS

Analysis Start Date:	Jan-22
Analysis End Date:	Dec-31
Term of Analysis:	10 Years
Gross Leasable Area:	42,809
Initial Occupancy:	97.9%

INFLATION

General Inflation:	3.0%
Real Estate Tax Growth:	2.0%
Market Rent Growth:	3.0%

LEASING COMMISSIONS

Lease Yrs 1-5:	6.0% New / 3.0% Renew
Lease Yrs 6-10:	3.0% New / 1.5% Renew
Management Fee:	3.0% of Effective Gross Revenue
Capital Reserve:	\$0.20 / SF
General Vacancy Loss:	10.0% of Potential Gross Revenue

ADDITIONAL NOTES

MTM leases are modeled to expire 2023 (ABTP Services, Black Diamond Foods, Cage Technical, Graphic Conclusion, High Sierra Energy)

Retail Concepts is assumed to have a 3 year extension at \$15 psf/yr in this model

MARKET LEASING ASSUMPTIONS

MLA	TERM (YRS)	MARKET RENT	RENT STEPS	FREE RENT NEW	FREE RENT RENEW	TI NEW	TI RENEW	RENEW PROB	DOWNTIME	RECOVERY METHOD
\$12 psf/yr	5	\$12.00	3.00%	3 Mos	0 Mos	\$10.30	\$0.00	75.00%	6 Mos	NNN
\$15 psf/yr	5	\$15.00	3.00%	3 Mos	0 Mos	\$10.30	\$0.00	75.00%	6 Mos	NNN
\$18 psf/yr	5	\$18.00	3.00%	3 Mos	0 Mos	\$10.30	\$0.00	75.00%	6 Mos	NNN
\$24 psf/yr	5	\$24.00	3.00%	3 Mos	0 Mos	\$10.30	\$0.00	75.00%	6 Mos	NNN
\$33 psf/yr	5	\$33.00	3.00%	3 Mos	0 Mos	\$10.30	\$0.00	75.00%	6 Mos	NNN
\$21 psf/yr	5	\$21.00	3.00%	3 Mos	0 Mos	\$10.30	\$0.00	75.00%	6 Mos	NNN
\$19 psf/yr	5	\$19.00	3.00%	3 Mos	0 Mos	\$10.30	\$0.00	75.00%	6 Mos	NNN
NO RENT	10	\$0.00	10% Yr 6	0 Mos	0 Mos	\$0.00	\$0.00	75.00%	0 Mos	NNN
\$30 psf/yr	5	\$30.00	3.00%	3 Mos	0 Mos	\$10.30	\$0.00	75.00%	6 Mos	NNN

VACANT LEASE UP

AVAILABLE SUITES	MLA	SF	START DATE	TERM (YRS)	INITIAL RENT	RENT STEPS	FREE RENT NEW	TI NEW	LC NEW	RECOVERY METHOD
W-7	\$30 psf/yr	600	Jan-23	5	\$30.00	3.00%	3 Mos	\$0.00	6% / 3%	NNN
X-4	\$18 psf/yr	300	Jan-23	5	\$18.00	3.00%	3 Mos	\$0.00	6% / 3%	NNN
Total Available		900								

10 Year Cash Flow

TOTAL GLA: 42,809 SF		JAN-22	YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5	YEAR 6	YEAR 7	YEAR 8	YEAR 9	YEAR 10	YEAR 11
START DATE: JAN-22	PER SF	ANNUALIZED	DEC-22	DEC-23	DEC-24	DEC-25	DEC-26	DEC-27	DEC-28	DEC-29	DEC-30	DEC-31	DEC-32
POTENTIAL GROSS REVENUE													
Potential Base Rent	\$19.40	\$830,554	\$853,671	\$877,890	\$899,039	\$933,203	\$1,024,694	\$1,051,494	\$1,073,381	\$1,105,917	\$1,139,644	\$1,168,929	\$1,200,722
Absorption & Turnover Vacancy	-\$0.48	-\$20,415	-\$26,353	-\$16,256	-\$4,017	-\$20,898	\$0	-\$17,078	-\$38,982	-\$13,793	-\$553	-\$29,810	-\$27,843
Free Rent	\$0.00	\$0	-\$2,400	-\$10,696	-\$1,506	\$0	-\$8,209	-\$6,404	-\$14,618	-\$6,761	-\$415	-\$10,530	-\$9,935
Base Rental Revenue	\$18.92	\$810,139	\$824,919	\$850,938	\$893,516	\$912,305	\$1,016,485	\$1,028,011	\$1,019,780	\$1,085,363	\$1,138,675	\$1,128,589	\$1,162,945
Total Expense Recoveries	\$6.08	\$260,462	\$260,554	\$278,778	\$292,489	\$306,482	\$404,609	\$409,515	\$422,425	\$444,338	\$465,618	\$462,832	\$514,135
Total Gross Revenue	\$25.01	\$1,070,602	\$1,085,473	\$1,129,716	\$1,186,005	\$1,218,787	\$1,421,094	\$1,437,526	\$1,442,205	\$1,529,701	\$1,604,293	\$1,591,420	\$1,677,080
Vacancy Allowance	-\$2.07	-\$88,687	-\$84,830	-\$98,341	-\$114,985	-\$103,070	-\$142,109	-\$128,382	-\$109,136	-\$140,556	-\$159,931	-\$132,313	-\$142,650
EFFECTIVE GROSS REVENUE	\$22.94	\$981,915	\$1,000,643	\$1,031,375	\$1,071,019	\$1,115,717	\$1,278,984	\$1,309,144	\$1,333,069	\$1,389,145	\$1,444,362	\$1,459,108	\$1,534,431
OPERATING EXPENSES													
Advertising	\$0.24	\$10,300	\$10,300	\$10,609	\$10,927	\$11,255	\$11,593	\$11,941	\$12,299	\$12,668	\$13,048	\$13,439	\$13,842
Snow Removal	\$0.60	\$25,750	\$25,750	\$26,523	\$27,318	\$28,138	\$28,982	\$29,851	\$30,747	\$31,669	\$32,619	\$33,598	\$34,606
Roof	\$0.05	\$2,060	\$2,060	\$2,122	\$2,185	\$2,251	\$2,319	\$2,388	\$2,460	\$2,534	\$2,610	\$2,688	\$2,768
Parking Lot	\$0.05	\$2,060	\$2,060	\$2,122	\$2,185	\$2,251	\$2,319	\$2,388	\$2,460	\$2,534	\$2,610	\$2,688	\$2,768
Repairs and Maintenance	\$0.48	\$20,600	\$20,600	\$21,218	\$21,855	\$22,510	\$23,185	\$23,881	\$24,597	\$25,335	\$26,095	\$26,878	\$27,685
Landscaping	\$0.02	\$1,030	\$1,030	\$1,061	\$1,093	\$1,126	\$1,159	\$1,194	\$1,230	\$1,267	\$1,305	\$1,344	\$1,384
Contracted Services	\$0.02	\$1,030	\$1,030	\$1,061	\$1,093	\$1,126	\$1,159	\$1,194	\$1,230	\$1,267	\$1,305	\$1,344	\$1,384
Insurance	\$0.96	\$41,200	\$41,200	\$42,436	\$43,709	\$45,020	\$46,371	\$47,762	\$49,195	\$50,671	\$52,191	\$53,757	\$55,369
Management Fees	\$1.15	\$49,096	\$50,032	\$51,569	\$53,551	\$55,786	\$63,949	\$65,457	\$66,653	\$69,457	\$72,218	\$72,955	\$76,722
Supplies / Hardware	\$0.19	\$8,240	\$8,240	\$8,487	\$8,742	\$9,004	\$9,274	\$9,552	\$9,839	\$10,134	\$10,438	\$10,751	\$11,074
Property Taxes	\$2.81	\$120,163	\$120,163	\$123,768	\$127,481	\$131,305	\$135,244	\$139,302	\$143,481	\$147,785	\$152,219	\$156,785	\$161,489
Utilities	\$2.69	\$115,360	\$115,360	\$118,821	\$122,385	\$126,057	\$129,839	\$133,734	\$137,746	\$141,878	\$146,135	\$150,519	\$155,034
TOTAL OPERATING EXPENSES	\$9.27	\$396,889	\$397,825	\$409,795	\$422,524	\$435,828	\$455,393	\$468,644	\$481,936	\$497,198	\$512,792	\$526,746	\$544,126
NET OPERATING INCOME	\$13.67	\$585,027	\$602,818	\$621,580	\$648,495	\$679,889	\$823,591	\$840,500	\$851,133	\$891,946	\$931,570	\$932,362	\$990,305
LEASING COSTS													
Tenant Improvements	\$0.00	\$0	\$4,748	\$11,131	\$4,098	\$0	\$23,223	\$13,758	\$25,591	\$15,717	\$979	\$28,357	
Leasing Commissions	\$0.00	\$0	\$5,666	\$19,505	\$4,742	\$0	\$25,841	\$20,161	\$46,018	\$21,285	\$1,307	\$33,150	
Capital Reserves	\$0.21	\$8,903	\$8,903	\$9,170	\$9,446	\$9,729	\$10,021	\$10,321	\$10,631	\$10,950	\$11,278	\$11,617	
TOTAL LEASING COSTS	\$0.21	\$8,903	\$19,318	\$39,807	\$18,285	\$9,729	\$59,085	\$44,241	\$82,240	\$47,952	\$13,564	\$73,123	
CASH FLOW BEFORE DEBT	\$13.46	\$576,123	\$583,500	\$581,773	\$630,210	\$670,160	\$764,506	\$796,259	\$768,893	\$843,994	\$918,007	\$859,239	

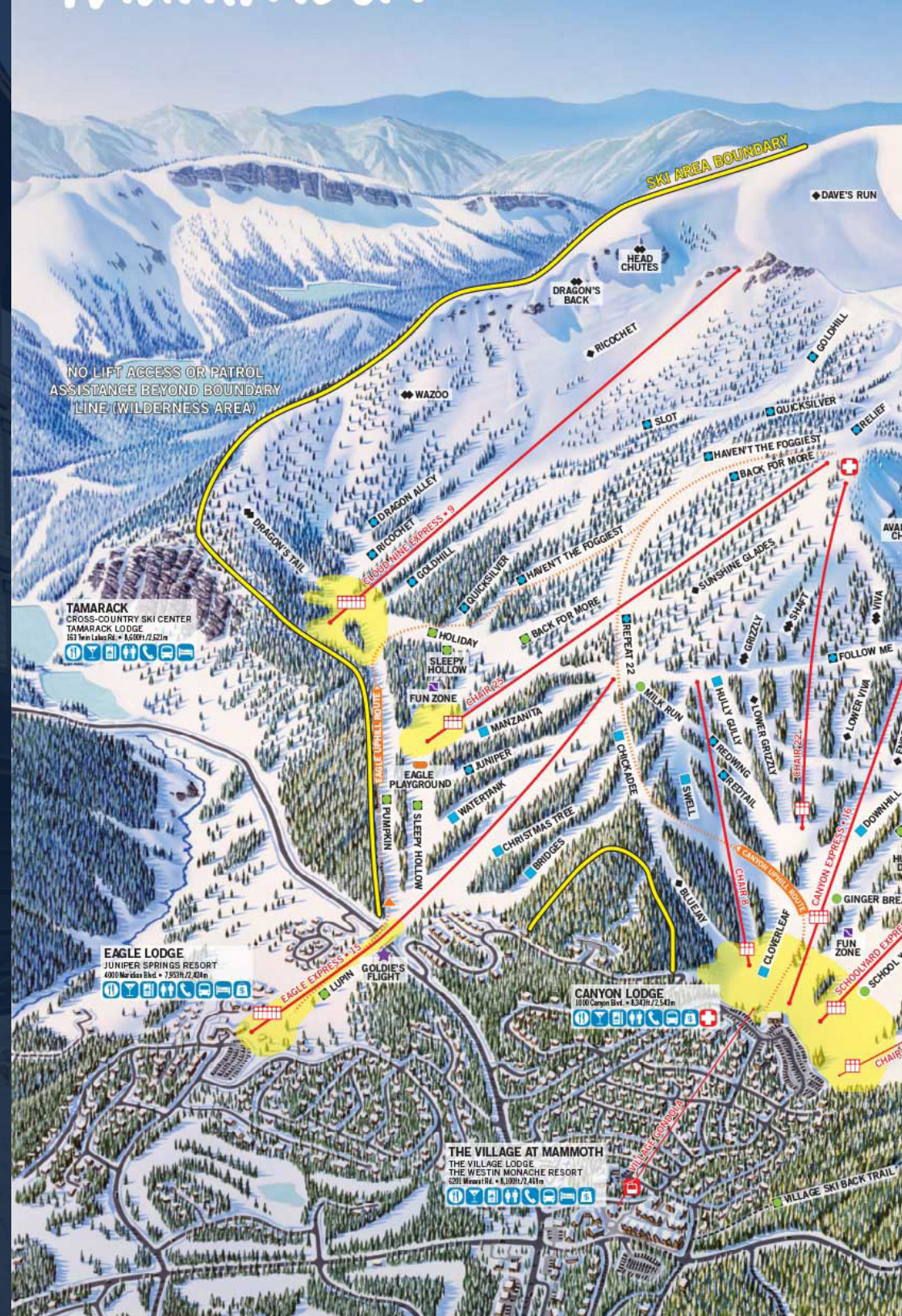


THE AREA

California's highest elevation four-season ski resort with a summit of 11,053 feet above sea level. The resort offers infinite recreation and scenic beauty all year long averaging 300 days of sunshine annually.

Mammoth is a premier ski destination with an average of 400 inches of snow per year, making the entire 3,500 plus acres of terrain completely skiable. Visitors can choose from heart-pumping steep chutes, wide open bowls, tree skiing, bumps, gullies, or wide open, well-groomed trails. To further tourism on the mountain, the Town has created the Mammoth Lakes Tourism program. Its mission is to promote the town, increase tourism, help coordinate the marketing efforts of the total tourism community, and to provide complete, objective information to their guests. In recent years the effort has produced \$5 in tax ROI for every marketing dollar spent.

In addition to being a top ski destination, Mammoth also offers a variety of year-round events and activities. Residents and visitors can enjoy biking, hiking, fishing, swimming and so much more. Mammoth Lakes hosts a festival or event almost every weekend during the Summer and Fall, this includes the Mammoth Food and Wine Experience, the world-famous Festival of Beers, and the Mammoth Lakes Film Festival, just to name a few. Although, visitation is heaviest in the winter months, this diversity is evident in the visitation statistics to the area with 29% in Summer, 13% in Fall, 21% in Spring and 37% in Winter. The Village at Mammoth offers an array of enticing and unique restaurants, solidifying itself as the premier destination to dine, entertain, and relax. The Village at Mammoth opened in the spring of 2003 with a second phase having been completed in the fall of 2007. Visitors are abounding year round with both the Village and the Westin Monache offering a wide array of condominium units for nightly rental with year - round heated swimming pools. It is expected that the Old Mammoth Place Development will further solidify this year-round attraction to tourists and the surrounding area will quickly follow suit with investment dollars. The City is focused on growing not only the ski area's appeal but Downtown's as well.





MAMMOTH LAKES

Mammoth lakes is a town located in Mono County in the State of California. It is in fact the most visited destination in the county with easy access by car or plane. Mammoth is Californians preferred summer and winter destination with over 20-million residents within a 5.5-hours drive time. With over 300 days of sunshine per year and year-round activities to satisfy the outdoorsy fans, Mammoth mountain currently enjoys approximately 2.8 million visitors annually and approximately 8,100 residents. Mammoth is California's highest elevation four-season ski resort with a summit of 11,053 feet above sea level.

Mammoth mountain benefits from direct flights into Mammoth Yosemite Airport from all over California, Utah, Phoenix, Texas, and Denver and Internationally, Mexico and Australia.

ECONOMY

The Town of Mammoth Lakes economy is primarily tourism-based. It is estimated that the Town of Mammoth Lakes receives close to 1.3 million visitors in the winter and 1.5 million in the summer, with an annual average of 2.8 million visitors. A survey found that an average visitors stay 5 nights per visit in the summer and 4 nights per visit in the winter for an average of 4.5 nights per visit. Approximately 7,500 people reside in the Mammoth Lakes area year round. During the peak winter season, the population swells to over 35,000 encompassing visitors from around the states, country and world who come to ski and snowboard and take part in many other winter activities.

Mammoth is California's highest four-season resort and playground





with a summit at 11,053 feet above sea level. The resort offers infinite recreation and scenic beauty all year long averaging 300 days of sunshine annually. Mammoth is the premier ski destination with an average of 400 inches of snow, making the entire 3,500 plus acres of completely skiable terrain. Visitors can choose from heart-pumping steep chutes, wide open bowls, tree skiing, bumps, gullies, or wide open, well-groomed trails.

SUMMER

For those more into the warmer weather, Mammoth is a haven full of adventures. From the Mammoth Bike Park, with some of the most radical terrain in the country, 80+ miles of single-track and a vast beginner zone for newbies, which makes it the premier lift-served bike park in the US. To the unlimited climbing excursions, scenic gondola rides, Gold courses by pristine lakes with crystal clear waters, hiking trails, the gorgeous lakes basin and a lot more!

MAAMM
MAIN STREET P

32

MEDIAN AGE

2.8M

VISITORS PER YEAR

8,235

TOTAL POPULATION

\$1,205

MEDIAN GROSS RENT

\$81,224

MEDIAN HOUSEHOLD INCOME



WINTER

For the ski lovers, Mammoth mountain is known for its huge size, long seasons and all the amenities you would expect from a high-end ski resort. It has one of the longest seasons in the US, a large area and terrain for all ability levels where visitors can choose from heart-pumping steep chutes, wide open bowls, tree skiing, bumps, gullies, or wide open, well-groomed trails and of course, tons of snow!

Mammoth is a premier ski destination with an average of 400 inches of snow per year, making the entire 3,500 plus acres of terrain completely skiable. To further tourism on the mountain, the Town has created the Mammoth Lakes Tourism program. Its mission is to promote the town, increase tourism, help coordinate the marketing efforts of the total tourism community, and to provide complete, objective information to their guests. In recent years, the effort has produced \$5 in tax ROI for every marketing dollar spent.



SAN FRANCISCO

SACRAMENTO

MAMMOTH
MAIN STREET PROMENADE

FRESNO

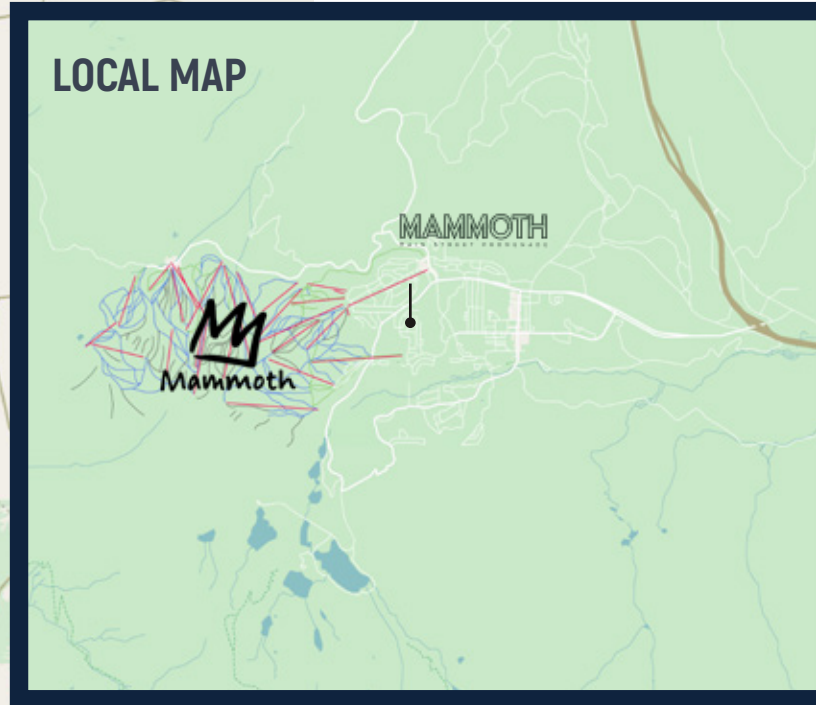
BAKERSFIELD



LOS ANGELES

SAN DIEGO

LOCAL MAP



STATE MAP

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