

AVAILABLE FOR SALE AT ENCORE

947 – 2,865 SF Commercial Condominium Suites with Patios

401 West Grand Avenue, Grover Beach, CA 93433

HART COMMERCIAL REAL ESTATE

OVERVIEW

OFFERING SUMMARY

Location: 401 W Grand Avenue
Grover Beach, CA 93433

Available Suites:

Phase 1 - Unit A	1,047 SF (462 SF Patio)	$375,000
Phase 1 - Unit B	2,865 SF (182 SF Patio)	$825,000
Phase 2 - Unit C	1,830 SF	$575,000
Phase 2 - Unit D	947 SF (492 SF Patio)	$335,000

Zoning: Coastal Visitor Serving

Delivery Condition: Cold Shell

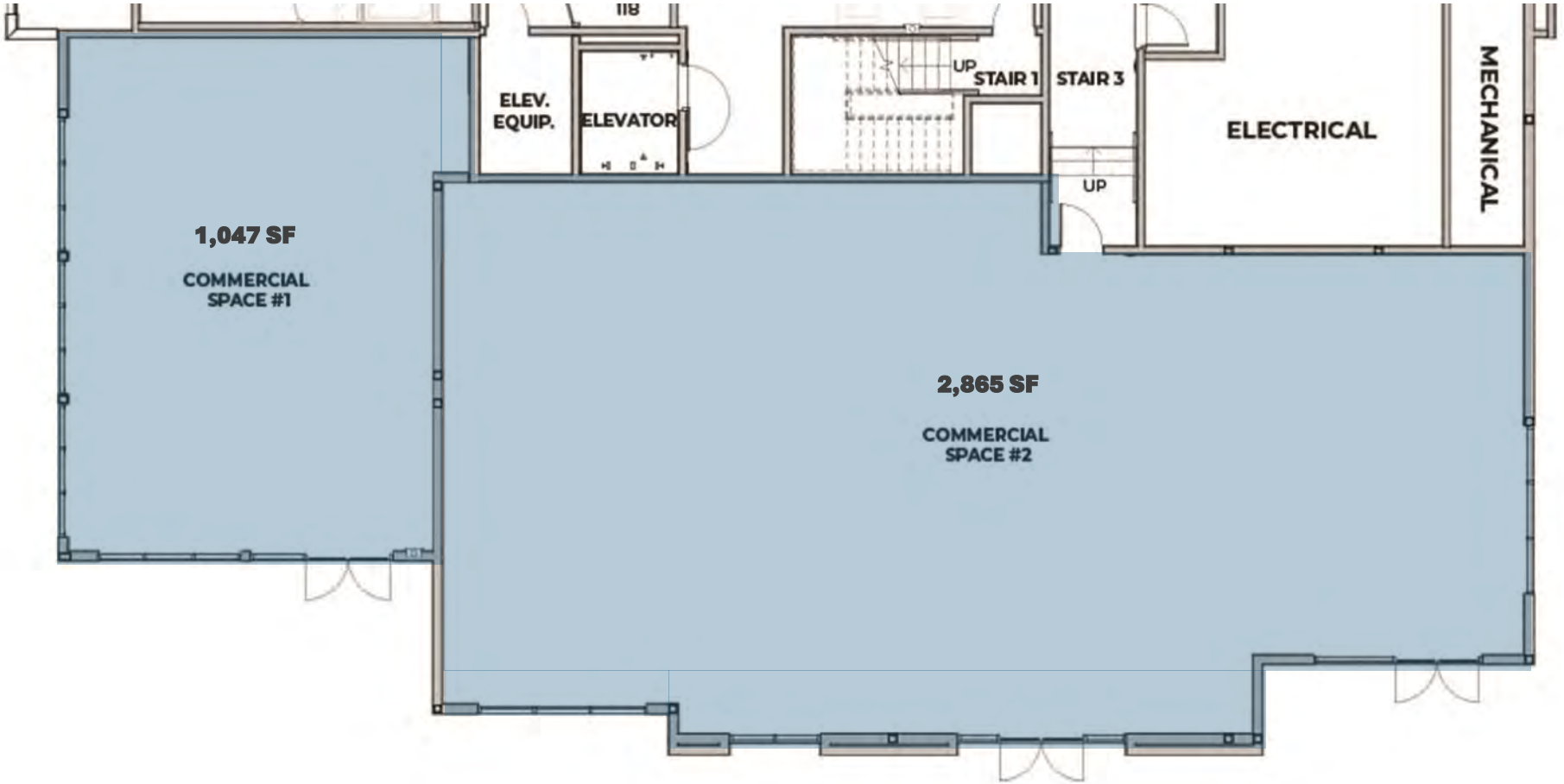


Here is your chance to become part of a new signature series development by Coastal Community Builders. Encore is the epitome of coastal luxury with its modern design and will be further changing the landscape of the entrance to Grover Beach. Units B and C are prime locations for restaurants with the grease traps and the ability to add a hood system. Units A and D would be well served for coffee shops and various retail uses. Both units in each phase can be combined to make larger units. All of the units will be delivered as a cold shells. Encore will feature 59 luxury condos with ocean views and an amazing rooftop deck. Directly across the street, the Palladium development is completed and features another 37 luxury condos and an additional 2,905 SF of commercial space . Don't miss this opportunity be part of Grover Beach's growing and vibrant downtown.

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PHASE 1 FLOOR PLAN



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PHASE 2 FLOOR PLAN



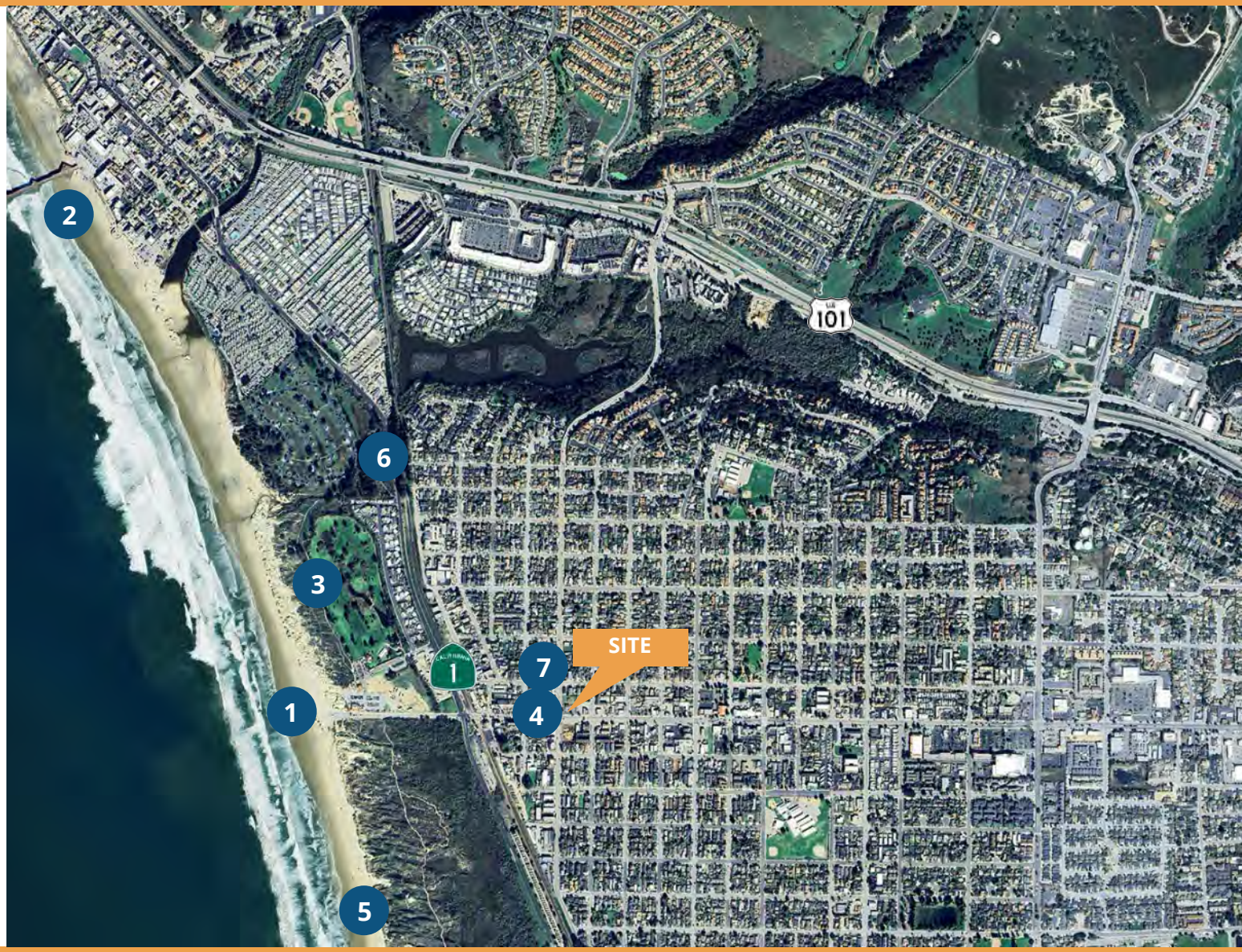
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AREA MAP

1. **Oceano Dunes State Park**
2. **Pismo Pier**
3. **Pismo Beach Golf Course**
4. **Restaurants:**
   - Pono Pacific Kitchen
   - The Spoon Trade
   - Bee House Thai
5. **Beach Activities:**
   - ATV Riding
   - Horseback Riding
   - Hiking Trails
6. **Monarch Butterfly Grove**
7. **Upcoming CCB Projects:**
   - Palladium
   - Trinity 1 & 2
   - Beach Front
   - Solstice



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NEW DEVELOPMENT MAP

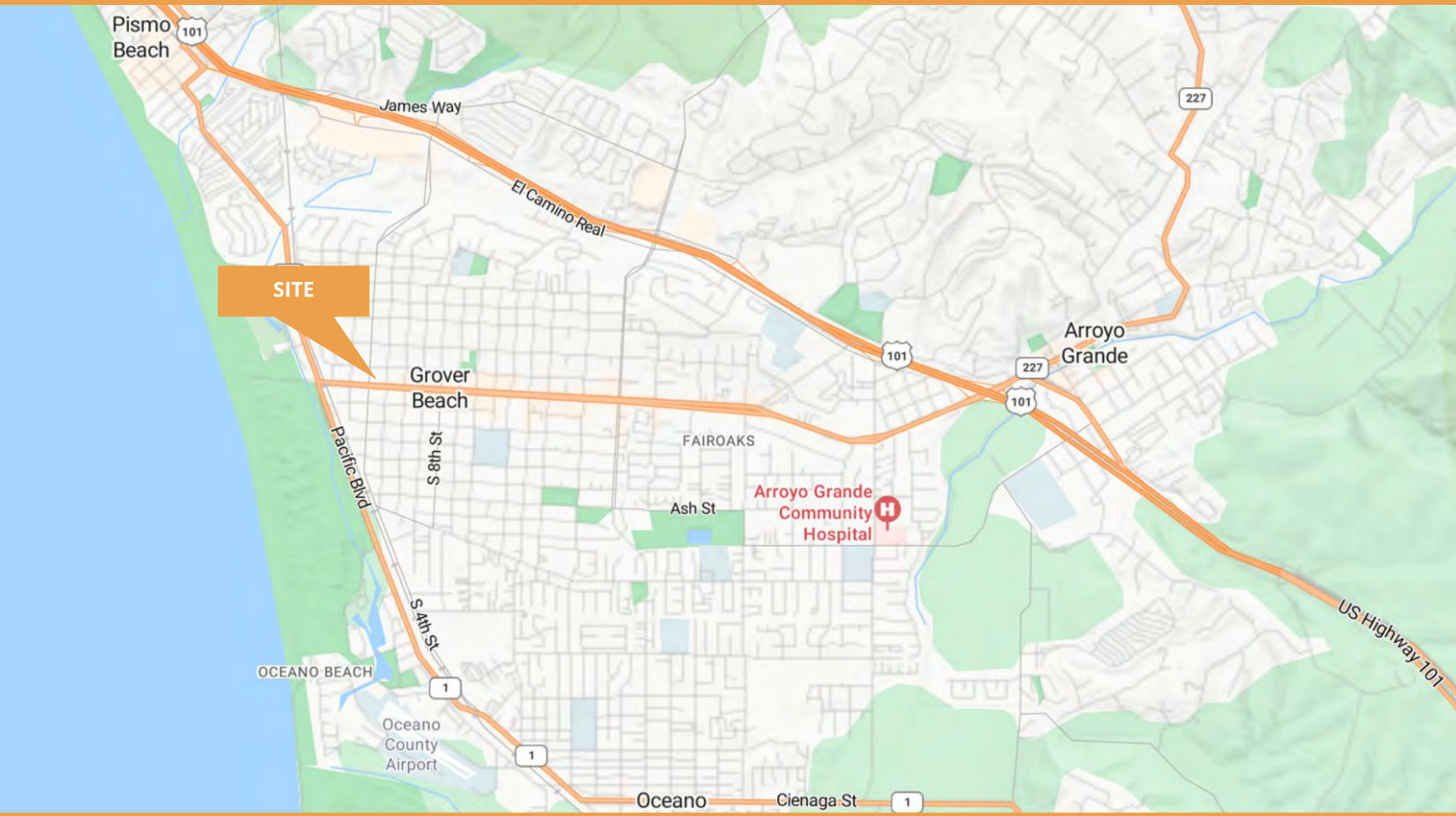


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LOCATION MAP



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COMMUNITY OVERVIEW

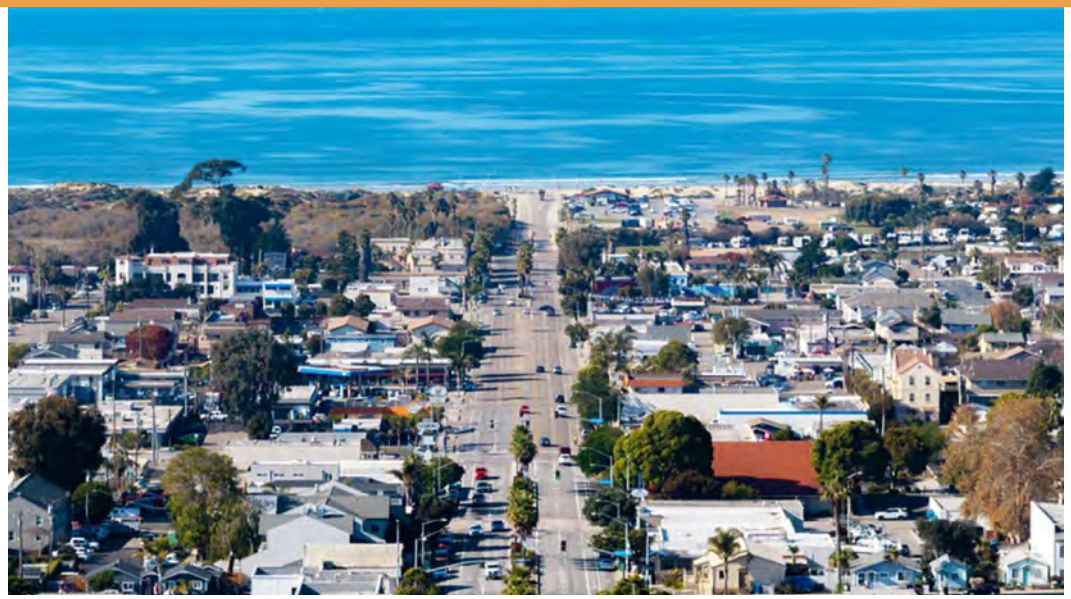
Grover Beach is a charming beach town located on the Central Coast of California, just south of San Luis Obispo. Known for its friendly atmosphere and beautiful beaches, Grover Beach offers a variety of attractions and activities for visitors and residents alike.

The city enjoys over 270 days of sunshine per year, making it an ideal destination for outdoor activities enjoyed year round by locals and tourists alike. A few highlights include:

The Oceano Dunes, offering a unique landscape for various activities such as picnics, horseback riding and ATVing along the coast. The Beach Boardwalk where you can take a stroll along the dunes and visit the nearby the Monarch Butterfly Grove. Grover Beach Summer Concert Series featuring live music at Ramona Park on Sunday afternoons during the summer months. As well as the Pismo Beach Golf Course located at the west end of Grover Beach and offers a coastal golfing experience.

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
2023 POPULATION	11,154	39,639	51,128
2028 PROJECTION	10,989	41,078	52,721
MEDIAN AGE	39.5	42.1	43.9
2023 HOUSEHOLDS	4,348	16,520	21,587
AVERAGE HH INCOME	$86,593	$101,248	$105,621
OWNER OCCUPIED	1,961	9,157	12,757
RENTER OCCUPIED	2,318	7,308	8,744



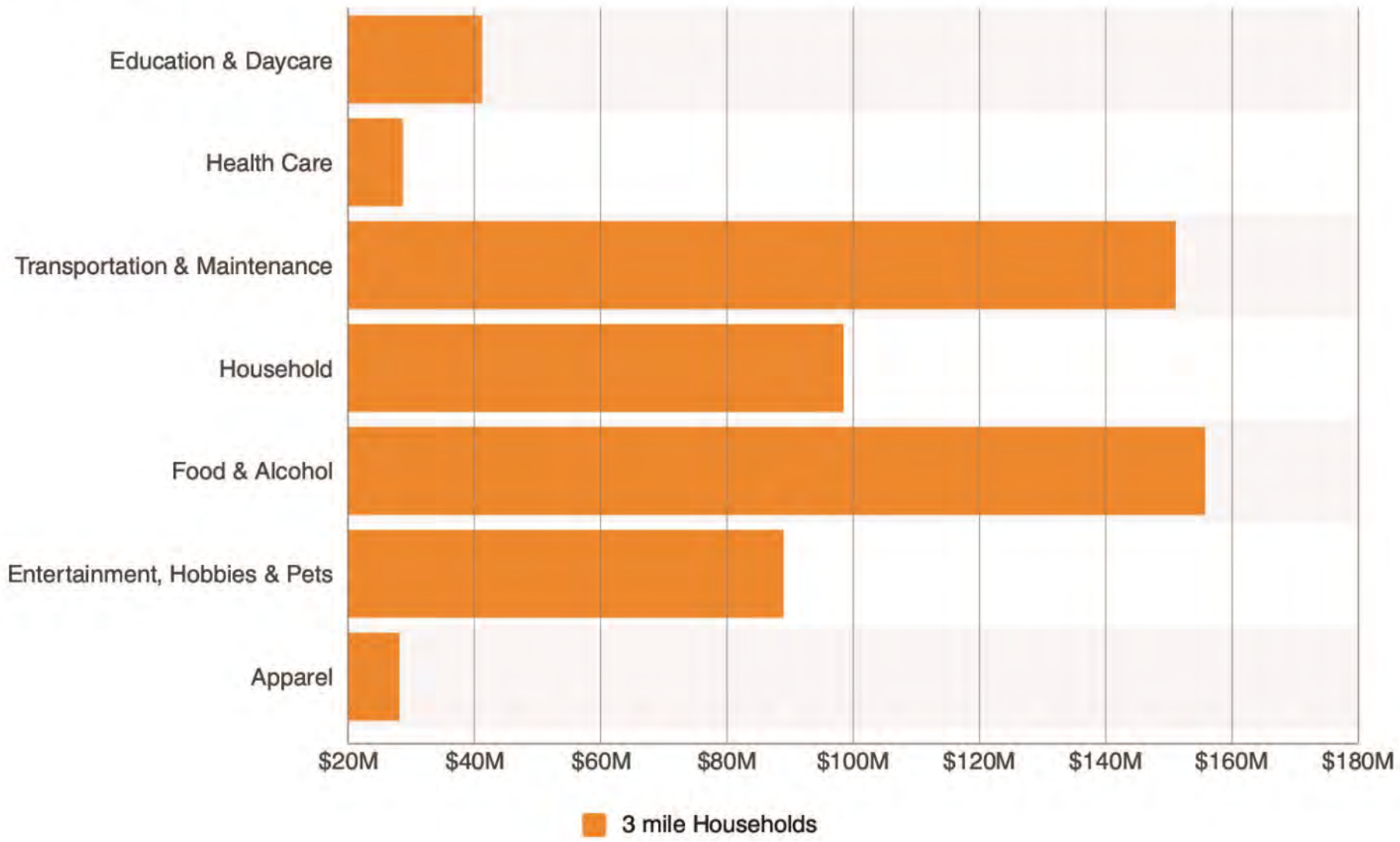


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CONSUMER SPENDING

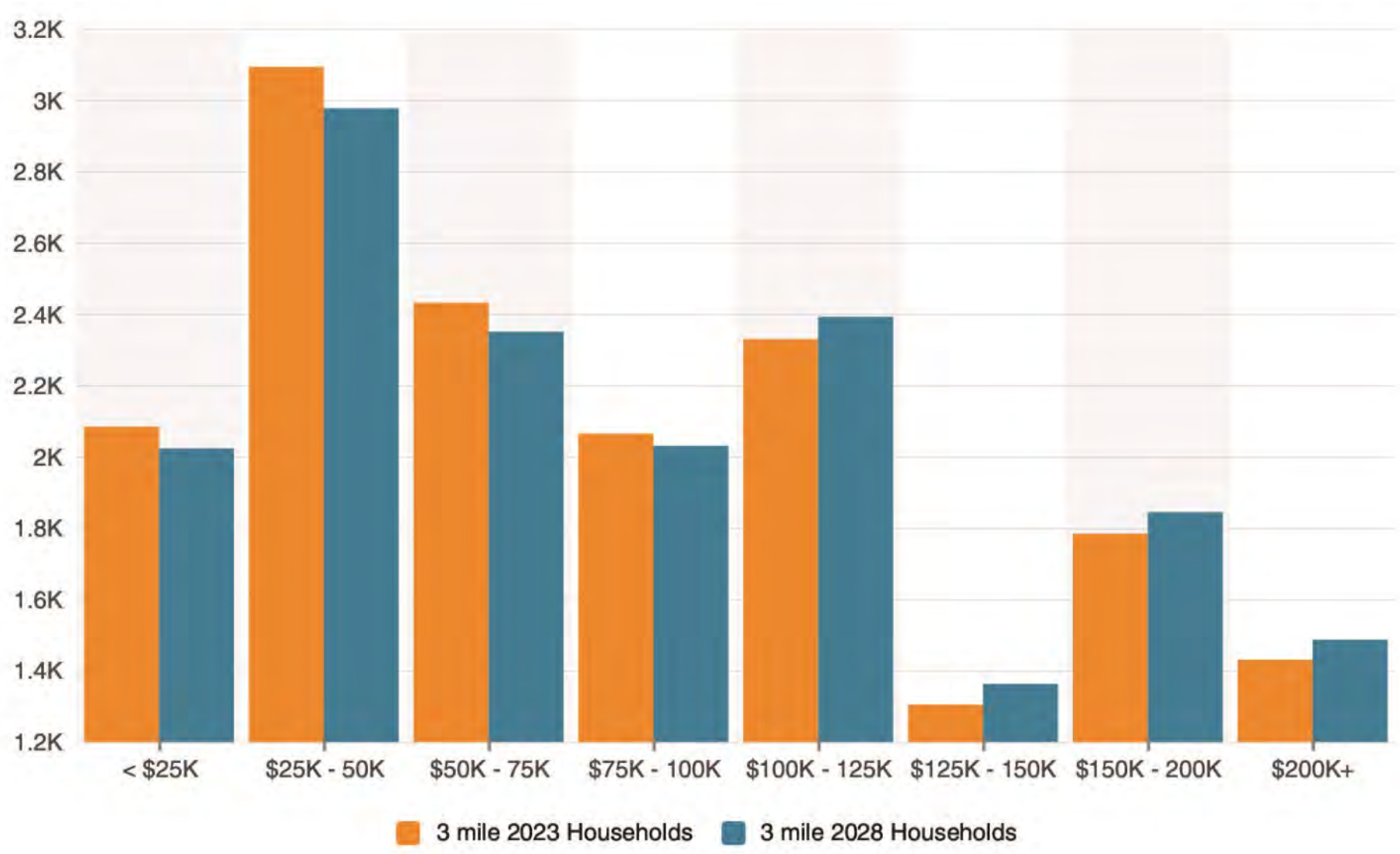


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HOUSEHOLD INCOME



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The information in this Offering Memorandum has been compiled from sources deemed to be reliable. However, neither the information nor the reliability of their sources are guaranteed by Hart Commercial Real Estate or the Seller. Neither Hart Commercial Real Estate nor the Seller have verified, and will not verify, any of the information contained herein. Neither Hart Commercial Real Estate nor the Seller makes any representation or warranty whatsoever regarding the accuracy or completeness of the information provided herein.

A prospective purchaser must make its own independent investigations, projections, and conclusions regarding the acquisition of the Property without reliance on this or any other confidential information, written or verbal, from Hart Commercial Real Estate or the Seller. This Offering Memorandum does not constitute an offer to accept any investment proposal but is merely a solicitation of interest with respect to the investment described herein.

Prospective purchasers are recommended to seek their own professional advice. This includes legal, tax, environmental, engineering and other as deemed necessary relative to a purchase of this Property. All the information is also subject to market conditions, the state of the economy, especially the economy as it relates to real estate is subject to volatility.

The financial projections herein represent a reasonable scenario based on pro forma projections of the current owner. The buyer may bring in his or her own operator and employ methods that may yield substantively different results.

The Seller expressly reserves the right, at its sole discretion, to reject any offer to purchase the Property or to terminate any negotiations with any party, at any time, with or without written notice. The Seller and Hart Commercial Real Estate reserve the right to negotiate with one or more prospective purchasers at any time. In no event shall a prospective purchaser have any other claims against the Seller or Hart Commercial Real Estate or any of their affiliates, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

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