

1.57 to 8.76 ACRES WITH HWY 101 FRONTAGE



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OVERVIEW

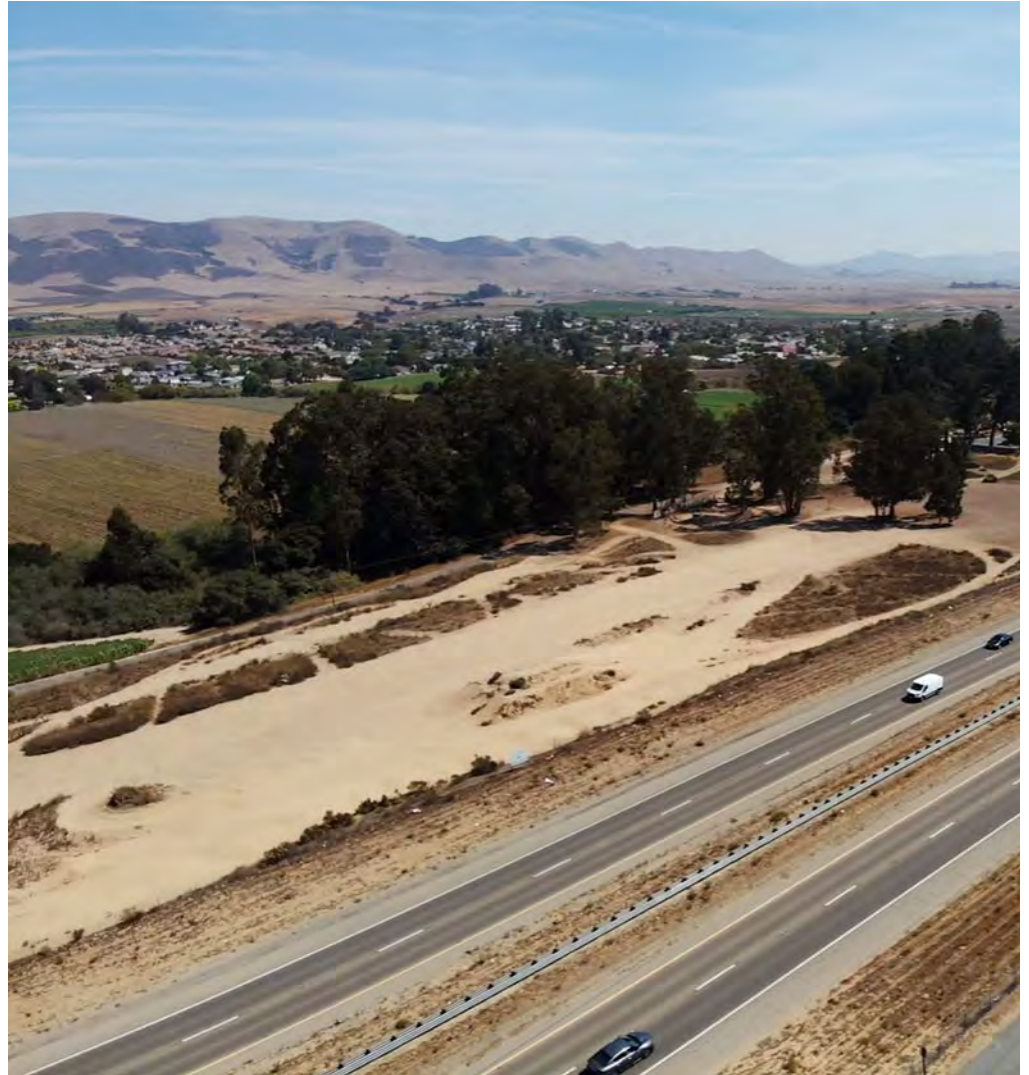
OFFERING SUMMARY

- Asking Price: Lot 1 - \$480,000 (1.57 acres)
 Lot 2 - \$930,000 (2.85 acres)
 Lot 3 - \$1,415,000 (4.34 acres)
 Lot 4 - SOLD
- Location: 255 North Oak Glen Ave
 Nipomo, CA 93444
- APN: 090-151-015
- Zoning: Commercial Service

PROPERTY OVERVIEW

Amazing opportunity to purchase over 1/2 a mile of Highway 101 frontage. This property has certificates of compliance allowing for the sale of 4 individual lots. There is also a billboard on the property that is generating income.

The commercial service zoning allows for many uses including ag structures, manufacturing, warehousing and distribution , vehicle storage, storage yards, offices, sales lots and general retail. Some uses would require a land use permit. Owner will consider seller financing.



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PROPERTY PHOTOS

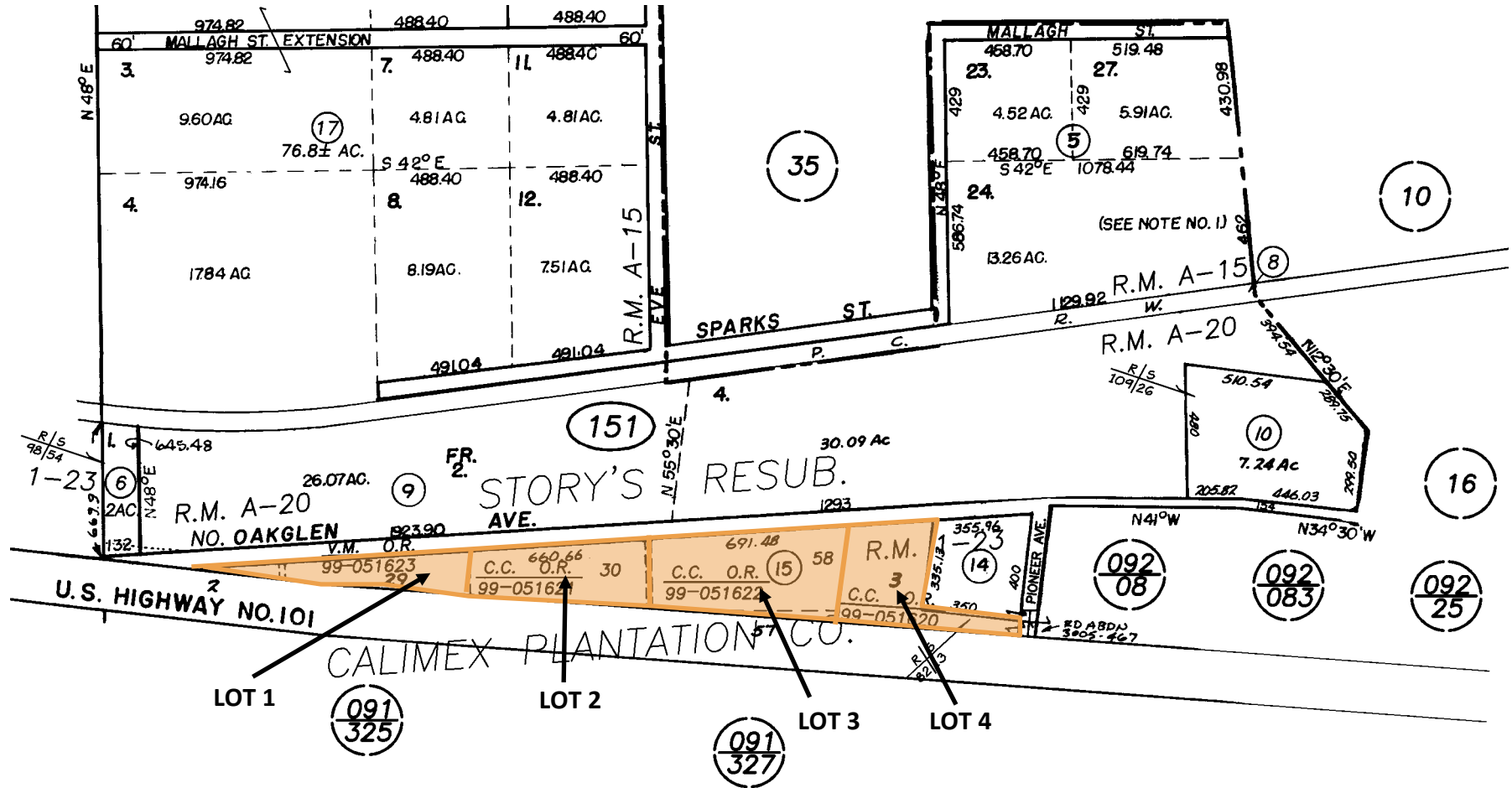


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PLAT MAP WITH CERTIFICATES OF COMPLIANCE



50 0 500 1000

SW 08-29-97 THIS MAP IS PREPARED FOR ASSESSMENT PURPOSES ONLY.

CALIMEX PLANT. CO. NIPOMO TR. "A" RESUB., R.M. Bk. 1 , Pg. 23
 STORY'S RESUB. OF WARD'S RESUB., R.M. Bk. A , Pg. 20
 H.C. WARD'S RESUB. RHO. NIP., R.M. Bk. A , Pg. 15
 RANCHO NIPOMO, R.M. Bk. A , Pg. 13

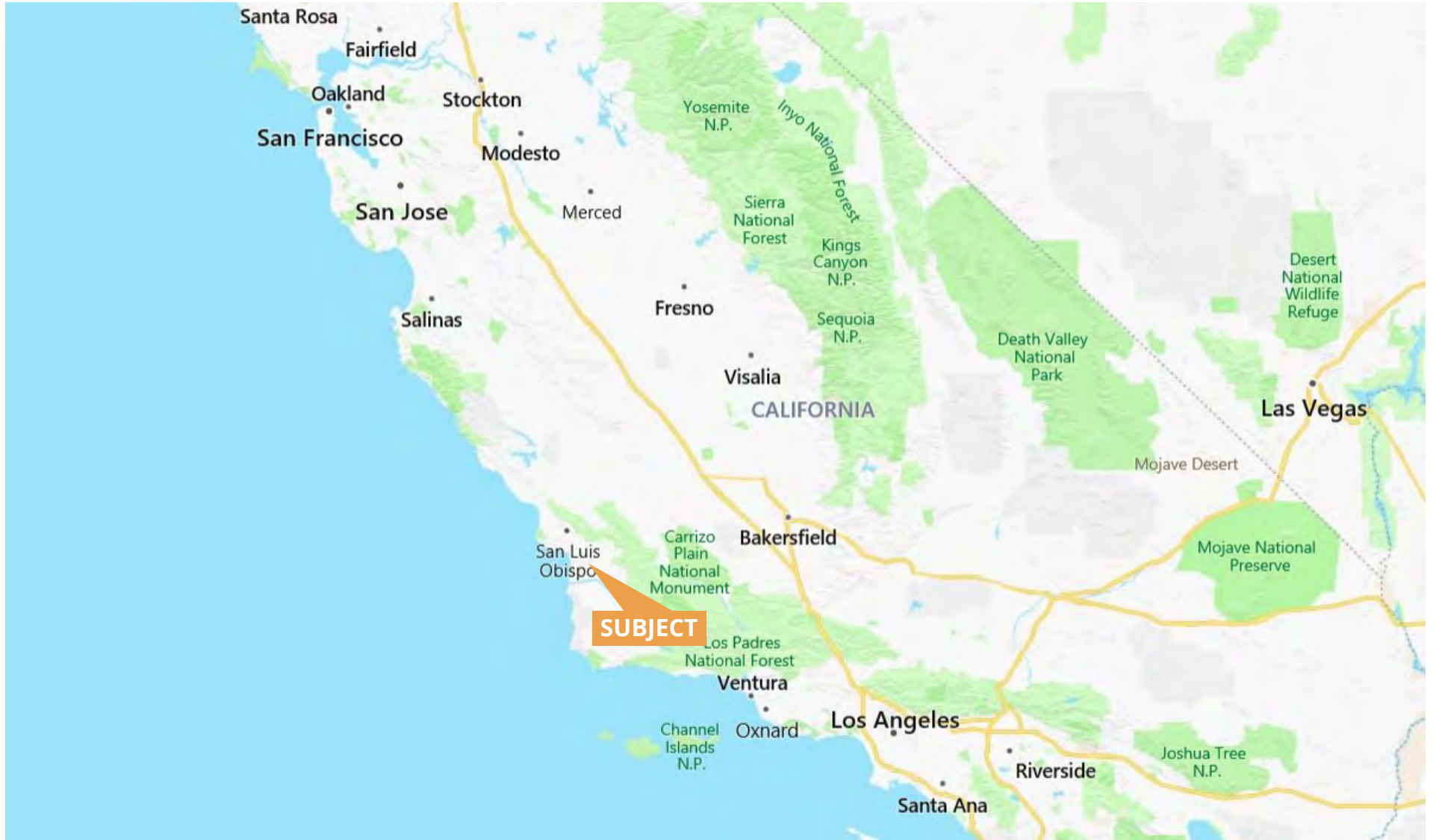


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REGIONAL MAP

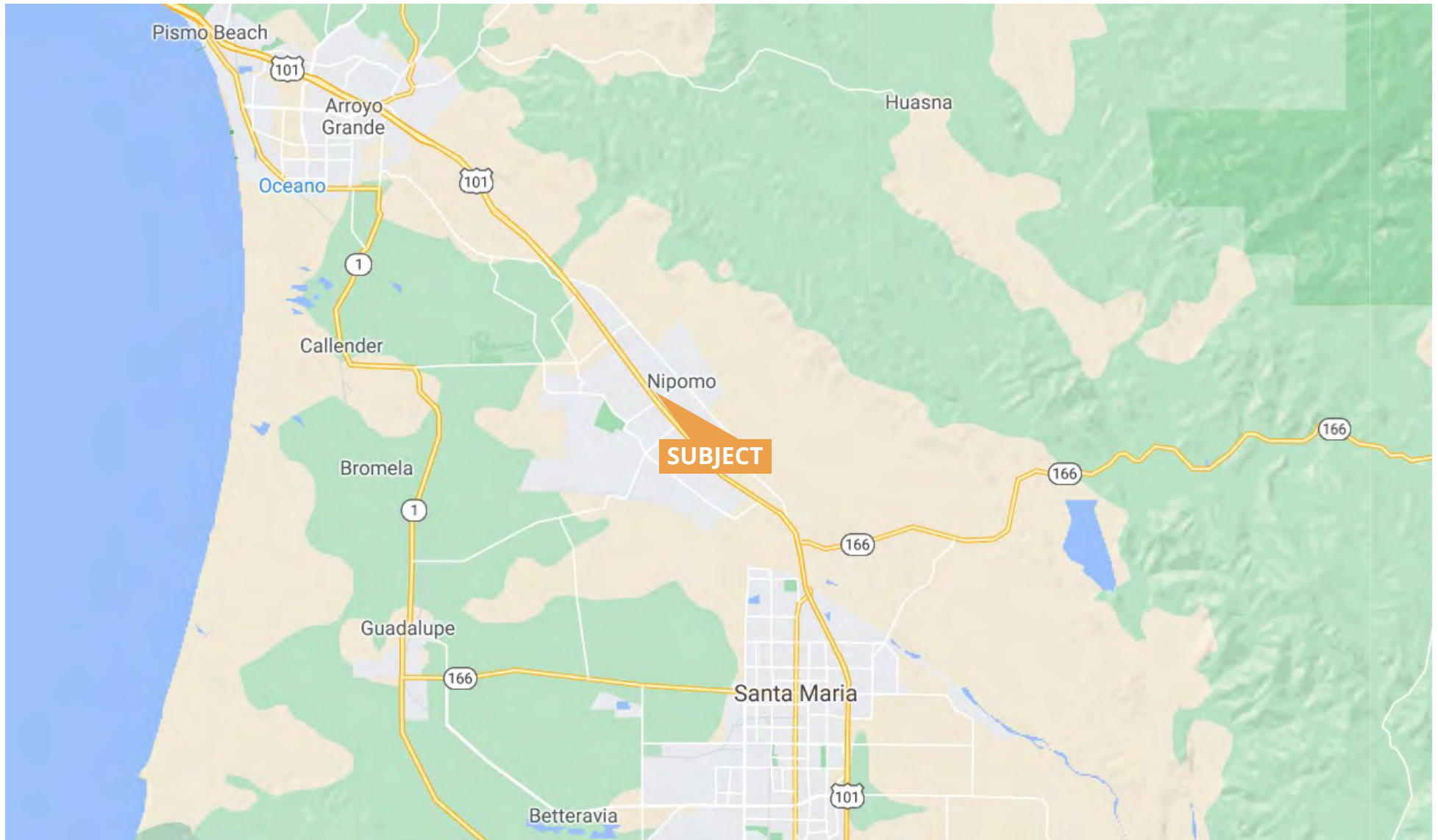


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LOCAL AREA MAP



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DEMOGRAPHICS

Population

	1 mile	3 mile	5 mile
2010 Population	5,762	17,717	27,409
2021 Population	6,016	18,062	29,084
2026 Population Projection	6,040	18,056	29,269

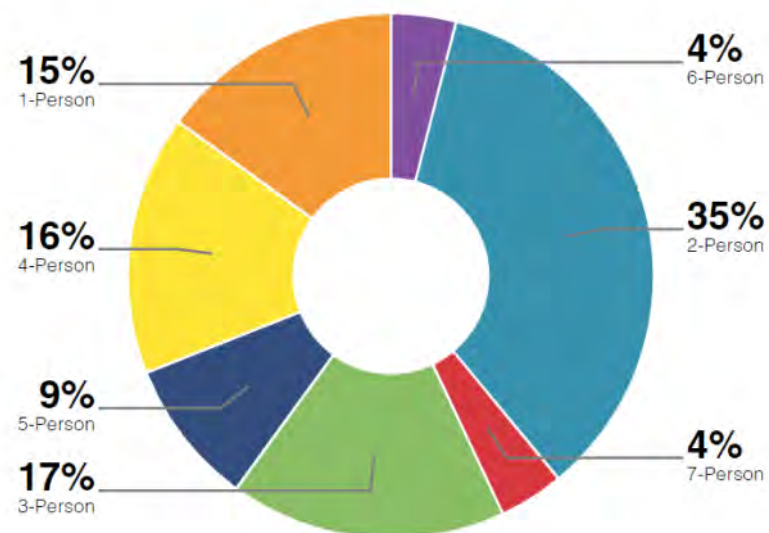
Households

	1 mile	3 mile	5 mile
2010 Households	1,863	5,894	8,934
2021 Households	1,928	5,990	9,575
2026 Household Projection	1,931	5,981	9,649
Annual Growth 2010-2021	0.6%	0.6%	1.0%
Annual Growth 2021-2026	0%	0%	0.2%
Owner Occupied Households	1,250	4,258	7,031
Renter Occupied Households	681	1,723	2,618
Avg Household Size	3.1	3	3
Avg Household Vehicles	2	3	2
Total Specified Consumer Spending...	\$77.3M	\$250.6M	\$403.4M

Income

	1 mile	3 mile	5 mile
Avg Household Income	\$105,033	\$107,491	\$108,907
Median Household Income	\$81,493	\$88,969	\$92,655

Household Size



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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.

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