

2.25 ACRES ZONED CR WITH MIXED USE POTENTIAL



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OVERVIEW

OFFERING SUMMARY

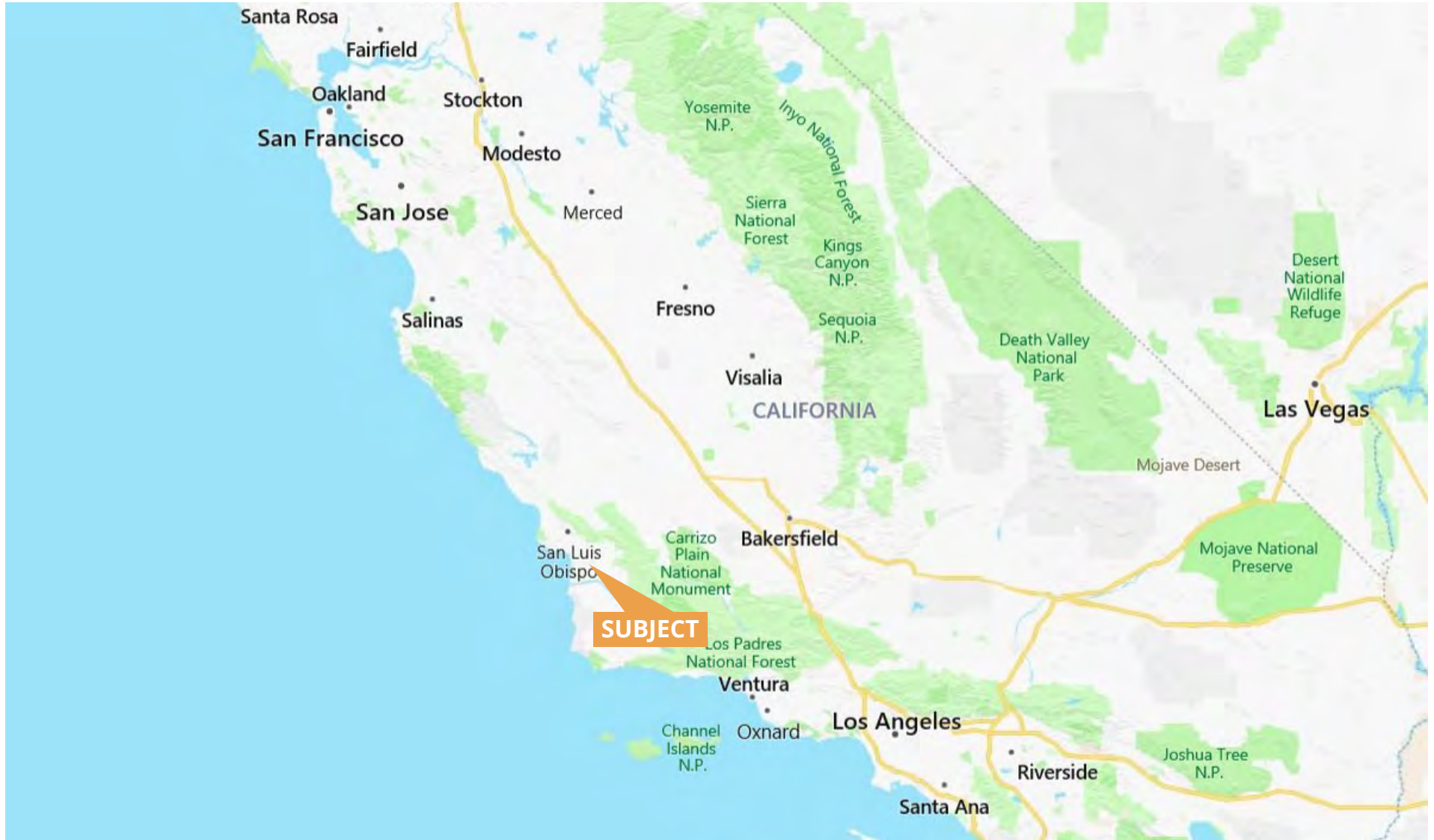
- Asking Price: \$998,000
- Location: West Tefft St
Nipomo, CA 93444
- APNs: 092-577-004, 092-577-005
- Parcel Size: +/- 2.25 acres
- Zoning: Commercial Retail

PROPERTY OVERVIEW

These two parcels totaling 2.25 acres offer great visibility and are located on Nipomo's main thoroughfare near its central business district. The Commercial Retail zoning allows for a multitude of commercial uses from retail, office and service oriented uses. Mixed-use projects that combine residential uses with commercial or office uses are also encouraged by the county. Multi-family dwellings as a principal use may be authorized by Conditional Use Permit approval. Owner is open to seller financing.



REGIONAL MAP



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LOCAL AREA MAP



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DEMOGRAPHICS

Population

	1 mile	3 mile	5 mile
2010 Population	8,299	17,373	34,563
2021 Population	8,521	17,836	36,024
2026 Population Projection	8,529	17,854	36,125
Annual Growth 2010-2021	0.2%	0.2%	0.4%

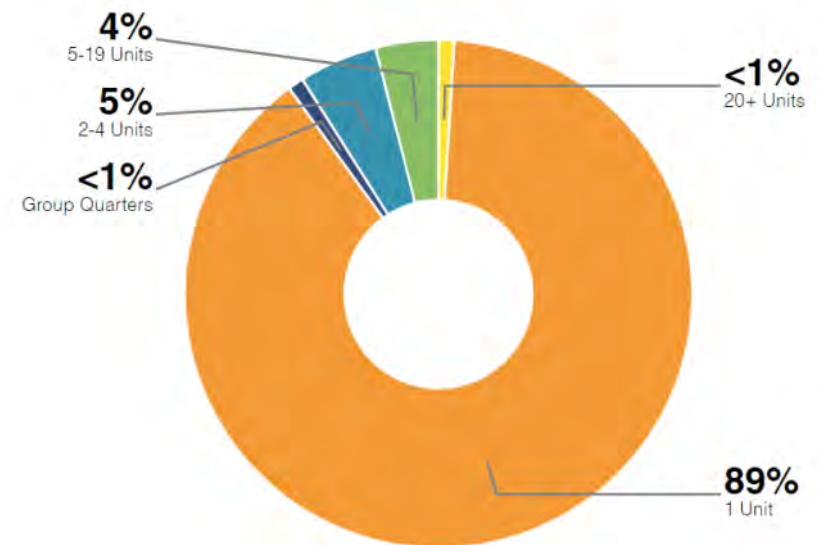
Income

	1 mile	3 mile	5 mile
Avg Household Income	\$110,875	\$108,504	\$103,916
Median Household Income	\$87,973	\$89,345	\$86,756
< \$25,000	338	623	1,061
\$25,000 - 50,000	336	882	2,029
\$50,000 - 75,000	470	1,003	1,804
\$75,000 - 100,000	422	772	1,446
\$100,000 - 125,000	295	766	1,508
\$125,000 - 150,000	303	684	1,323
\$150,000 - 200,000	228	567	1,038
\$200,000+	334	605	939

Housing

	1 mile	3 mile	5 mile
Median Home Value	\$596,038	\$674,395	\$583,518
Median Year Built	1992	1989	1991

Housing Type



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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.

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