

**FOR
SALE**

**Nipomo Town Square +/- 15 Acres for
Retail, Medical, Mixed Use or Multifamily Development**

625 Juniper Street, Nipomo, CA 93444



The information here has been obtained from sources deemed reliable. We have no reason to doubt its accuracy, but we do not guarantee it.



3450 Broad Street, Suite 101
San Luis Obispo, CA 93401
Office: 805-548-8686
Centralcommercialgroup.com



Craig Losee
805-235-1736
craig@centralcommercialgroup.com
BRE# 01059525



Patrick Wilkinson
805-234-3722
patrick@centralcommercialgroup.com
BRE# 01999527

Nipomo Town Square Property Information

Property Summary

Offering Price: \$6,504,000
Site Area: +/- 15 Acres

Approved Uses:

165-unit Assisted Living / Memory Care Facility
37,000 SF Commercial / Retail Center
38,000 SF Medical Office / Retail Complex
19,000 SF Restaurant and Conference Center

Approval Status:

All Zoning, Conditional Use Permits, Environmental Clearances, Maps, Sewer and Water Connection Rights are current. Engineering Drawings complete and through Plan Check.



15 Acre Fully Approved Senior Housing and Care Campus

The most valuable commodity in a market with high barriers to entry is the time lost in securing project approvals, particularly in California and even more so on the Central Coast.

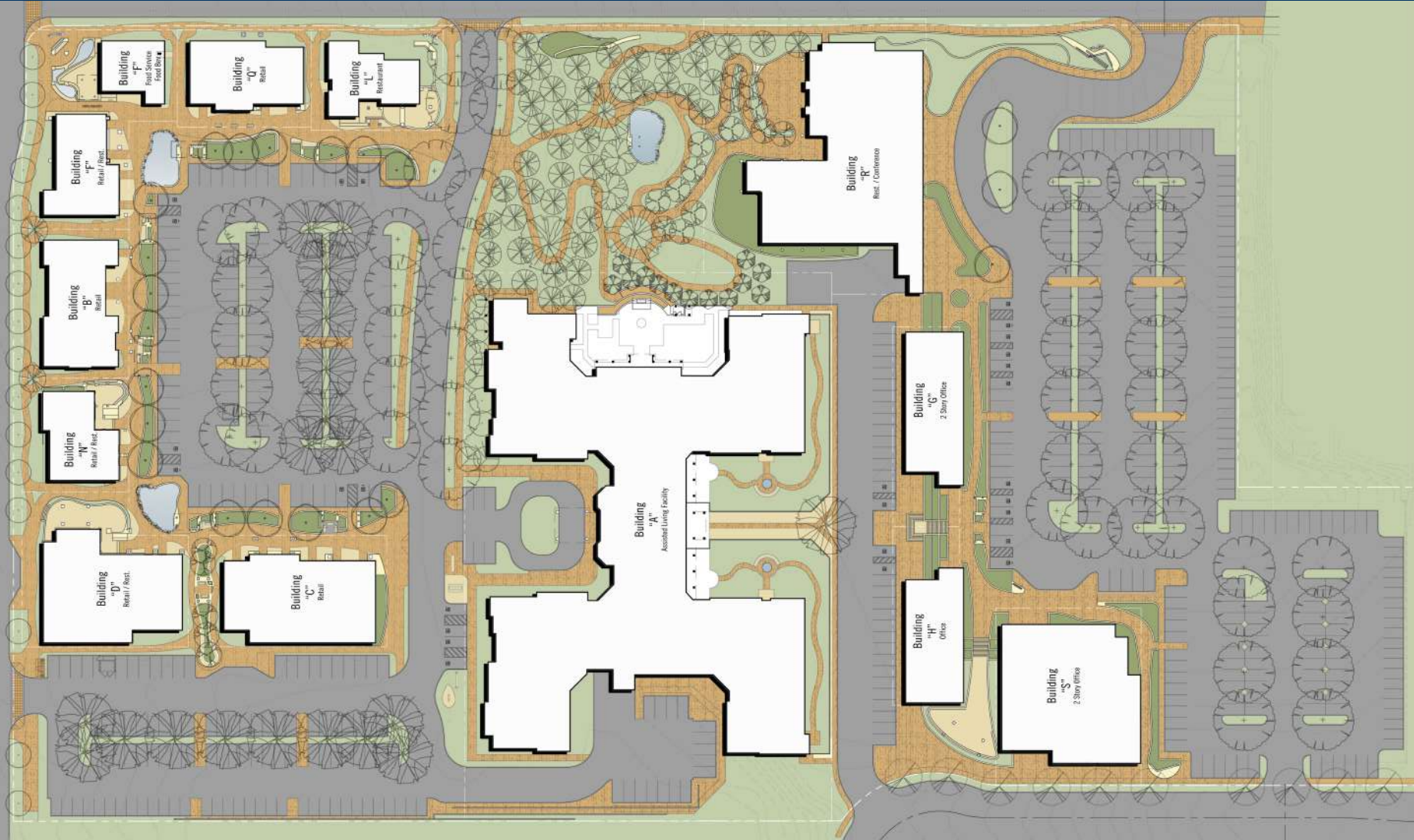
Project Status: The Nipomo Town Square Senior Campus is a fully approved project ready to go. All connection rights to utilities, including water, have already been secured. The County of San Luis Obispo has granted all entitlement rights, all environmental reviews have been completed. On and offsite engineering is complete and through Plan Check with the County Dept. of Public Works. Some improvements and grading have been completed. The complete set of architectural plans for the assisted living facility is available.

Project Location: Located just West of Highway 101 and North of West Tefft Steet. It is bound by Juniper Street, Marry and Magenta Avenues in Nipomo, California. This site is on the Hightway 101 corridor mid-way between San Luis Obispo/Pismo Beach and Santa Maria. The property sits on a hill and can be seen from the highway, wonderful visibility with very high daily traffic counts. The area boasts of several large medical completxes in San Luis Obispo, Arroyo Grande and Santa Maria. In the immediate area of the Campus are three championship golf courses including Monarch Dunes int eh Shea Home "Trilogy" Retirement Community.

Available Materials: All studies, reports, engineering, public approvals and utility connection approvals are availabe for review.

The information here has been obtained from sources deemed reliable. We have no reason to doubt its accuracy, but we do not guarantee it.

Nipomo Town Square Site Plan



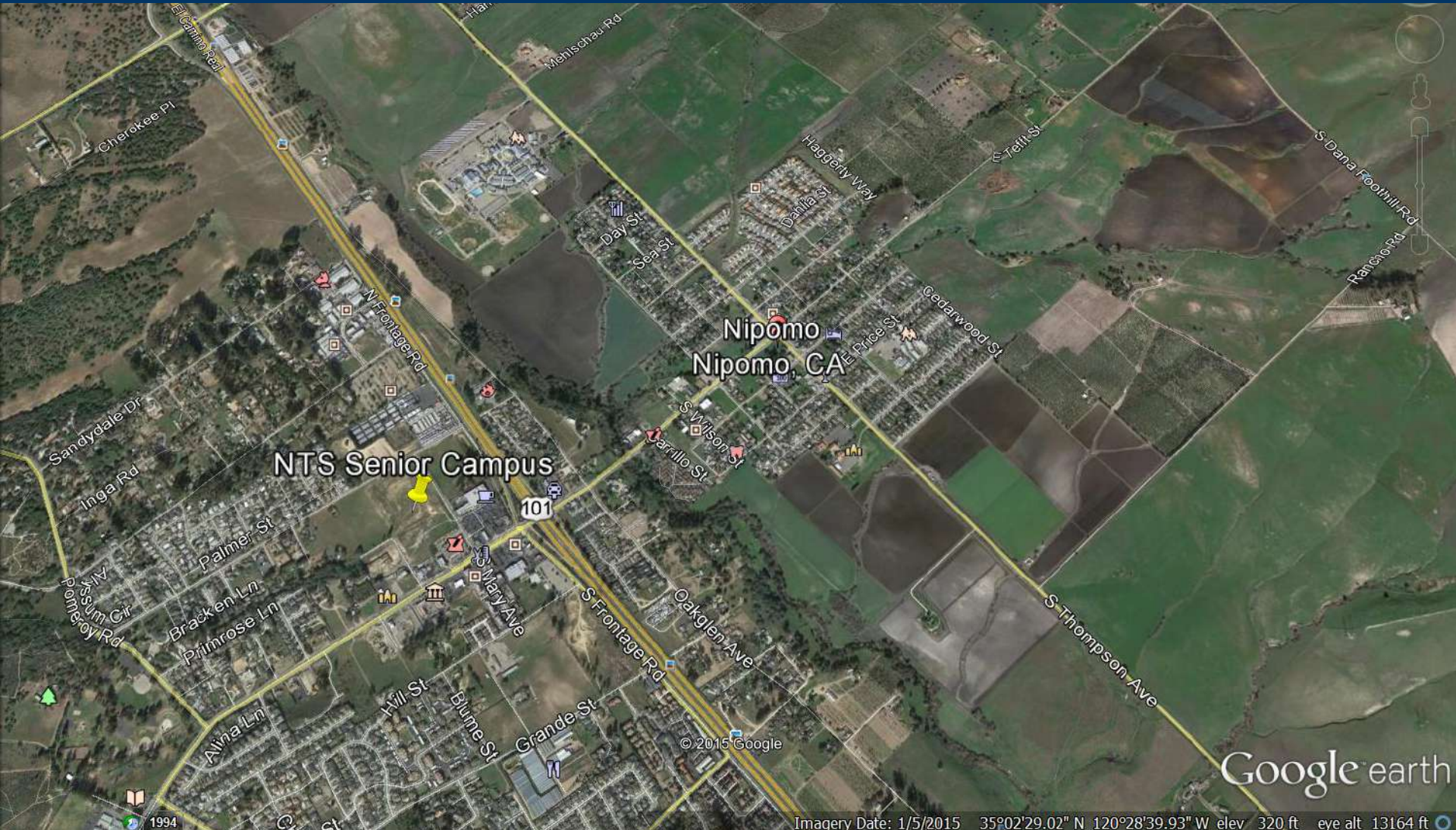
The information here has been obtained from sources deemed reliable. We have no reason to doubt its accuracy, but we do not guarantee it.

Nipomo Town Square Aerial Map



The information here has been obtained from sources deemed reliable. We have no reason to doubt its accuracy, but we do not guarantee it.

Nipomo Town Square Vicinity Map



Imagery Date: 1/5/2015 35°02'29.02" N 120°28'39.93" W elev 320 ft eye alt 13164 ft

The information here has been obtained from sources deemed reliable. We have no reason to doubt its accuracy, but we do not guarantee it.



Nipomo Town Square Demographics

SAN LUIS OBISPO COUNTY, CALIFORNIA

2010 Demographic Profile Data - U.S. Census Bureau

Subject	Number	Percent
SEX AND AGE		
Total population	269,637	100.0
60 to 64 years	17,071	6.3
65 to 69 years	12,364	4.6
70 to 74 years	8,823	3.3
75 to 79 years	7,334	2.7
80 to 84 years	6,197	2.3
85 years and over	6,304	2.3
Male population		
60 to 64 years	8,543	3.2
65 to 69 years	5,923	2.2
70 to 74 years	4,131	1.5
75 to 79 years	3,346	1.2
80 to 84 years	2,647	1.0
85 years and over	2,326	0.9
Female population		
60 to 64 years	8,528	3.2
65 to 69 years	6,441	2.4
70 to 74 years	4,692	1.7
75 to 79 years	3,988	1.5
80 to 84 years	3,550	1.3
85 years and over	3,978	1.5

The information here has been obtained from sources deemed reliable. We have no reason to doubt its accuracy, but we do not guarantee it.