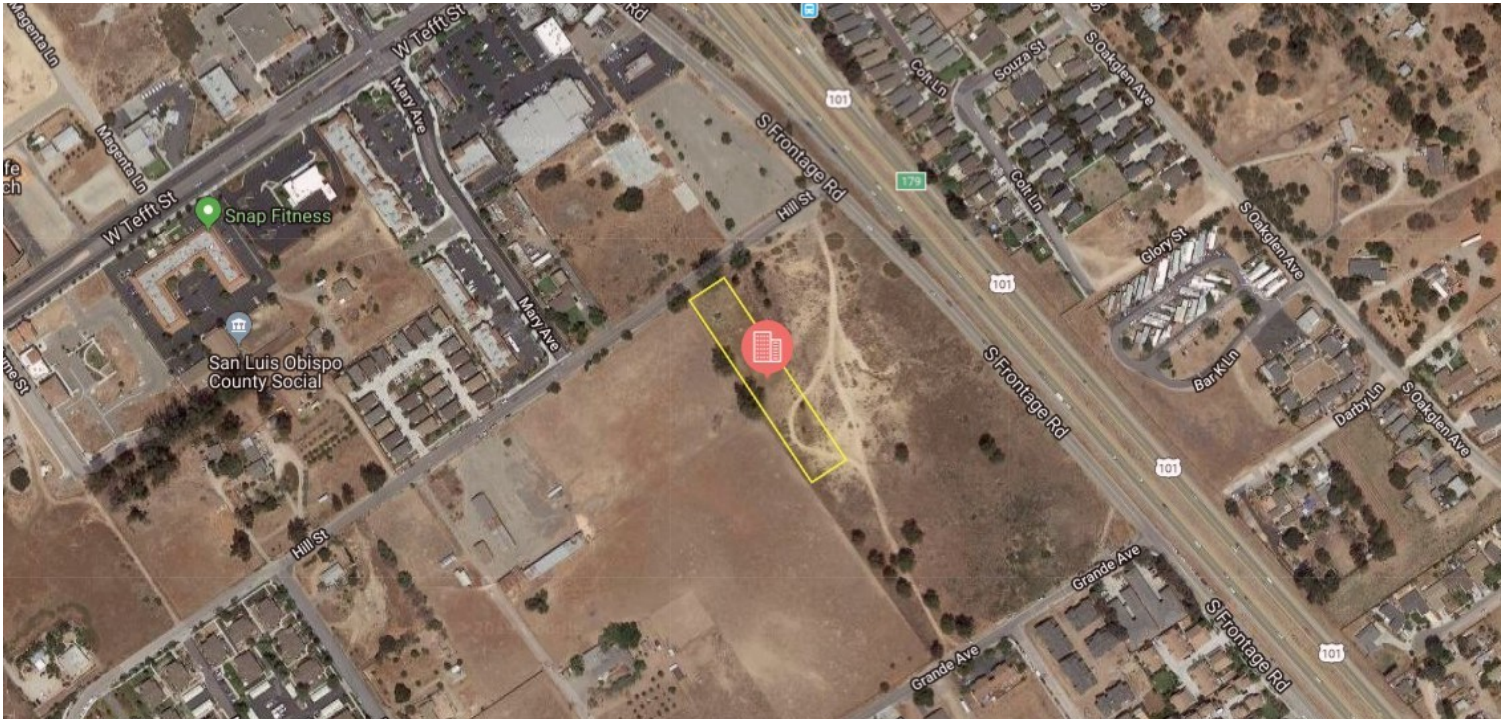


LAND FOR LEASE 1+ ACRE - POTENTIAL HOTEL SITE

549 Hill Street, Nipomo, CA 93444

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES



SALE PRICE: \$295,000

SIZE: 1.16 Ac.
50,530 SF

APN: 092-579-004

ZONING: Mixed Use Commercial

PROPERTY OVERVIEW

Price has been reduced for a quick sale! Seller must sell prior to the end of the year. 1.16 acres of commercial-retail, previously approved for hotel projects. Most recently approved for 71 room extended-stay hotel with a Hilton flag. Approvals have expired. Excellent opportunity to revive this project.

Property is being sold as is. Many plans for neighboring properties, including commercial and residential for-sale and for-rent. Close proximity to 101 and Tefft Street.

PROPERTY HIGHLIGHTS

- Lender owned
- Previously approved for hotel project
- Located near freeway

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No liability of any kind is to be imposed on the broker herein.

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HOME 2 SUITES BY HILTON, AT VINE HILL NIPOMO CA

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ADDITIONAL INFO:

- Previous Approvals for an Extended stay hotel; 71-83 rooms with pool; approvals have expired
- Seller needs to close by end of year
- Mixed use project approved to the east and new residential being built to the west
- Nipomo Community Services District has removed water restrictions and are moving forward on supplemental supply from the Santa Maria River basin.

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total population	4,406	18,770	32,569
Median age	36.6	38.6	36.6
Median age (male)	35.4	37.4	35.6
Median age (female)	37.6	39.4	37.4
	1 MILE	3 MILES	5 MILES
Total households	1,470	6,427	10,644
Total persons per HH	3.0	2.9	3.1
Average HH income	\$74,525	\$76,274	\$76,098
Average house value	\$480,181	\$509,827	\$479,517

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LAND FOR SALE

1+ ACRE - POTENTIAL HOTEL SITE

549 Hill St., Nipomo, CA 93444

ABOUT NIPOMO:

Nipomo is located near the Pacific Ocean halfway between Los Angeles and San Francisco. It is across from the historic Highway 1 and Highway 101, in **San Luis Obispo County**. The city of San Luis Obispo is 24 miles to the north and Santa Maria is 8 miles south. The adjacent five cities, includes Pismo Beach, Arroyo Grande, Grover Beach, Oceano and Shell Beach, all popular oceanside communities. Nipomo is a sprawling and diverse town with an emergent housing market, making it the most populated unincorporated area within the County.

The Nipomo Mesa is home to *Trilogy® at Monarch Dunes*, a **957-acre**, mixed-use development that includes approximately **740 single family** homes, 18-hole and 12-hole golf courses, and a business park. The project is being completed in four phases and is approved for the development of up to **1,320 homes** as well as a hotel resort. *Trilogy® at Monarch Dunes* is resort community, open to all ages, offering exceptional amenities, along central California's scenic Pacific Coast and has been named one of the **50 Best Master-Planned Communities** in the United States by *Where to Retire* magazine for 2017!

Mild weather and wide-open spaces give the town a signature feel. The area is home to three major golf courses: **Blacklake Golf Resort, Monarch Dunes** and **Cypress Ridge** - all world class courses. Monarch Dunes "The Old Course" is the largest master-planned community in California's Central Coast offering a championship links-style design. The course is only 1 of 50 chosen as a qualifier for the 2019 U.S. Amateur Four-Ball Championship.

Agriculture continues to be the dominant economic driver in Nipomo with dozens of greenhouses providing cut flowers nationwide, orchards filled with citrus and avocados and fields of strawberries and vegetables.

Major COUNTY Employers:

- 1 **California Polytechnic State University**
 - 3,000 employees
- 2 **County of San Luis Obispo**
 - 2,920 employees
- 3 **Department of State Hospitals- Atascadero**
 - 2000 employees
- 4 **Pacific Gas & Electric**
 - 1,866 employees
- 5 **California Men's Colony Facility**
 - 1,517 employees
- 6 **Cal Poly Corp. Services**
 - 1,400 employees
- 7 **Tenet Healthcare**
 - 1,305 employees
- 8 **Compass Health Inc.**
 - 1,200 employees
- 9 **Lucia Mar Unified School District**
 - 1,000 employees
- 10 **Paso Robles Public Schools**
 - 935 employees

