

LAND FOR SALE

160-170 SAN ANTONIO LANE

Nipomo, CA 93444



PROPERTY DESCRIPTION

Freeway visible land parcel with easy Highway 101 access off W. Tefft Street. Level, mostly buildable lot. San Luis Obispo County Commercial Retail (CR) zoning allows for a wide variety of uses.

PROPERTY HIGHLIGHTS

- 2 prime commercial lots
- Possible land uses include motel/hotel and residential
- Within close proximity to several fast food restaurants

OFFERING SUMMARY

| | |
|-------------|------------------------|
| Sale Price: | \$1,200,000 |
| Lot Size: | 2.2 Acres |
| APN: | 092-083-009 & 010 |
| Zoning | Commercial Retail (CR) |



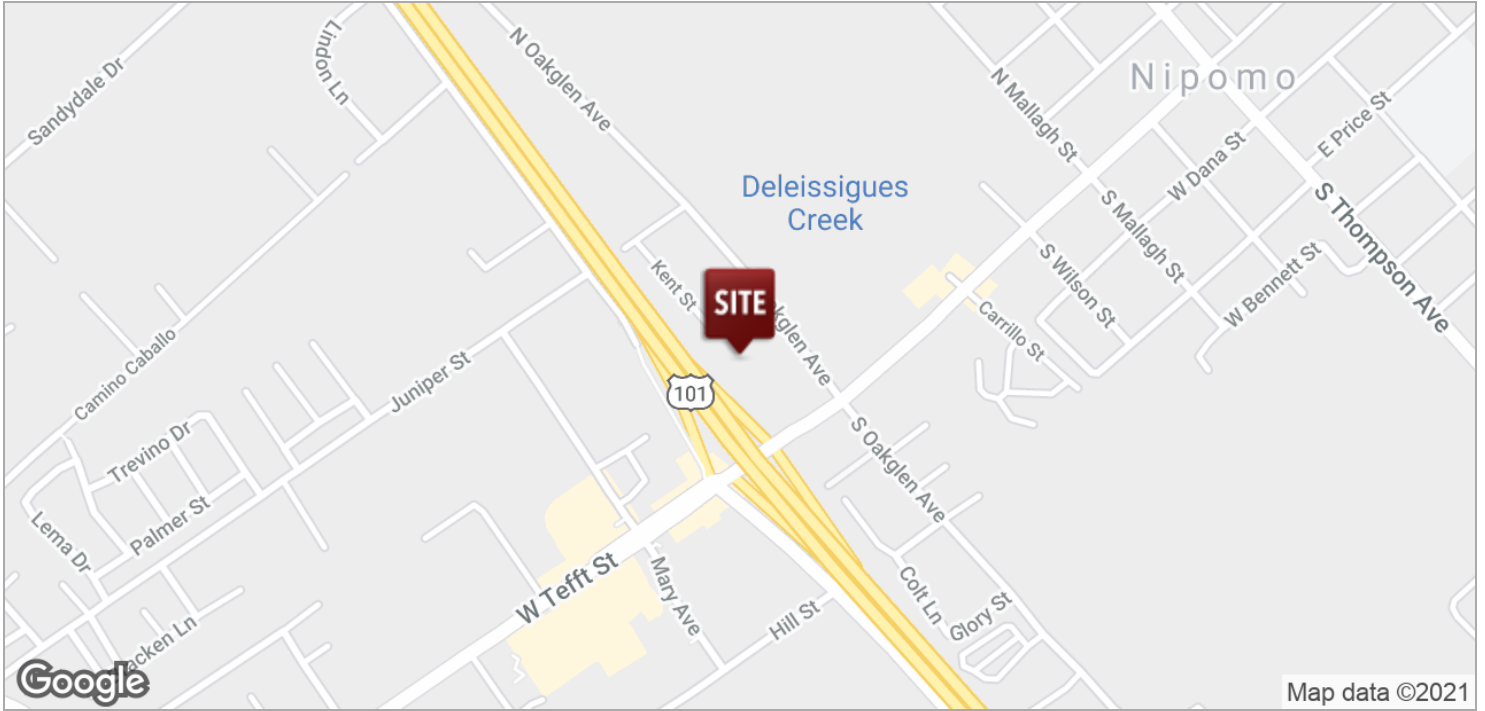
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All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

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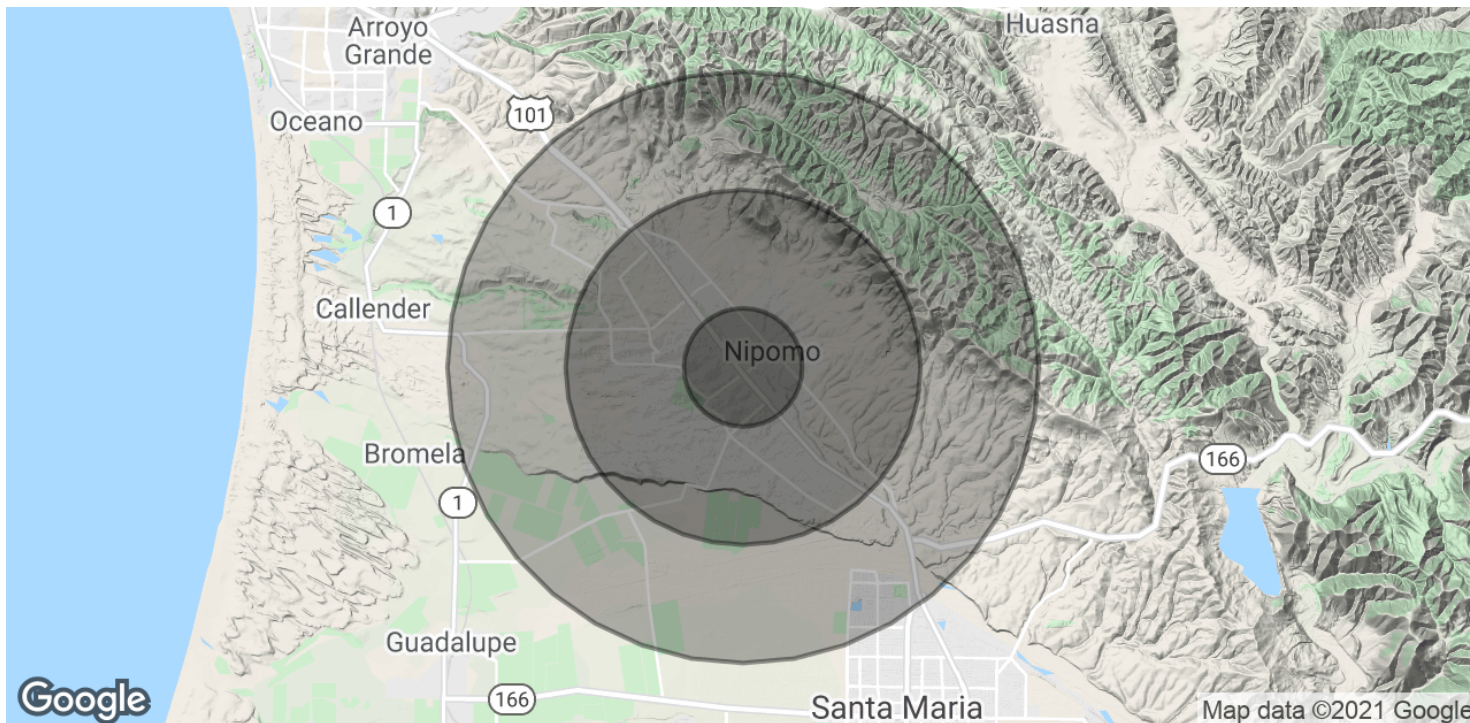
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POPULATION

| | 1 MILE | 3 MILES | 5 MILES |
|----------------------|--------|---------|---------|
| Total Population | 4,444 | 18,587 | 28,745 |
| Average age | 36.9 | 38.5 | 37.9 |
| Average age (Male) | 35.6 | 37.4 | 36.8 |
| Average age (Female) | 37.8 | 39.4 | 38.6 |

HOUSEHOLDS & INCOME

| | 1 MILE | 3 MILES | 5 MILES |
|---------------------|-----------|-----------|-----------|
| Total households | 1,487 | 6,361 | 9,714 |
| # of persons per HH | 3.0 | 2.9 | 3.0 |
| Average HH income | \$74,549 | \$76,227 | \$77,338 |
| Average house value | \$482,175 | \$509,780 | \$489,951 |

* Demographic data derived from 2010 US Census

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