



Grover Beach Office Condos For Sale 200 S. 13th Street, Grover Beach, CA

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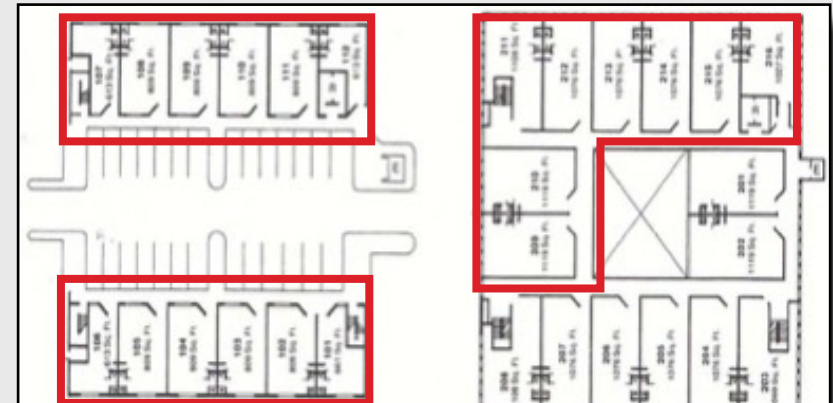


<u>For Sale:</u>	20 units currently available (1st and 2nd floor units). Units 101 - 112 and 209 - 216 totalling ±18,000 SF.
<u>Building Size:</u>	±40,596 Gross square feet (sizes per unit vary from ±600-1,400 square feet)
<u>Land Size:</u>	±53,535 square feet (Common Area Parcel shared by Owners)
<u>Zoning:</u>	CBO - Central Business Open
<u>Construction:</u>	Conventional wood and steel frame with stucco exterior
<u>Restrooms:</u>	Common area restrooms on both floors, and private restrooms in each unit.
<u>Parking:</u>	Ample (4/1000 ratio)
<u>Sale Price:</u>	\$2,200,000.00
<u>Lease Rate:</u>	\$0.95/SF NNN

Description: Twenty (20) professional office condominiums. The larger Property consists of ±40,596 square feet of mixed-use, multi-tenant condominiums. With professional office suites on the first and second floors and twelve residential condominiums on the third floor. Plaza Pacifica is the Central Coast's Corporate headquarters for Compass Health and Sentinel Security. Other occupants include John Muir Charter School (a division of Cuesta College), Adair Engineering and the Lucia Mar Unified Teacher Association. 20 units available for sale providing opportunity for investor or owner/user. Call Broker for income and lease information.



Floor Plan



First Floor

Second Floor

