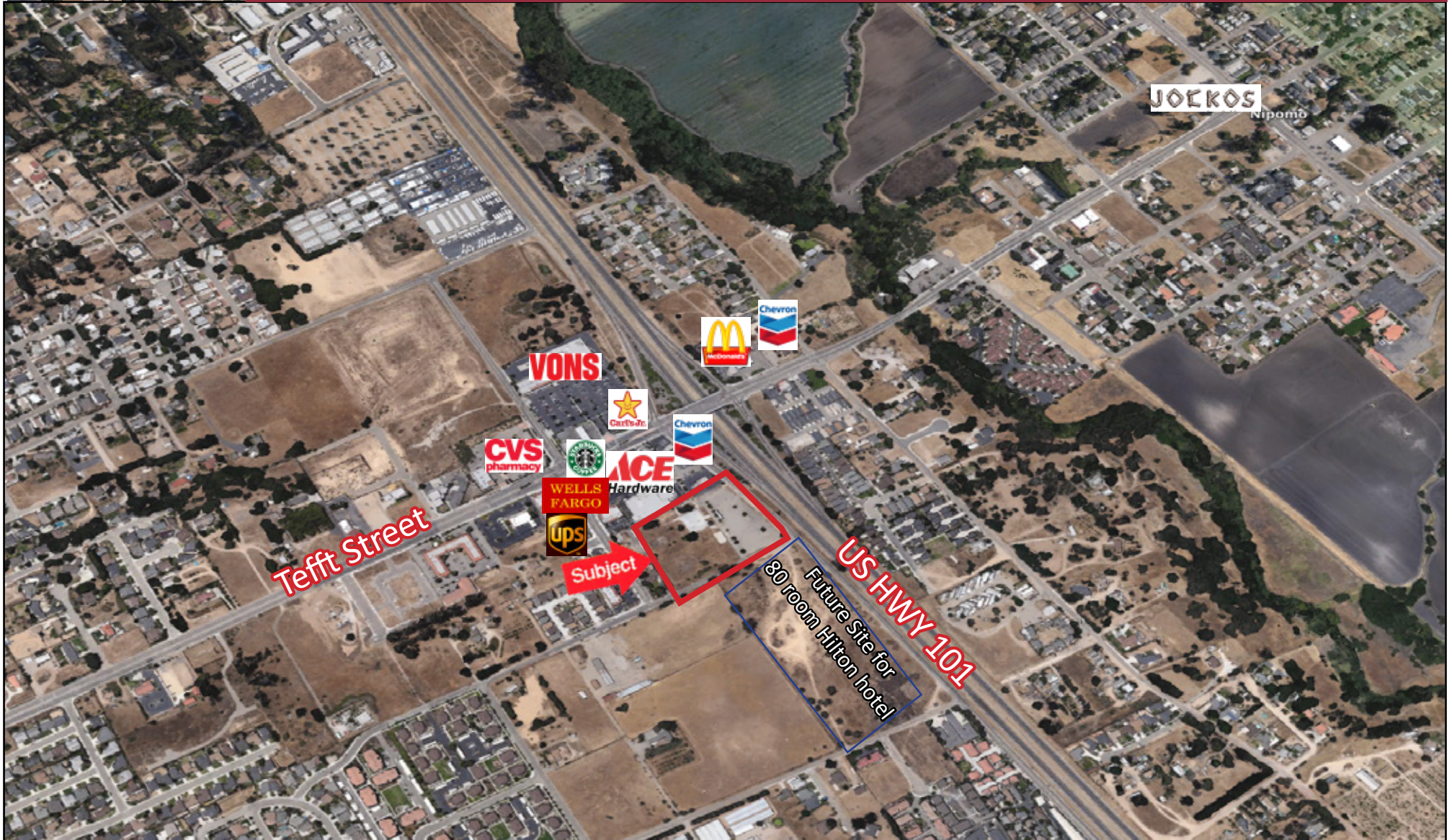


FOR SALE

Available Entitled Mixed-Use Project

170 S. Frontage Road, Nipomo, CA | Land | ±5.47 acres



PACIFICA
COMMERCIAL REALTY

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Sale Details

- Asking Price: \$5,750,000.00 (\$24.13/SF)

Approximately 5.47 Acres of Commercial Zoned Property, is now available for sale. It is located at the SWC of Hill Street and Frontage Rds. The site had formerly been occupied by the Boys and Girls Club of Nipomo, since demolished, with a large 20,000 +/- square foot building including its adjacent parking lot.

The asphalt parking lot was not removed and remains usable, with some maintenance. The existing parking lot is improved with light standards, automobile wheel stops and irrigated landscaping features.

The Sellers possess a “vested tentative map” for the subject parcel, (since expired) which provided conditions for a mixed-use project including multi-family, professional office and retail uses. The existing on-site improvements include power service, 1 ½” water line service and other utilities, either at the property lines or in the streets.

The site offers 180 degrees of unrestricted exposure and visibility from US Highway 101, a major California north-south route for both commercial and pleasure users. ADT’s along the freeway exceed 50,000 vehicular trips per day. A Hilton 2 Home, 80 room hotel, to the south has been proposed and the approval process should be completed in the very near future.



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W Tefft St & US-101

Nipomo, CA 93444

	1 mi radius	3 mi radius	5 mi radius	5 min drivetime	
POPULATION	2017 Estimated Population	9,245	18,620	36,106	18,431
	2022 Projected Population	9,508	19,149	37,182	18,954
	2010 Census Population	8,612	17,337	32,932	16,991
	2000 Census Population	6,596	13,975	24,711	13,701
	Projected Annual Growth 2017 to 2022	0.6%	0.6%	0.6%	0.6%
	Historical Annual Growth 2000 to 2017	2.4%	2.0%	2.7%	2.0%
HOUSEHOLDS	2017 Estimated Households	2,948	6,174	11,253	6,087
	2022 Projected Households	3,062	6,422	11,707	6,331
	2010 Census Households	2,739	5,728	10,100	5,582
	2000 Census Households	2,042	4,495	7,732	4,385
	Projected Annual Growth 2017 to 2022	0.8%	0.8%	0.8%	0.8%
	Historical Annual Growth 2000 to 2017	2.6%	2.2%	2.7%	2.3%
AGE	2017 Est. Population Under 10 Years	14.8%	13.1%	13.8%	13.2%
	2017 Est. Population 10 to 19 Years	14.7%	14.0%	14.5%	14.1%
	2017 Est. Population 20 to 29 Years	13.8%	12.6%	13.0%	12.7%
	2017 Est. Population 30 to 44 Years	19.6%	18.0%	18.1%	18.1%
	2017 Est. Population 45 to 59 Years	18.3%	19.2%	17.9%	19.2%
	2017 Est. Population 60 to 74 Years	13.4%	16.4%	16.2%	16.2%
	2017 Est. Population 75 Years or Over	5.4%	6.7%	6.6%	6.6%
	2017 Est. Median Age	34.3	38.1	37.4	37.9
MARITAL STATUS & GENDER	2017 Est. Male Population	48.9%	49.2%	49.6%	49.1%
	2017 Est. Female Population	51.1%	50.8%	50.4%	50.9%
	2017 Est. Never Married	32.2%	29.2%	30.5%	29.4%
	2017 Est. Now Married	46.3%	50.2%	49.6%	50.0%
	2017 Est. Separated or Divorced	16.8%	15.4%	14.8%	15.4%
	2017 Est. Widowed	4.7%	5.1%	5.1%	5.1%
INCOME	2017 Est. HH Income \$200,000 or More	4.2%	6.9%	6.9%	6.8%
	2017 Est. HH Income \$150,000 to \$199,999	6.9%	7.8%	6.7%	7.8%
	2017 Est. HH Income \$100,000 to \$149,999	19.0%	18.8%	18.2%	18.8%
	2017 Est. HH Income \$75,000 to \$99,999	14.7%	14.0%	15.3%	14.1%
	2017 Est. HH Income \$50,000 to \$74,999	19.9%	18.5%	18.4%	18.3%
	2017 Est. HH Income \$35,000 to \$49,999	13.7%	11.7%	12.5%	11.7%
	2017 Est. HH Income \$25,000 to \$34,999	5.7%	6.4%	7.8%	6.5%
	2017 Est. HH Income \$15,000 to \$24,999	5.8%	6.2%	6.5%	6.1%
	2017 Est. HH Income Under \$15,000	10.2%	9.7%	7.7%	9.8%
	2017 Est. Average Household Income	\$86,906	\$89,289	\$87,208	\$89,428
	2017 Est. Median Household Income	\$68,711	\$72,358	\$72,275	\$72,455
	2017 Est. Per Capita Income	\$27,715	\$29,607	\$27,186	\$29,536
2017 Est. Total Businesses	285	457	633	475	
2017 Est. Total Employees	1,703	2,750	4,408	2,896	

W Tefft St & US-101

Nipomo, CA 93444

	1 mi radius	3 mi radius	5 mi radius	5 min drivetime	
RACE	2017 Est. White	69.1%	72.5%	67.3%	72.3%
	2017 Est. Black	1.7%	1.3%	1.7%	1.3%
	2017 Est. Asian or Pacific Islander	3.4%	3.4%	5.0%	3.4%
	2017 Est. American Indian or Alaska Native	1.1%	1.2%	1.3%	1.2%
	2017 Est. Other Races	24.8%	21.6%	24.7%	21.8%
	HISPANIC	2017 Est. Hispanic Population	4,309	7,544	17,686
2017 Est. Hispanic Population		46.6%	40.5%	49.0%	40.8%
2022 Proj. Hispanic Population		48.3%	42.2%	50.5%	42.5%
2010 Hispanic Population		44.5%	38.6%	48.8%	39.0%
EDUCATION (Adults 25 or Older)	2017 Est. Adult Population (25 Years or Over)	5,905	12,417	23,554	12,260
	2017 Est. Elementary (Grade Level 0 to 8)	10.1%	8.0%	10.6%	8.1%
	2017 Est. Some High School (Grade Level 9 to 11)	6.7%	6.2%	7.9%	6.2%
	2017 Est. High School Graduate	22.2%	20.6%	20.8%	20.6%
	2017 Est. Some College	29.5%	29.2%	28.1%	29.3%
	2017 Est. Associate Degree Only	9.4%	9.5%	7.9%	9.5%
	2017 Est. Bachelor Degree Only	14.5%	16.6%	14.9%	16.6%
2017 Est. Graduate Degree	7.7%	9.8%	9.8%	9.6%	
HOUSING	2017 Est. Total Housing Units	3,030	6,429	11,818	6,330
	2017 Est. Owner-Occupied	64.4%	69.5%	71.2%	69.4%
	2017 Est. Renter-Occupied	32.9%	26.6%	24.0%	26.8%
	2017 Est. Vacant Housing	2.7%	4.0%	4.8%	3.8%
HOMES BUILT BY YEAR	2010 Homes Built 2005 or later	0.1%	0.1%	0.1%	0.1%
	2010 Homes Built 2000 to 2004	28.8%	26.6%	27.4%	26.3%
	2010 Homes Built 1990 to 1999	16.1%	15.2%	19.5%	14.9%
	2010 Homes Built 1980 to 1989	17.6%	22.6%	23.0%	22.5%
	2010 Homes Built 1970 to 1979	15.4%	19.7%	16.6%	19.8%
	2010 Homes Built 1960 to 1969	11.0%	9.5%	9.5%	9.5%
	2010 Homes Built 1950 to 1959	6.9%	6.5%	5.3%	6.8%
	2010 Homes Built Before 1949	5.5%	5.4%	5.1%	5.4%
HOME VALUES	2010 Home Value \$1,000,000 or More	7.2%	8.1%	8.6%	8.1%
	2010 Home Value \$500,000 to \$999,999	22.4%	39.7%	39.7%	38.8%
	2010 Home Value \$400,000 to \$499,999	20.6%	19.4%	14.2%	19.2%
	2010 Home Value \$300,000 to \$399,999	30.7%	20.5%	18.9%	20.8%
	2010 Home Value \$200,000 to \$299,999	16.7%	12.1%	14.6%	12.3%
	2010 Home Value \$150,000 to \$199,999	2.1%	2.9%	3.3%	3.0%
	2010 Home Value \$100,000 to \$149,999	3.6%	4.0%	3.2%	4.1%
	2010 Home Value \$50,000 to \$99,999	1.3%	1.2%	3.0%	1.2%
	2010 Home Value \$25,000 to \$49,999	0.4%	0.4%	1.7%	0.4%
	2010 Home Value Under \$25,000	0.6%	0.7%	1.0%	0.7%
	2010 Median Home Value	\$407,561	\$481,853	\$473,761	\$479,111
	2010 Median Rent	\$1,186	\$1,234	\$1,271	\$1,218



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LABOR FORCE	2017 Est. Labor Population Age 16 Years or Over	7,057	14,639	28,008	14,468
	2017 Est. Civilian Employed	65.0%	62.0%	60.6%	62.3%
	2017 Est. Civilian Unemployed	2.7%	2.1%	2.4%	2.1%
	2017 Est. in Armed Forces	-	-	-	-
	2017 Est. not in Labor Force	32.3%	35.9%	37.0%	35.6%
	2017 Labor Force Males	48.1%	48.7%	49.2%	48.7%
	2017 Labor Force Females	51.9%	51.3%	50.8%	51.3%
OCCUPATION	2010 Occupation: Population Age 16 Years or Over	4,578	9,221	16,880	9,045
	2010 Mgmt, Business, & Financial Operations	16.1%	16.8%	15.0%	16.6%
	2010 Professional, Related	16.1%	17.9%	18.1%	17.8%
	2010 Service	25.3%	21.9%	21.3%	22.2%
	2010 Sales, Office	17.7%	18.0%	18.8%	18.1%
	2010 Farming, Fishing, Forestry	1.6%	1.6%	4.4%	1.5%
	2010 Construction, Extraction, Maintenance	9.7%	12.9%	12.0%	12.8%
	2010 Production, Transport, Material Moving	13.5%	11.0%	10.4%	11.1%
	2010 White Collar Workers	49.9%	52.7%	51.9%	52.5%
	2010 Blue Collar Workers	50.1%	47.3%	48.1%	47.5%
TRANSPORTATION TO WORK	2010 Drive to Work Alone	81.8%	78.8%	77.1%	78.9%
	2010 Drive to Work in Carpool	9.5%	9.0%	10.3%	9.1%
	2010 Travel to Work by Public Transportation	0.6%	1.5%	1.9%	1.5%
	2010 Drive to Work on Motorcycle	0.6%	0.7%	0.5%	0.7%
	2010 Walk or Bicycle to Work	3.5%	3.8%	4.0%	3.7%
	2010 Other Means	0.6%	0.6%	0.9%	0.6%
	2010 Work at Home	3.4%	5.6%	5.3%	5.5%
TRAVEL TIME	2010 Travel to Work in 14 Minutes or Less	29.5%	26.4%	27.4%	26.3%
	2010 Travel to Work in 15 to 29 Minutes	49.6%	48.1%	46.4%	48.4%
	2010 Travel to Work in 30 to 59 Minutes	25.6%	26.2%	22.6%	26.4%
	2010 Travel to Work in 60 Minutes or More	4.3%	5.0%	4.7%	5.0%
	2010 Average Travel Time to Work	19.9	20.8	19.7	20.8
CONSUMER EXPENDITURE	2017 Est. Total Household Expenditure	\$190 M	\$405 M	\$725 M	\$400 M
	2017 Est. Apparel	\$6.66 M	\$14.2 M	\$25.5 M	\$14.0 M
	2017 Est. Contributions, Gifts	\$12.8 M	\$28.4 M	\$50.3 M	\$28.0 M
	2017 Est. Education, Reading	\$7.49 M	\$16.4 M	\$28.9 M	\$16.2 M
	2017 Est. Entertainment	\$10.7 M	\$22.8 M	\$40.9 M	\$22.5 M
	2017 Est. Food, Beverages, Tobacco	\$29.0 M	\$61.4 M	\$110 M	\$60.6 M
	2017 Est. Furnishings, Equipment	\$6.57 M	\$14.1 M	\$25.2 M	\$13.9 M
	2017 Est. Health Care, Insurance	\$16.3 M	\$34.6 M	\$62.1 M	\$34.2 M
	2017 Est. Household Operations, Shelter, Utilities	\$58.6 M	\$125 M	\$224 M	\$123 M
	2017 Est. Miscellaneous Expenses	\$2.78 M	\$5.87 M	\$10.5 M	\$5.79 M
	2017 Est. Personal Care	\$2.46 M	\$5.24 M	\$9.38 M	\$5.17 M
2017 Est. Transportation	\$36.3 M	\$76.6 M	\$138 M	\$75.6 M	



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