

## Up to 19,000 SF of Retail or Industrial Space North Frontage Road, Nipomo, Ca

Rate  
Reduced

**For  
Lease**

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### For Lease

- Three units totaling 19,000 s.f.  
Building 1, Suite A – 10,000 s.f.  
Building 1, Suite B – 4,000 s.f.  
Building 3 – 5,000 s.f.
- Freeway frontage on Highway 101 with great signage opportunities.
- Zoned CS
- Ample reciprocal parking
- Lease Rate - \$.60/s.f. gross

Stafford-McCarty  
Commercial Real Estate  
641 Higuera St., Suite 201  
San Luis Obispo, CA 93401  
805-543-1801  
[www.staffordmccarty.com](http://www.staffordmccarty.com)



## Building 1

19,000 sf of retail or industrial space with freeway frontage. Reciprocal parking on both sides of the building. Small secure storage behind building.

Suite A is 10,000 sf and is open (set of posts down center of the building). Three roll-up doors and man doors on each side of the building.

Suite B is 4,000 sf and is open with a small office on the south side of the building. One roll-up door and man door on each side of the building.

|                          |                                                           |
|--------------------------|-----------------------------------------------------------|
| Zoning:                  | CS                                                        |
| Building Square Footage: | +/- 14,000 sq. ft.                                        |
| APN                      | 091-326-038, San Luis Obispo County                       |
| Special Features:        | Nice freeway visibility (106,000 vehicles per day on 101) |



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## Building 3

5,000 sf of retail or industrial space with freeway frontage. Space has been built out with multiple rooms. Oversized bathrooms with space for showers.

|                     |                                                           |
|---------------------|-----------------------------------------------------------|
| Zoning:             | CS                                                        |
| Lot Square Footage: | +/- 5,000 sq. ft.                                         |
| APN                 | 091-326-038, San Luis Obispo County                       |
| Special Features:   | Nice freeway visibility (106,000 vehicles per day on 101) |



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