

+/- 5,800 sq. ft. Retail Building on 1.79 acres  
1207 S. 13<sup>th</sup> Street,  
Grover Beach, CA



**For  
SALE**



**Contact:**  
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DRE# 00977930

**Steve Davis**  
DRE# 01843738

## For Sale

- 2 parcels totaling 77,968 sq. ft.
- Building size +/-5,800 sq ft plus shade structures
- APN: 060-565-002 – building plus shade structures and patios
- APN: 060-565-003 – parking lot and storage area
- Zoning: Current - Rural Ag; scheduled to change to R-2
- Sale Price - \$889,000
- Immediately Available

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)



## Summary

Current retail or future development opportunity in Grover Beach. Open floor plan with large areas of outdoor patio space, some covered and some open. Large parking lot and open areas to accommodate retail, office, church or community organizations.

Parcel Characteristics	
APNs:	060-565-002 and 060-565-003
Legal Description:	Per title report
Land Use Zone:	Currently A-R, zoning scheduled to change to R-2 in 2011
Parcel Gross Square Footage:	1.79 acres
Standard and Handicapped Parking:	Over 60 spaces presently striped
Building Size:	Building: +/- 5,800 sq ft; Shade Structures: +/- 3,950 sq ft
Special Features:	Ample grounds with large finished parking area with security gate



### Stafford-McCarty Commercial Real Estate

641 Higuera Street, Suite 201, San Luis Obispo, CA 93401 \* 805-543-1801 (voice) \* 805-543-1857 (fax)  
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*Information contained herein has been obtained from the owner of the property or from other sources deemed reliable. We have no reason to doubt its accuracy, but we do not guarantee it.*

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