

- +/- 6,200 sq. ft. of improved commercial retail space
- Pacific Coast Highway frontage
- Purchase includes two APN's for improved properties, two APN's for unimproved rear land
- Purchase price: \$609,000



Versatile improved commercial property on Pacific Coast Highway 1 in the historic town of Guadalupe. This purchase includes two APN's with three separate addresses (currently leased). Rear parcels connect to future Pioneer Street. Zoning allows for multiple uses.



Property Characteristics	
APN:	115-071-003, 004, 016, 017
Land use zones:	GC- General Commercial
URM Status:	Retrofitted
Current Annual Gross Income:	100% leased, 3 tenants (Call for more detail)
Lot gross sq. ft. (improved parcels):	10,018 sq. ft.
Lot gross sq. ft. (unimproved rear parcels):	19,602 sq. ft.

