

FOR SALE

NEXT TO TRADER JOE's CENTER

1055 Rossi Road

Templeton, CA 93465



CONTACT US

Corban Holland
(805) 237- 4040
corban@pacificacre.com
DRE #01836854

Paul Shannon
(805) 237- 4040
paul@pacificacre.com
DRE #01970198



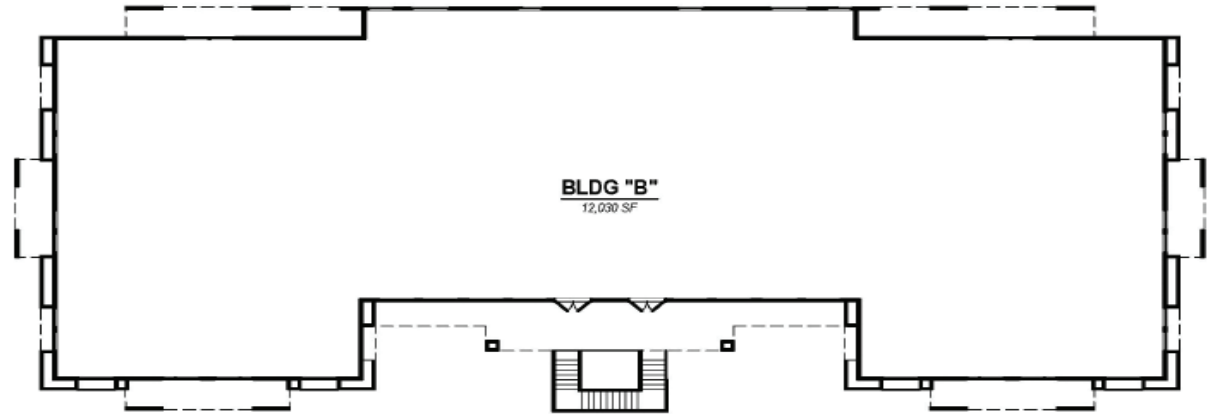
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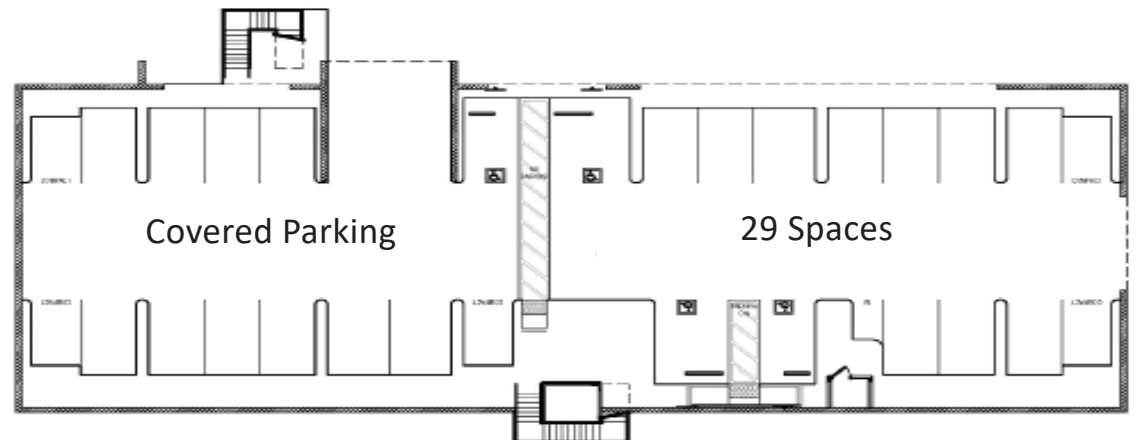
PROPERTY HIGHLIGHTS

- Architectural drawings for a +/- 12,030 SF Shell with covered parking
- Finished Pad
- Located next to Trader Joe's
- 1 parking space per 350 square feet
- Heavy traffic flow throughout center
- Easy on and off freeway access from US 101 (63,000 vehicles per day)
- Zoned Commercial Retail



PROPERTY OFFERING

- \$1,450,000.00
- Price Includes:
 - Plans for +/- 12,030 shell w/ covered parking (currently in plan check)
 - Paid Traffic Fees
 - Up to 4 water and 1 sewer units with more sewer units available
 - Building Permit for site and shell (value \$150,000 & 18 months of design).



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DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Population	1,980	13,471	28,327
Households	753	5,112	10,988
Median HH Income (\$)	78,886	89,179	83,680



TEMPLETON AREA



Templeton is located on the central coast of California about five miles south of Paso Robles, CA and five miles north of Atascadero, CA along US 101. With a population of approximately 7,674, the area offers a small quaint, home town feel. The median age here is 45, median household income is \$66,169, and the median home price is \$403,900.



Templeton is home to a number of businesses that serve local agriculture and ranching, with the economy comprised most significantly from medical care including the Twin Cities Hospital, Templeton Unified School District, agriculture consisting primarily of vineyards and wineries, and assorted businesses on Main Street.

Twin Cities Community Hospital



At Twin Cities Community Hospital, the family of nurses, doctors, staff and healthcare specialists are dedicated to providing expert compassionate care for all the families of Northern San Luis Obispo County.

TCCH employs over 500 people. Offering emergency services and award-winning heart care to orthopedics, advanced stroke treatment and more, they are focused on providing people with expert care.

TTR - Set amid a tranquil wooded property, Templeton Tennis Club offers a stunning clubhouse, versatile fitness center, infrared sauna and state-of-the-art tennis and pickle ball courts. TTR is also set up for private events, weddings, and corporate parties.

Templeton Tennis Ranch



Breweries & Wineries



Tin City - Located fifteen minutes south of Paso Robles, an unassuming industrial park is home to an unexpected experience, Tin City. While there are still industrial businesses located here, there is no mistaking that Tin City is one of the areas hippest wine tasting destinations. Add in a brewery, cider maker, and distillery and it is clear that Tin City is a drinker's paradise!!

TF&G - Located in the middle of Templeton on Main Street his 105-foot-high historic structure serves as an iconic reminder of the enduring character of this community.

Templeton Feed & Grain



Templeton Farmer's Market



Farmer's Market - Early every Saturday morning, Templeton is waking up, farmers from around the county and beyond are gathering around the Community Park. Since 1983, Templeton has hosted the largest Farmer's Market in the North County.

DISCLAIMER

This Brochure contains select information pertaining to the Property, and does not purpose to be all-inclusive or contain all or part of the information which prospective investor(s), tenant(s), landlord(s), seller(s), and or buyer(s) may require to purchase or lease the property. The information contained in this Brochure has been obtained from sources believed to be reliable. All information is presented “as is” without representation or warranty of any kind. All references to acreages, square footage, and other measurements are approximations. All parties are advised to independently verify the accuracy and completeness of any and all information contained herein, to consult with independent legal and financial advisors, and carefully investigate the economics of this transaction and Property’s suitability for your needs. ANY RELIANCE ON THE CONTENT OF THIS BROCHURE IS SOLELY AT YOUR OWN RISK.

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