

Callender Commercial Park

14.78 Acres Central Coast, California

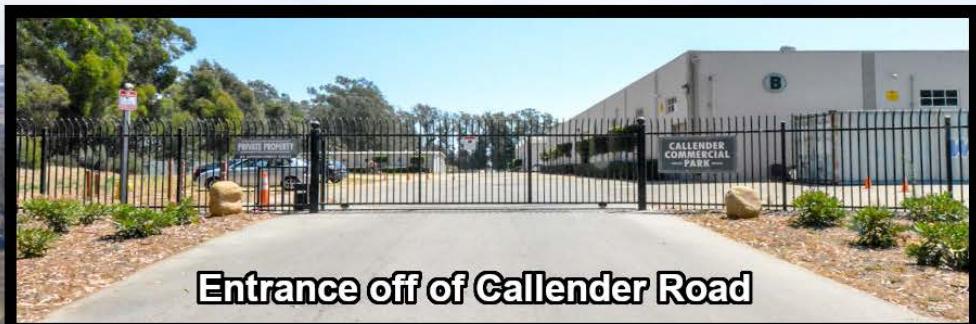


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Contact Cliff Branch
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Will Cooperate With Brokers

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TOTAL PARK INFORMATION

Building(s) Size	22,000 SF, 19,000 SF & 5,000 SF
Parcel Size	14.78 Acres
Parcel Numbers	091-152-003, 4, 5, 6, 7, 8, 9, 10, 11
Water	Nine (9) Meters
Zoning	Industrial
Ingress / Egress	Highway 1 and Callender Road, with a rear entrance off of Monadella Street.
Location	Arroyo Grande, California



PRICING DETAILS

Price	The seller will entertain offers to lease or purchase one or more of the individual parcels. The seller will also entertain financing the sale with a reasonable down payment.
Existing Leasable SF	2 buildings, totaling approximately 24,000 SF
Proposed additional SF	80,000 to 85,000 SF - see conceptual build-out plan. Totaling 131,000 SF.

Seller Disclosure - See Page 17



Callender Commercial Park is located at 1291 Mesa View Drive, Arroyo Grande, California at the corner of Highway 1 and Callender Road. The park has excellent access from Highway 101 via the Willow Road exit and direct access to Arroyo Grande via Highway 1. The park consists of nine separate parcels totaling +/- 14.78 acres. Note: Three of the parcels are sold as indicated on page 11. 6 parcels remain totaling +/- 11.2 acres.

Indoor Cannabis and Potential Other Uses: The park is zoned full industrial which supports a long list of uses including manufacturing, offices, RV storage, outdoor storage and more. The park has a long history of indoor agriculture use. The 5,000 SF building has been permitted for indoor cannabis cultivation in prior years. The 19,000 SF building was also approved for indoor cannabis cultivation. *All uses subject to County approvals.*

Residential Caretaker Residences: Each of the parcels are in excess of an acre, which allows for a residential caretaker unit. On some parcels, a resident unit on the 2nd story may have views of the coastline. *All uses subject to County approvals.*

Building #A: +/- 5,000 SF industrial concrete building, sprinklered.

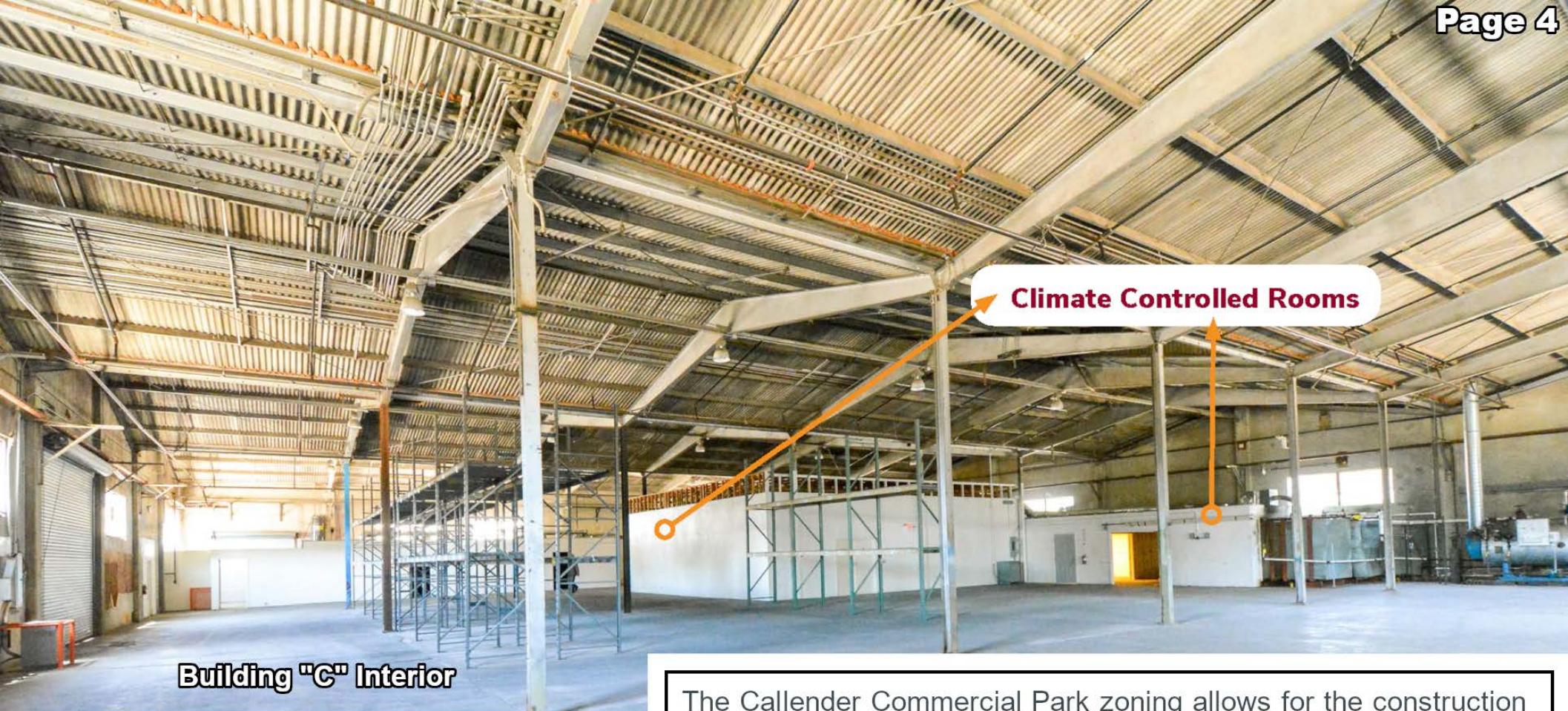
Building #B: +/- 22,000 SF industrial concrete building. **SOLD**

Building #C: +/- 19,000 SF industrial concrete building, sprinklered, climate controlled and formerly FDA approved.

Building #D: Proposed plans for a two story, +/- 10,000 SF warehouse and living quarters.

Excellent potential to develop the remaining six (6) parcels that could be zoned for a variety of uses including RV storage, manufacturing or traditional warehouse use. See pages 9 through 13.

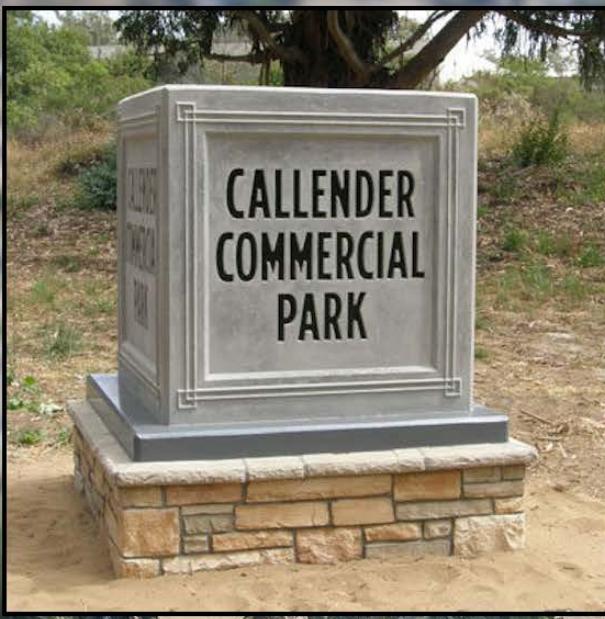
Possible Seller Financing



The Callender Commercial Park zoning allows for the construction of a caretaker unit on each parcel. Second story caretaker units built on certain parcels will allow for beautiful views of the coastline. The proposed 10,000 SF new building on APN 091-152-004 (see page 9) features a 2-bedroom residential unit with a deck and offices. A full set of plans are available.

View possible from the second story caretaker units





Building #A APN: 091-152-004

Freestanding single story industrial building is approximately 5,000 SF, with two ADA bathrooms and offices.

Building #B APN: 091-152-007

Freestanding single story reinforced concrete industrial building approx. 22,000 SF. 400 amp / 3-Phase power, six roll-up doors, abundant parking, perimeter fencing with automatic entrance gate.

SOLD



Building #C APN: 091-152-006

This freestanding single story reinforced concrete industrial building is approximately 19,000 SF. Sprinklered, multiple temperature controlled interior rooms serviced by air conditioning.

Former FDA approved building with two ADA bathrooms, offices and tall ceilings. 400 amp / 3-Phase power. Served by six roll-up doors, abundant parking, perimeter fencing with automatic entrance gate.

Proposed Building #D APN: 091-152-004

Proposed two story reinforced concrete industrial building is approximately 9,240 SF and situated on the same parcel as Building #A.

Consisting of 7,047 SF of warehouse space on the lower level, 735 SF of office and a 1,089 SF caretaker's unit on the second level. Sprinklered, ADA compliant, five roll-up doors and perimeter fencing with automatic entrance gate.

See pages 9 & 10 for more details.

Building A



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Building **B** - SOLD



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Building **C** - 19,000 SF



*Proposed Building D

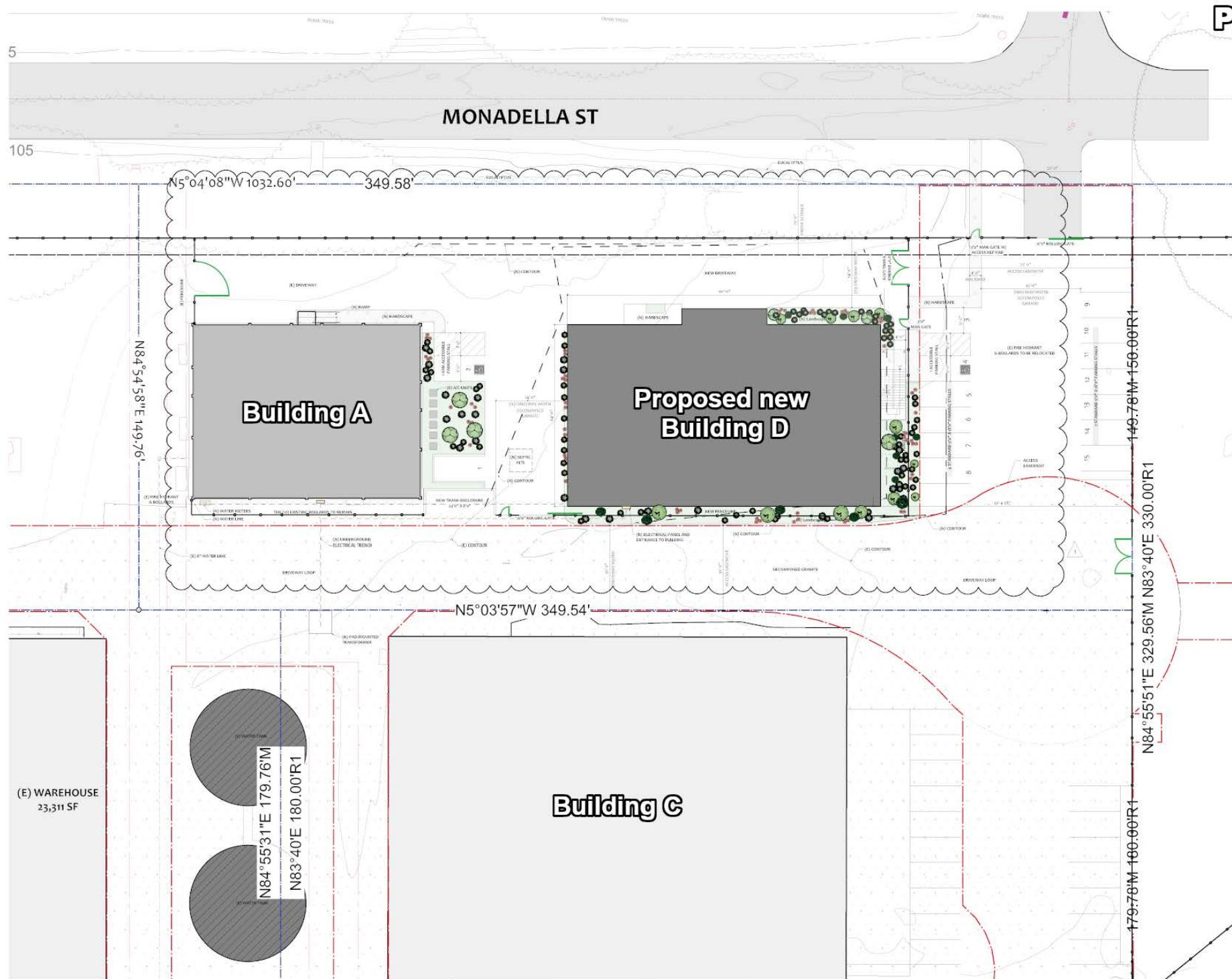
Full set of plans available



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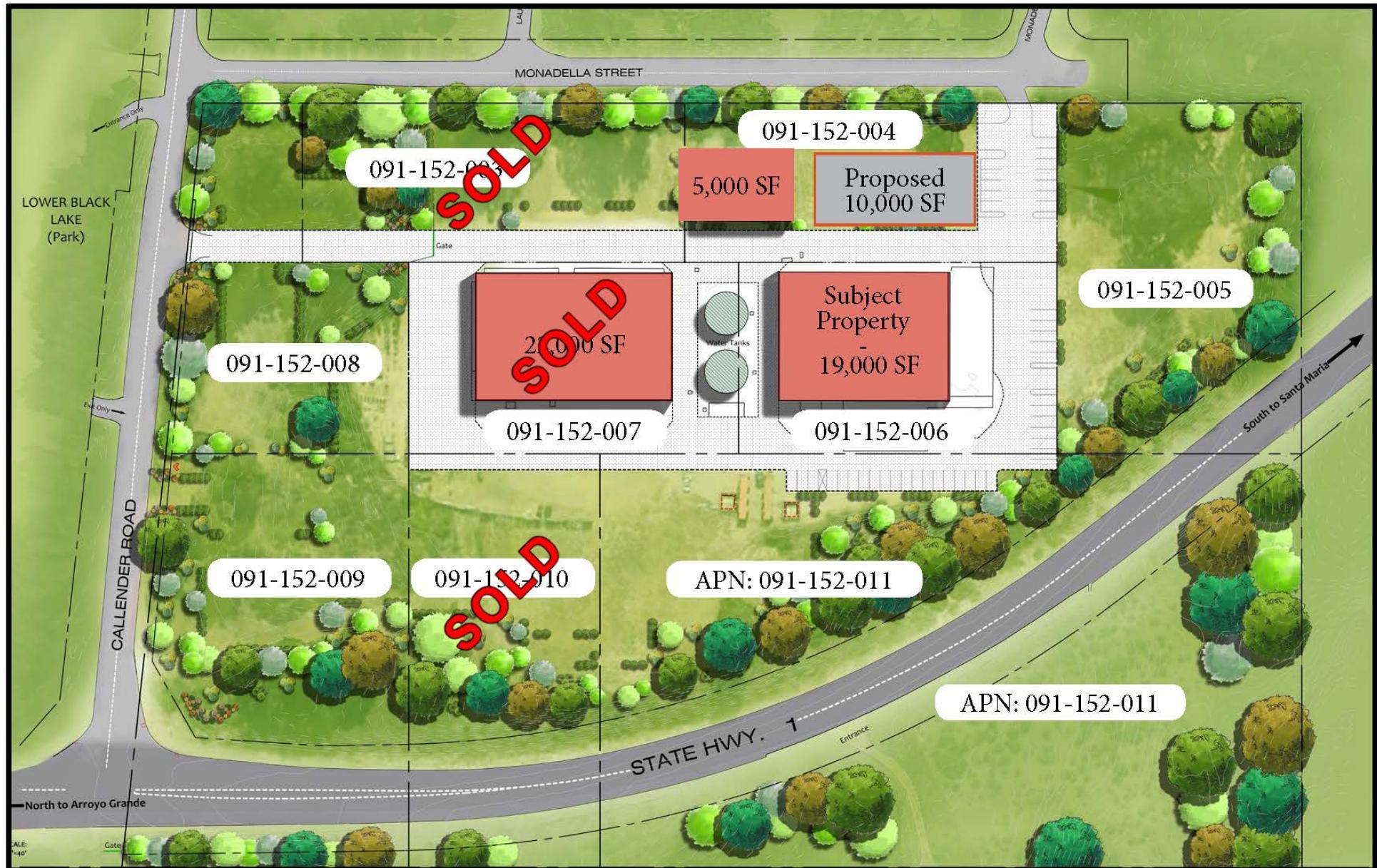


PARCEL APN #	ACRES	DESCRIPTION
091-152-003	1.24 SOLD	Vacant Lot, North East Corner
091-152-004	1.21	Building #A, 5,000 SF Industrial Warehouse. Proposed Building #D
091-152-005	1.51	Fenced in Trade Yard, South Corner
091-152-006	1.24 SOLD	Building #B, 22,000 SF Industrial Warehouse
091-152-007	1.28	Building #C, 19,000 SF Industrial Warehouse
091-152-008	1.22	Vacant Lot, Entrance on Callender Road
091-152-009	1.51	Vacant Lot, Adjacent to Highway 1
091-152-010	1.18 SOLD	Vacant Lot, Adjacent to Highway 1
091-152-011	4.38	Vacant Lot, Highway 1 / Westside of Highway 1



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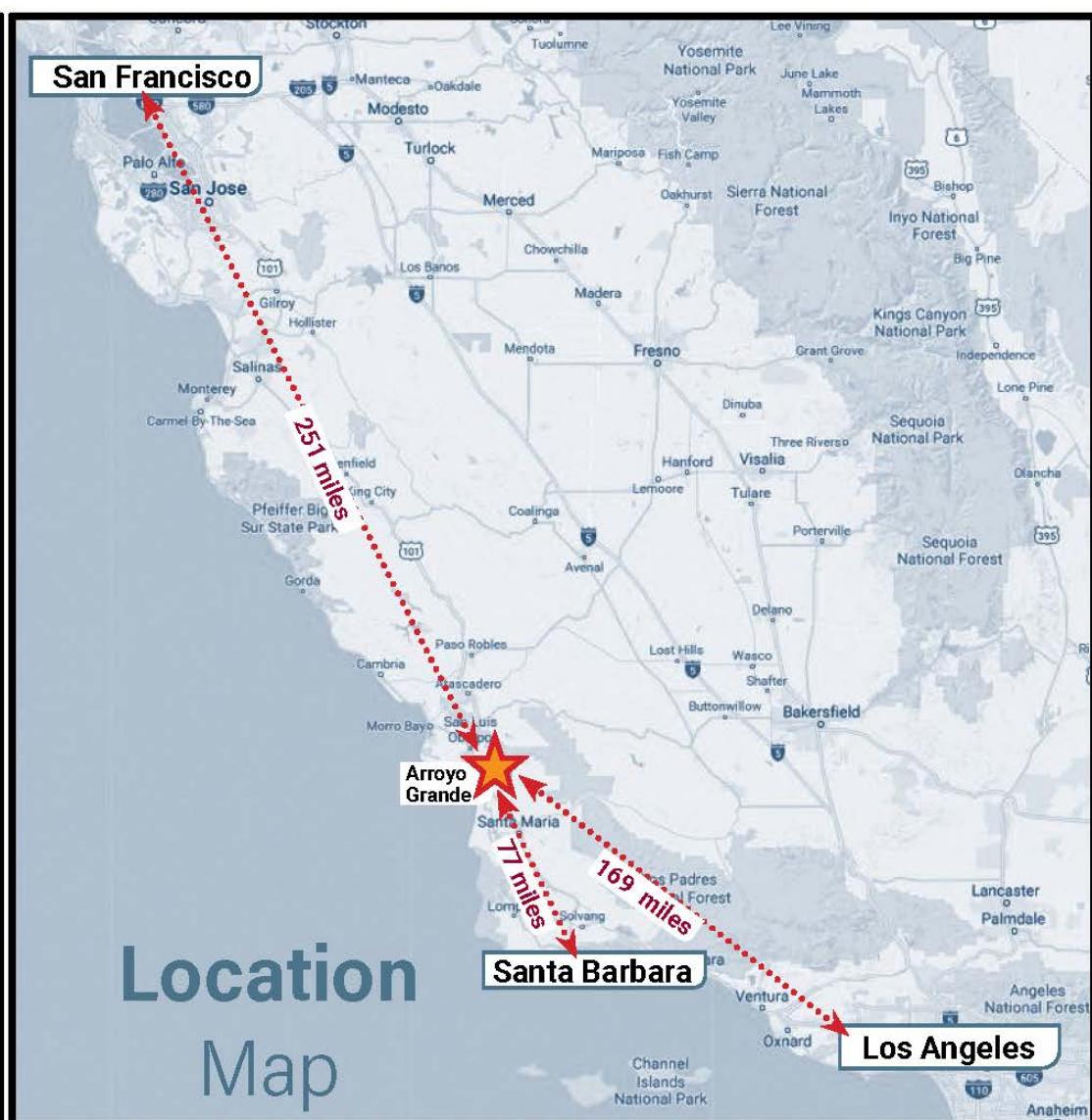
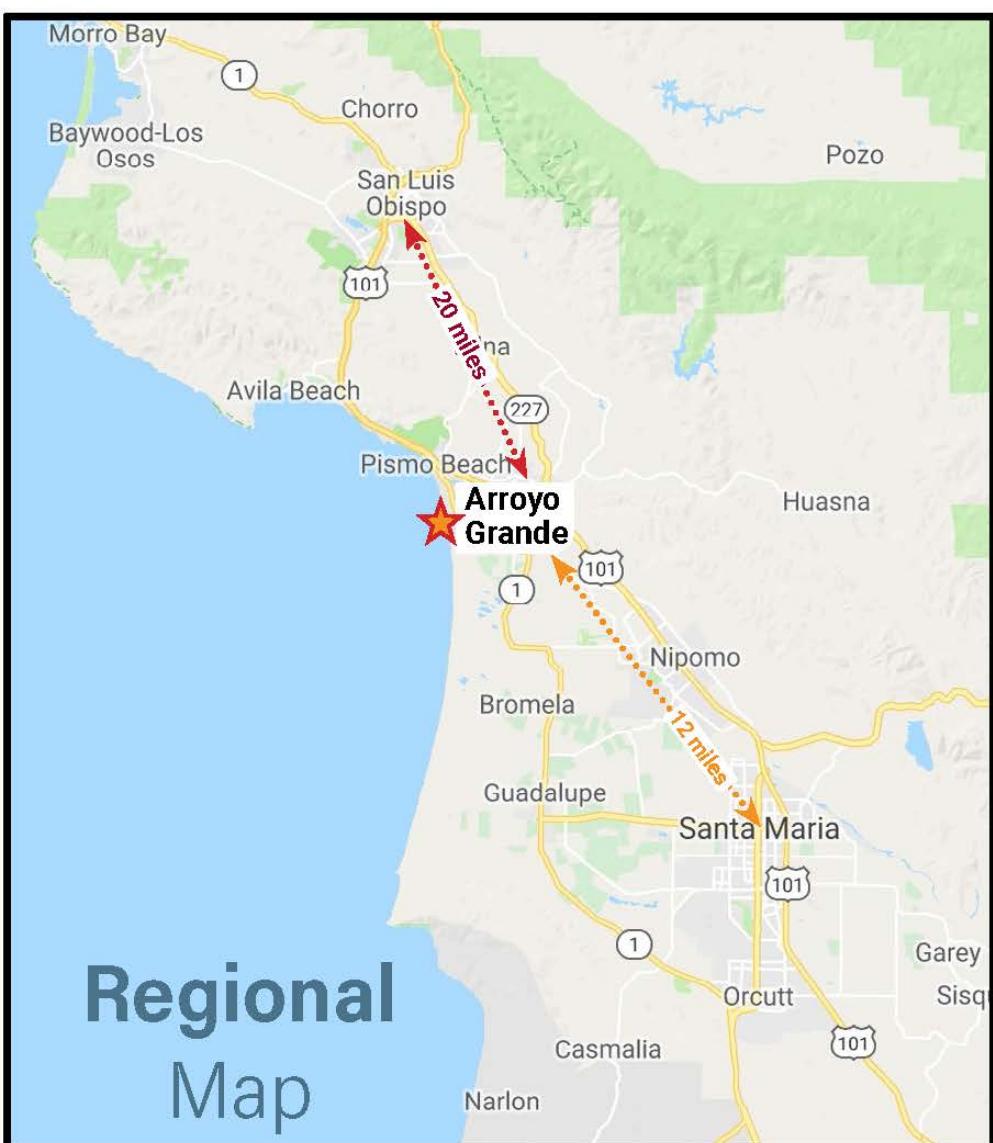
EXISTING SITE



Callender Commercial Park

CONCEPTUAL SITE DEVELOPMENT PLAN





EXPLORE ARROYO GRANDE



Wineries & Tasting

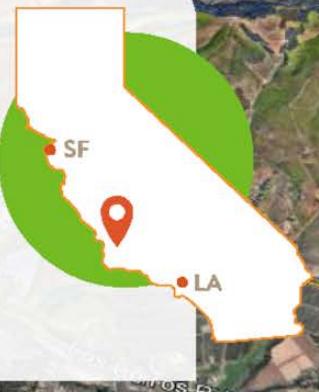


Things to Do

Ingress / Egress:
Highway 1 & Callender Road

Easy access to Highway 101
connecting Los Angeles
and San Francisco
via Highway 1.

20 miles San Luis Obispo.
77 miles to Santa Barbara.



Nearby Cities

	Population
San Luis Obispo	47,000
Pismo Beach	8,000
Arroyo Grande	18,200
Grover Beach	12,500
Nipomo	17,000
Santa Maria	111,300
Total (Approx.)	214,000





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CENTRAL COAST, CALIFORNIA 93420

Seller Disclosure: To the best of seller's knowledge, all of the information presented in this brochure is accurate. However, any potential buyer should confirm any and all of the information presented in this brochure as part of due diligence during the escrow process prior to closing. The property will be sold in "as-is" condition.

CONTACT: [\(805\) 544-3030](tel:(805)544-3030) / CalCoastCommercial.com