

FOR LEASE | COMMERCIAL
Historic Highway 1, Guadalupe, CA



NEW COMMERCIAL DEVELOPMENT

Ground Lease or Build to Suit up to 20,000 sf

Zoned G-C
2.09 Acres

SUBJECT

Pasadena Development
848 Homes & Apartment Units

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AREA OVERVIEW

Guadalupe

The subject site is located in the heart of Guadalupe, 10 minutes west of Santa Maria, Santa Barbara county's largest city, and 5 minutes east of the Pacific Ocean. The project offers great visibility with nearly 500 feet of frontage along Highway 1.

The city of Guadalupe is experiencing explosive population growth due to the construction of over 950 new homes and apartment units, the majority of which are part of the new Pasadera Development. The city's population is expected to grow by nearly 46% from 7,780 to 11,335. The first phase of Pasadera is sold out and demand remains strong as home buyers are moving to Guadalupe to acquire the most affordable houses in the Central Coast region.

Demand for a new grocery store, auto parts, fast food among other retail needs will continue to increase as Guadalupe grows. The Pasadera development will have a commercial component; however, the subject site can be delivered much sooner.

- › Ground Lease all or part / Build to Suit up to 20,000 sf
- › Zoning: General Commercial District
- › Size: 2.09 Acres flat with app. 500' of frontage
- › Location: Highway 1, centrally located in center of town
- › Utilities on site
- › Ready for development now
- › Call Broker for Pricing



SITE PLAN

Site Plan Under Development

Site Overview

- › **PROJECT DETAILS:** Pads and retail space available on 2.09 acres of retail commercial land with approximately 500' of highway frontage.
- › **LEASE RATE:** Option for Ground Lease or Build to Suit. Contact agent for details.
- › **ZONING:** C-2 / P.C.D in the City of Guadalupe allowing for multiple uses including retail, QSR or office.

Utilities On Site

- › 10" Water main with dedicated street valve stubbed into property
- › Application 4-6" SDR sewer connection lines throughout property
- › Paid 1-6" Main Water Service
- › Application 24" HDPE storm drain pipe stubbed in for drainage

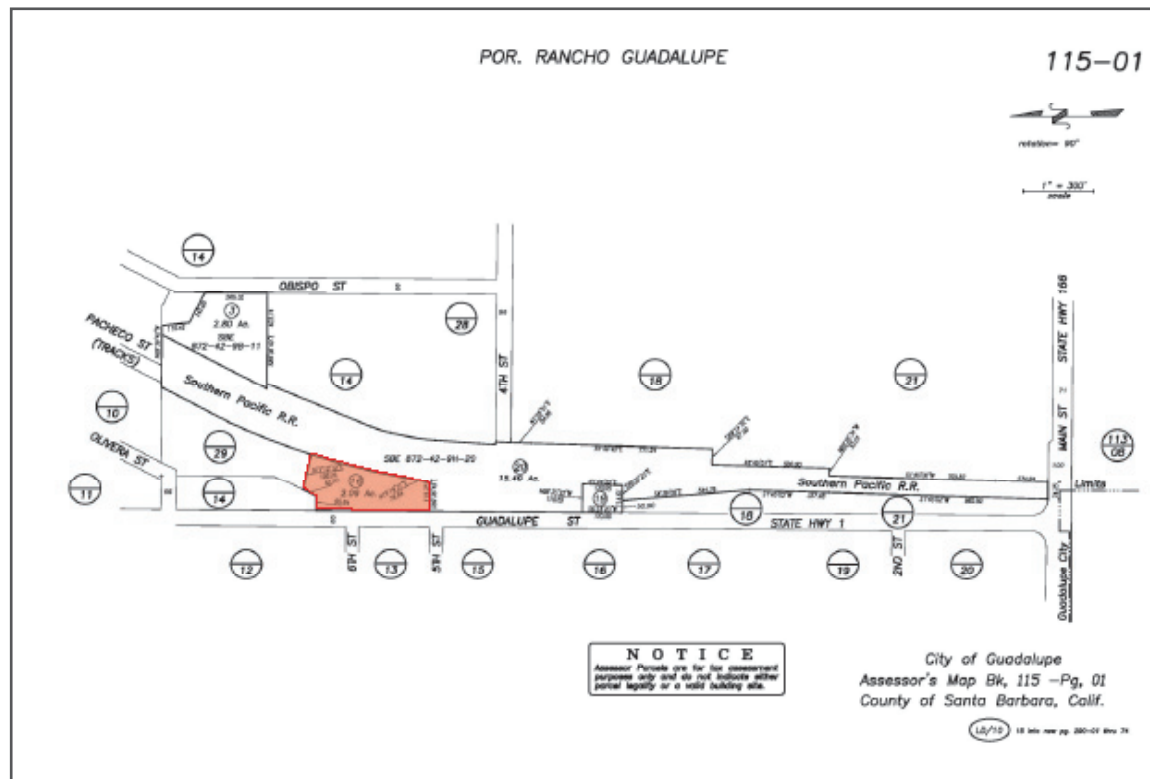
Utilities Off Site

- › Balance of utilities, i.e, Electricity, Natural Gas, Telephone/Cable, readily available at Highway 1 property line.

MAPS

PLAT MAP

APN# 115-010-016



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Area Map

