



CAMACHO
COMMERCIAL
REAL ESTATE SERVICES

ORCHARD STREET SENIOR LIVING
Fully Entitled Assisted Living & Memory Care Development
Arroyo Grande, California

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EXECUTIVE SUMMARY

A Fully Approved Opportunity in the Growing Central Coast Senior Housing Market

The Orchard Street Senior Living Project offers a premier investment and development opportunity in the heart of Arroyo Grande, CA. This 93,513 SF assisted living and memory care campus has received full entitlement approvals, making it a true shovel-ready development. The project includes 98 units and 114 beds across a thoughtfully designed two-story facility, with distinct wings for Assisted Living (AL) and Memory Care (MC).

Located on a 3-acre site just 0.25 miles from Highway 101 and minutes from downtown Arroyo Grande, the property benefits from excellent accessibility, scenic surroundings, and a growing senior population. The development features a mix of studio, 1-bedroom, and 2-bedroom units and offers best-in-class amenities designed to promote dignity, care, and community.



PROJECT HIGHLIGHTS



93,513 SF two-story
building on 3.0 acres



98 units
114 licensed beds



Fully entitled,
development-ready



Distinct AL and MC wings
with separate amenities



Strong market fundamentals and
senior demand in the region

TRANSACTION OVERVIEW

The Orchard Street Senior Living project represents a rare opportunity to acquire a **shovel-ready senior housing development** in California's Central Coast.

With full entitlements, architectural plans, and site control in place, the project is ideal for:

- Developers seeking to expand their senior housing portfolio
- Investment groups or capital partners looking for a high-potential, low entitlement-risk project
- Operators interested in entering the Arroyo Grande market with a custom-designed facility

Offered Materials Include:

- Full entitlement approval documents
- Development summary and 5-year financial pro forma
- Architectural site plans, renderings, and elevations
- Certificate of authenticity and ownership history (COA)

THE OFFERING

Address	605 Orchard St, Arroyo Grande, CA
Asking Price	\$6,900,000
Inclusion	Land and fully approved entitlements, including site plans, elevations, renderings, and submittal documents
Transaction Type	Sale of Land and Development Package
Status	Fully-entitled and shovel-ready
Delivery	Documents and plans available upon execution of NDA

INVESTMENT SUMMARY

Land/Entitlement Cost	\$6,900,000 (14.23%)
Total Development Cost	\$48,480,000
Construction Loan	\$33,936,000 (70% LTC) Interest-only at 7.0%

CONSTRUCTION DEBT TERMS

Interest Rate	7.0% only
Monthly Interest Payment	\$197,960
Annual Interest Payment	\$2,375,520

PROPERTY OVERVIEW

The facility consists of a total of 98 units and 114 beds within a single two-story building. The building and grounds are designed with an inward facing approach that provides for both the safety of its residents as well as access to the surrounding neighborhood amenities. Additionally, the facility is designed in a **“Donut shape”**, with two separate wings, one specifically for assisted living residents and the other for memory care needs. Each wing will have its own common and private dining facilities and amenity areas.

The residential quarters include a mixture of unit sizes ranging from 387 square-foot studios to 930 square foot, two-bedroom units. There are a variety of common-space features and amenities within the facility, including dining rooms, bistros, libraries, internet lounges, theater, recreational areas, as well as outdoor lounges, barbeques and gardening areas.

This campus is designed to create a small village environment that provides many of the functional and social needs of its residents. The commercial kitchen and dining facilities provide three meals daily, including diabetic and special needs dietary supplements. Care levels for the residents range from providing basic daily necessities to cognitive therapy, constant care, and rehabilitation.

This campus is a testament to the fact that urban living doesn't have to be isolating. By designing a campus that functions like a small village, we can create an environment that not only meets the functional needs of its residents but also fosters a sense of community and social interaction. This innovative approach to urban living is indeed a step towards creating more sustainable and socially inclusive cities.



DEVELOPMENT BUDGET

	Current Budget	Cost per Sq Ft	Cost per Unit	Percent
Land Cost	6,900,000.00	73.79	70,408.16	14.23%
CONSTRUCTION COSTS				
Hard Costs	28,450,000.00	304.24	290,306.12	58.68%
General Condition	1,000,000.00	10.69	7,142.86	2.06%
GC Overhead & Contingencies	2,800,000.00	29.94	28,571.43	5.78%
Total	\$32,250,000.00	\$344.87	\$297,448.98	66.52%
SOFT COSTS				
Architectural / Engineering	Included in Land Cost			
Furniture, Fixtures and equipment	950,000.00	10.16	9,693.88	1.96%
Off site work / sewer	600,000.00	6.42	6,122.45	1.24%
Permits and Fees	800,000.00	8.55	8,163.27	1.65%
Legal / Professional	350,000.00	3.74	3,571.43	0.72%
Real Estate Taxes	240,000.00	2.57	2,448.98	0.50%
Insurance and Bonds	600,000.00	6.42	6,122.45	1.24%
Construction/ops, interest reserves	2,600,000.00	27.80	26,530.61	5.36%
Marketing	150,000.00	1.60	1,530.61	0.31%
Financing costs	440,000.00	4.71	4,489.80	0.91%
Contingency	1,000,000.00	10.69	10,204.08	2.06%
Developer Fee	1,600,000.00	17.11	16,326.53	3.30%
Total	\$9,330,000.00	\$99.77	\$95,204.08	19.25%
TOTAL COST OF DEVELOPMENT	\$48,480,000.00	\$518.43	\$463,061.23	

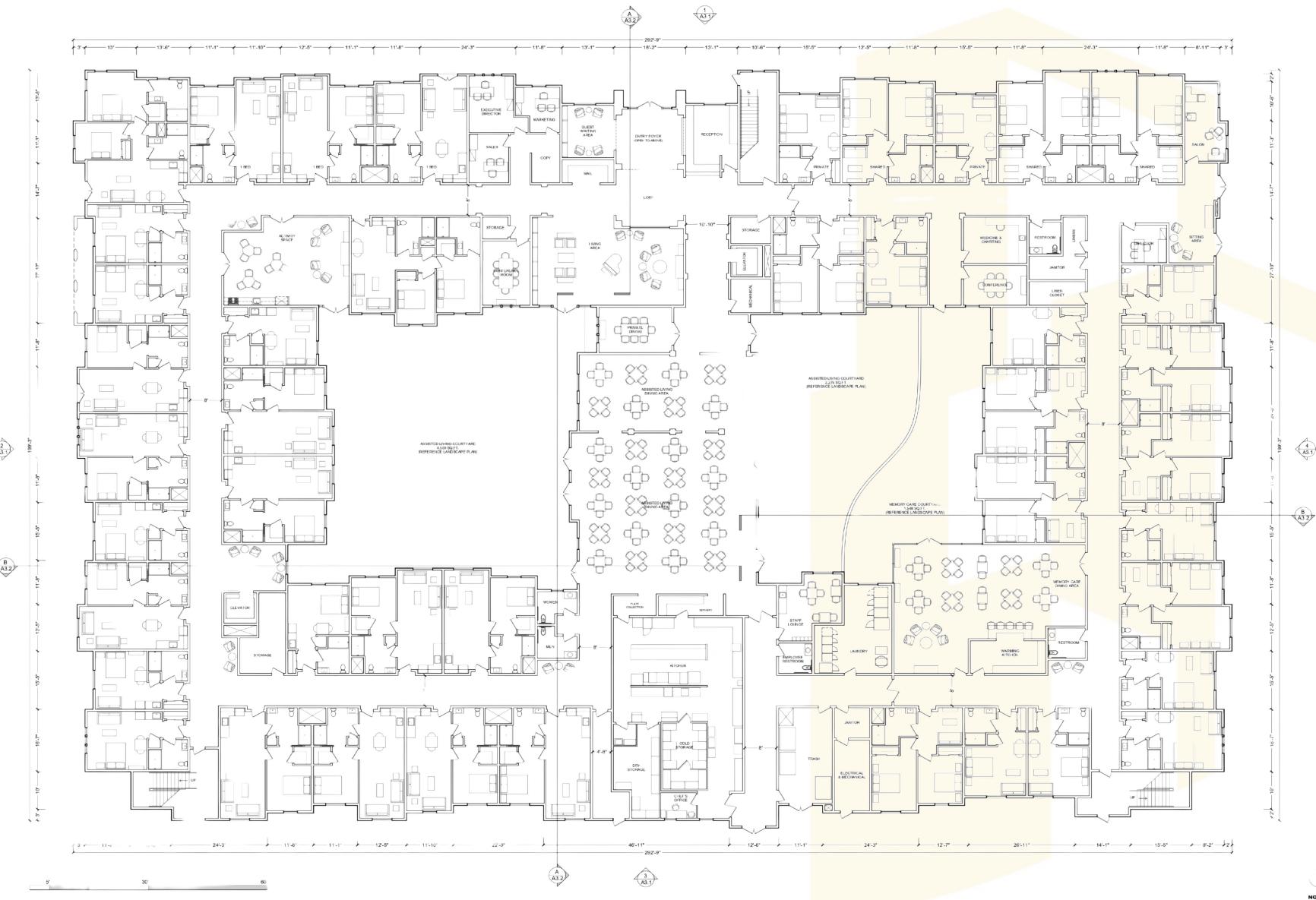
UNIT MIX & RENT ROLL

Unit Type	Count	SF	Rent	Monthly GPR	Annual GPR
AL Studio	31	387	5,356.00	166,036.00	1,992,432.00
AL 1BR/1BA	41	626	6,695.00	274,495.00	3,293,940.00
AL 2BR/1BA	6	930	7,725.00	46,350.00	556,200.00
MC Private	10	387	8,961.00	89,610.00	1,075,320.00
MC Shared	10	626	14,008.00	140,080.00	1,680,960.00

5-YEAR CASH FLOW MODEL

Year	Occupancy	Gross Income	Expenses (55%)	NOI	Debt Service	Income After Debt
1	65%	8,598,852.00	3,074,089.59	2,515,164.21	2,375,520.00	139,644.21
2	93%	8,942,806.08	4,574,245.31	3,742,564.34	2,375,520.00	1,367,044.34
3	95%	9,300,518.32	4,859,520.82	3,975,971.58	2,713,758.38	1,262,213.20
4	97%	9,672,539.06	5,160,299.59	4,222,063.30	2,713,758.38	1,508,304.92
5	97%	10,059,440.62	5,366,711.57	4,390,945.83	2,713,758.38	1,677,187.45

FLOOR PLANS

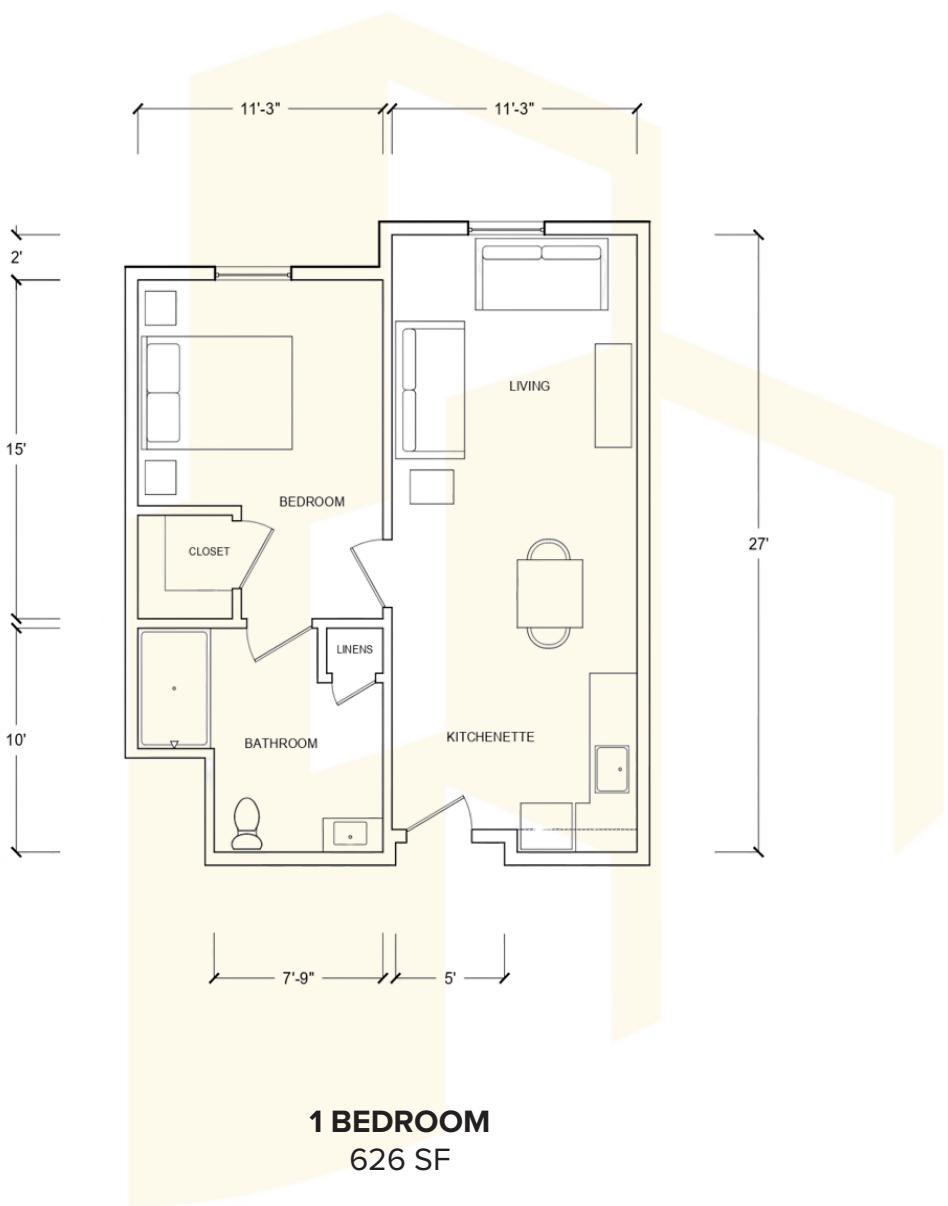
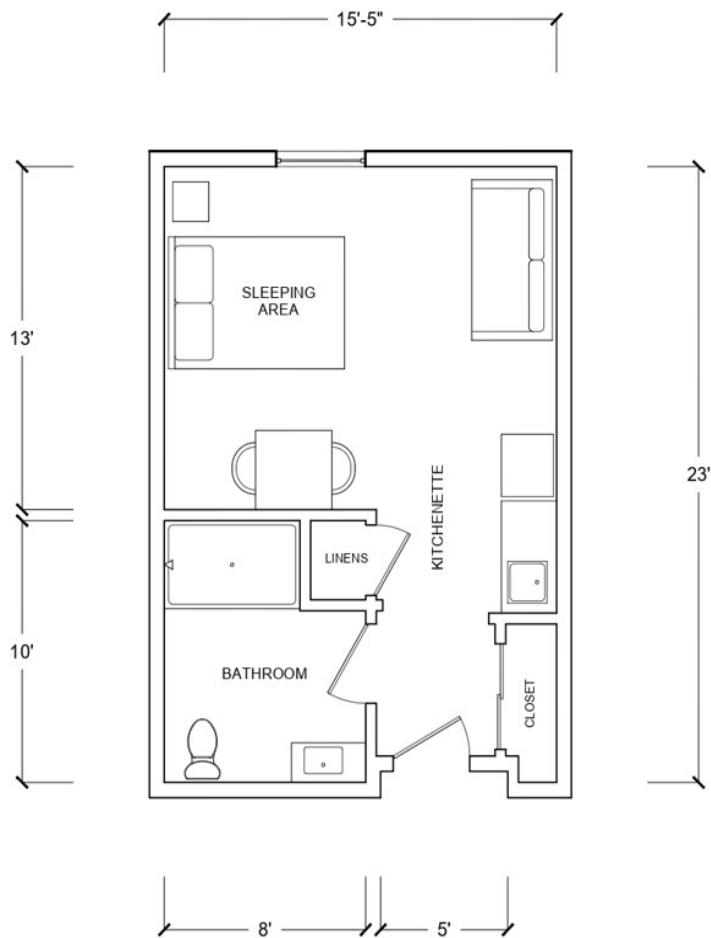


FIRST FLOOR

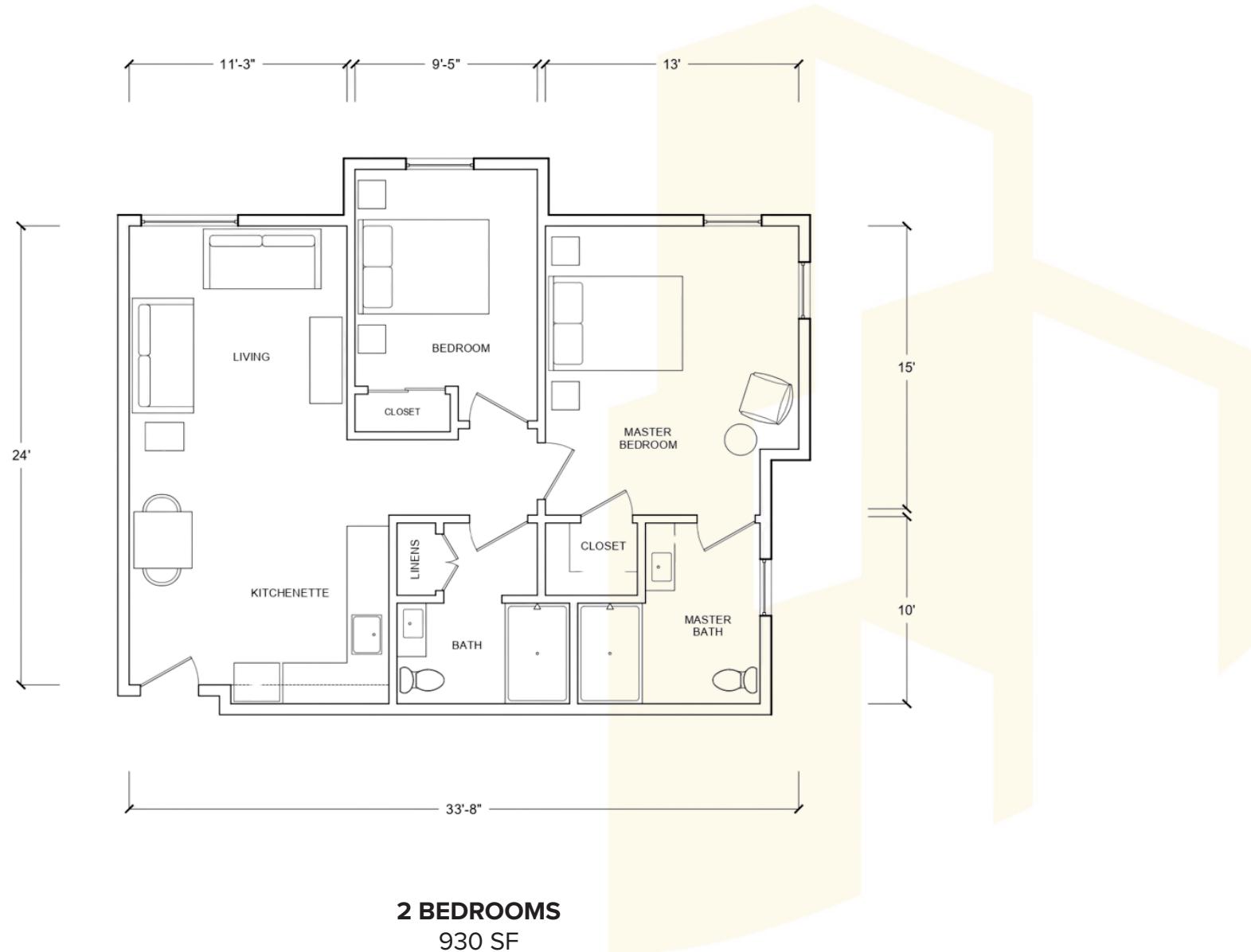
FLOOR PLANS



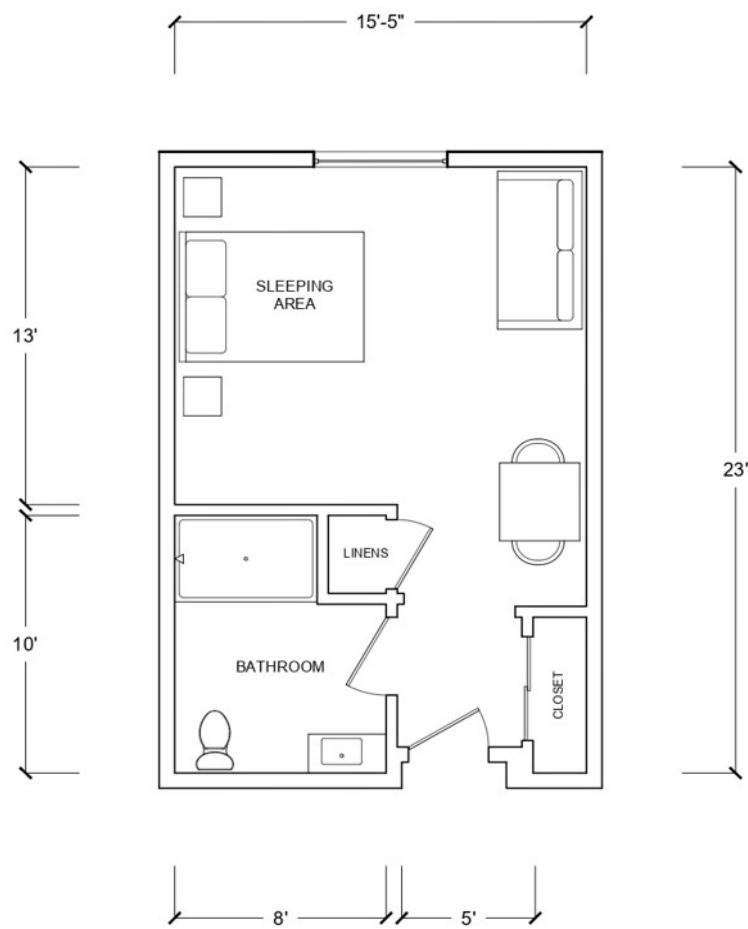
ASSISTED LIVING UNIT PLANS



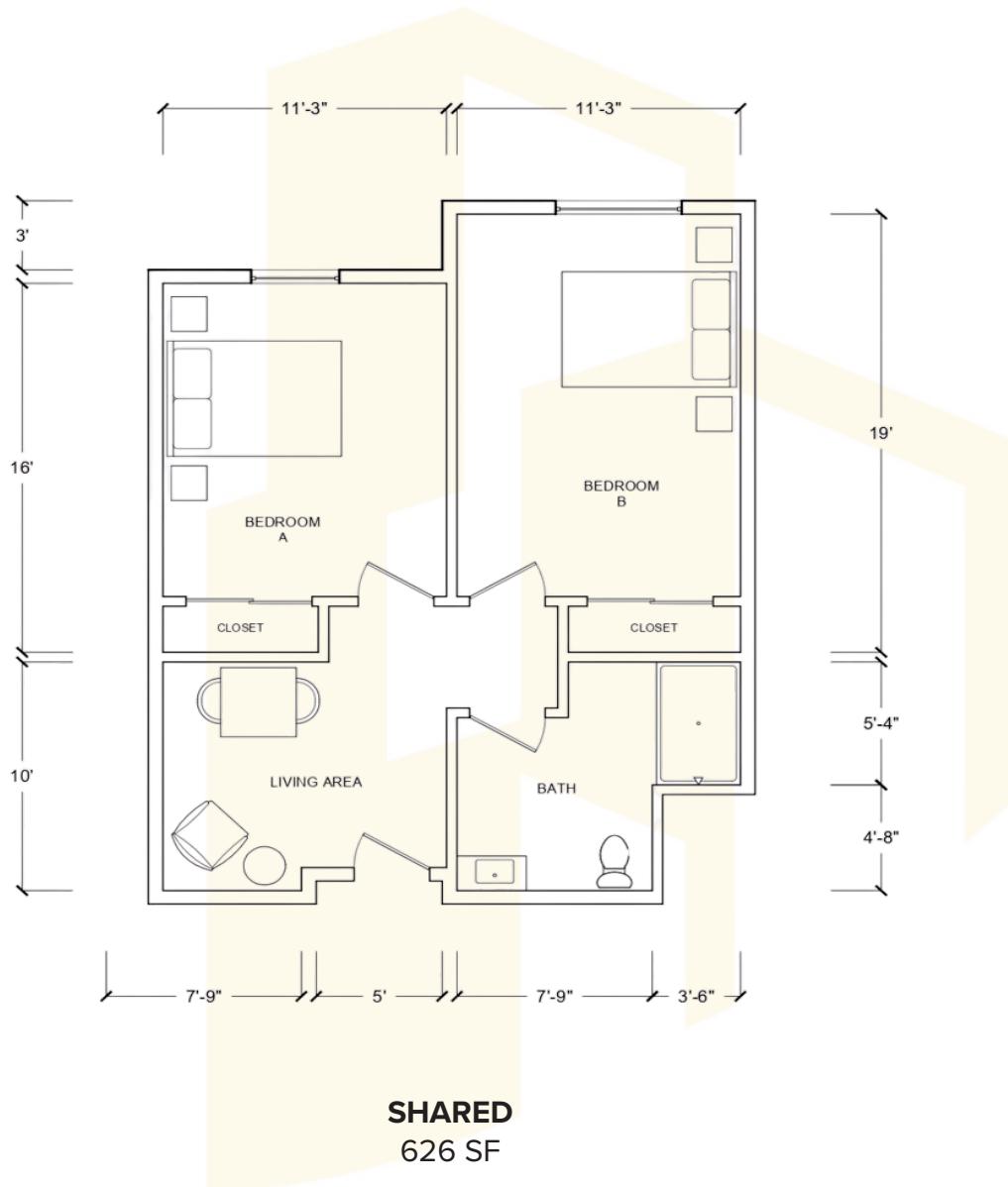
ASSISTED LIVING UNIT PLANS



MEMORY CARE UNIT PLANS



PRIVATE
387 SF



SHARED
626 SF

ARCHITECTURAL ELEVATIONS



North Elevation



West Elevation

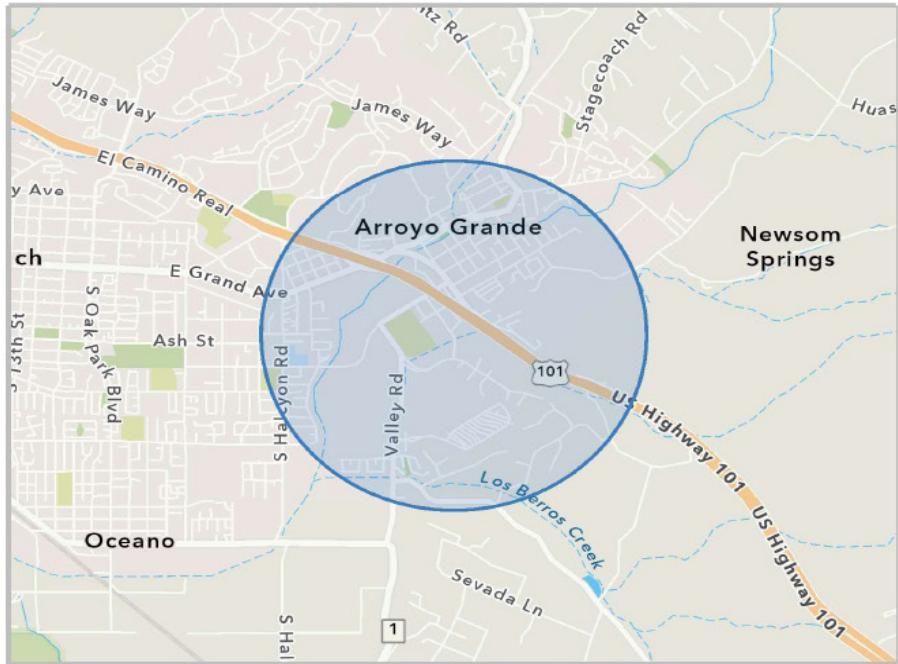


South Elevation



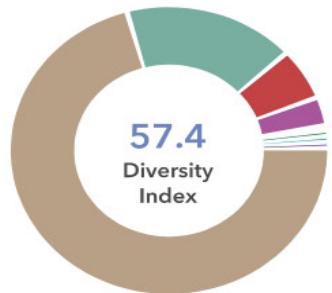
DEMOGRAPHICS

1-MILE RADIUS

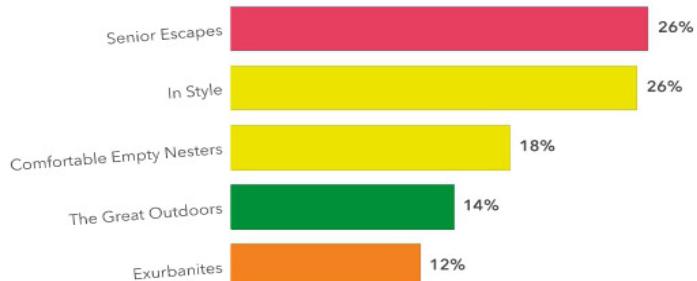


Race and Ethnicity

- White Pop
- Hispanic
- Multiple Races
- Asian Pop
- Black/ African American
- American Indian
- Other Race
- Pacific Islander



Top Lifestyle Segments



Generational Predominance



5,662
Total Population
(Current year)



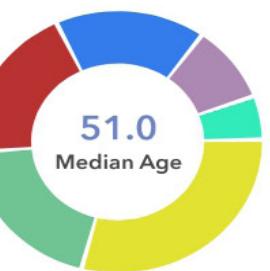
-0.21%
Population Growth
(Projected 5-yr)



\$88,385
Household Income
(Median)



\$728,131
Home Value
(Median)



\$72,457
Disposable Income
(Median)



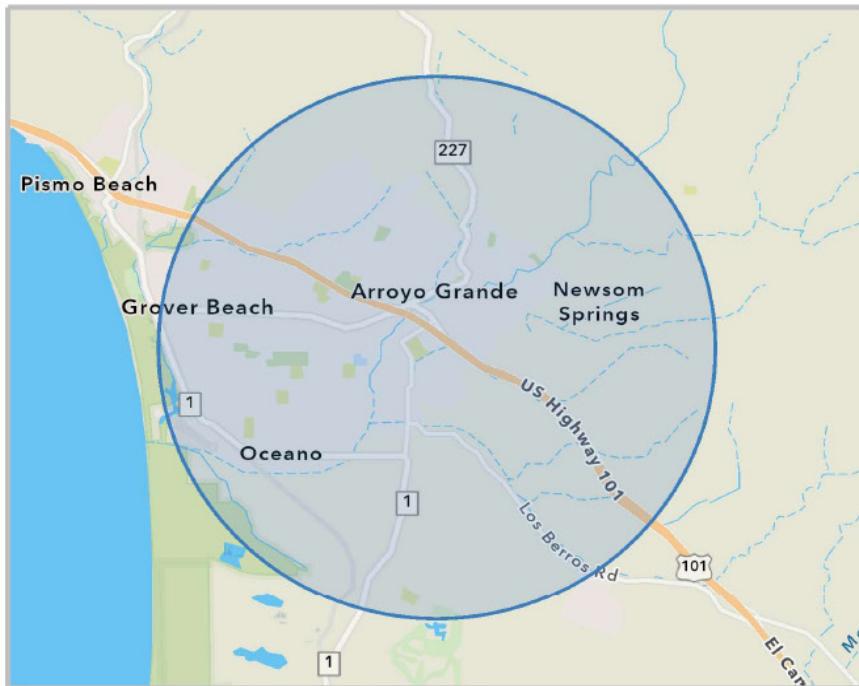
2,401
Households
(Total)



2.4
Household Size
(Average)

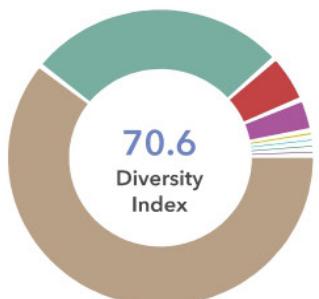
DEMOGRAPHICS

3-MILE RADIUS

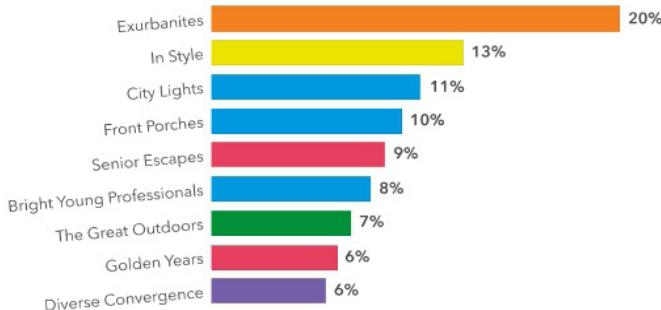


Race and Ethnicity

- White Pop
- Hispanic
- Multiple Races
- Asian Pop
- Black/ African American
- Other Race
- American Indian
- Pacific Islander

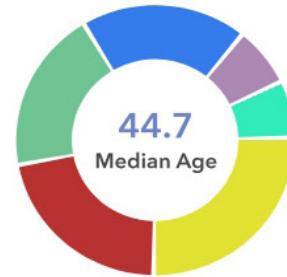


Top Lifestyle Segments



Generational Predominance

- Baby Boomer (Ages 58 - 76)
- Millennial (Ages 24 - 41)
- Gen X (Ages 42 - 57)
- GenZ (Ages 6 - 23)
- Silent / Greatest Gen (77+)
- Gen Alpha (Ages <6)



43,401
Total Population
(Current year)



-0.12%
Population Growth
(Projected 5-yr)



\$86,887
Household Income
(Median)



\$732,908
Home Value
(Median)



\$70,809
Disposable Income
(Median)



17,358
Households
(Total)



2.5
Household Size
(Average)

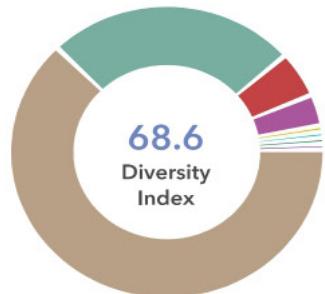
DEMOGRAPHICS

5-MILE RADIUS

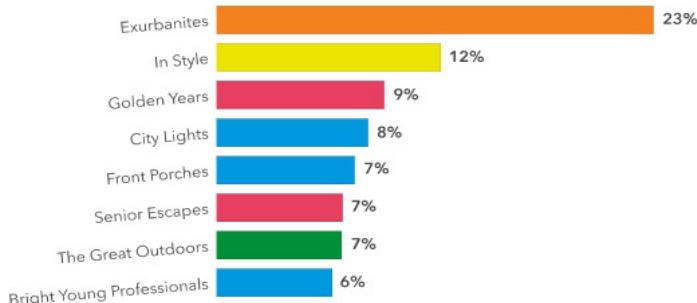


Race and Ethnicity

- White Pop
- Hispanic
- Multiple Races
- Asian Pop
- Black/ African American
- Other Race
- American Indian
- Pacific Islander

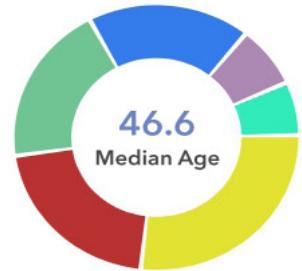


Top Lifestyle Segments



Generational Predominance

- Baby Boomer (Ages 58 - 76)
- Millennial (Ages 24 - 41)
- Gen X (Ages 42 - 57)
- GenZ (Ages 6 - 23)
- Silent / Greatest Gen (77+)
- Gen Alpha (Ages <6)



54,696
Total Population
(Current year)



-0.13%
Population Growth
(Projected 5-yr)



\$88,845
Household Income
(Median)



\$787,252
Home Value
(Median)



\$72,610
Disposable Income
(Median)



22,340
Households
(Total)



2.4
Household Size
(Average)



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