

TEAM PUHEK



1481 PRICE STREET

PISMO BEACH, CA 93449

EXIT 190B
Ave
Rd

PROPERTY INFORMATION

- FOR SALE
- \$2,999,000
- "THE GATEWAY" MIXED USE PROJECT
PRELIMINARY PLANS IN PLACE
- LOT SIZE: 0.45 ACRES
- INCLUDES 2 PARCEL LOTS
- TREMENDOUS EXPOSURE FROM HWY 101
- WALKING DISTANCE TO SAND AND SURF
- LOCATED ON RESTAURANT ROW
- WHERE HWY 1 & 101 CONVERGE
- OCEAN VIEW PROJECT



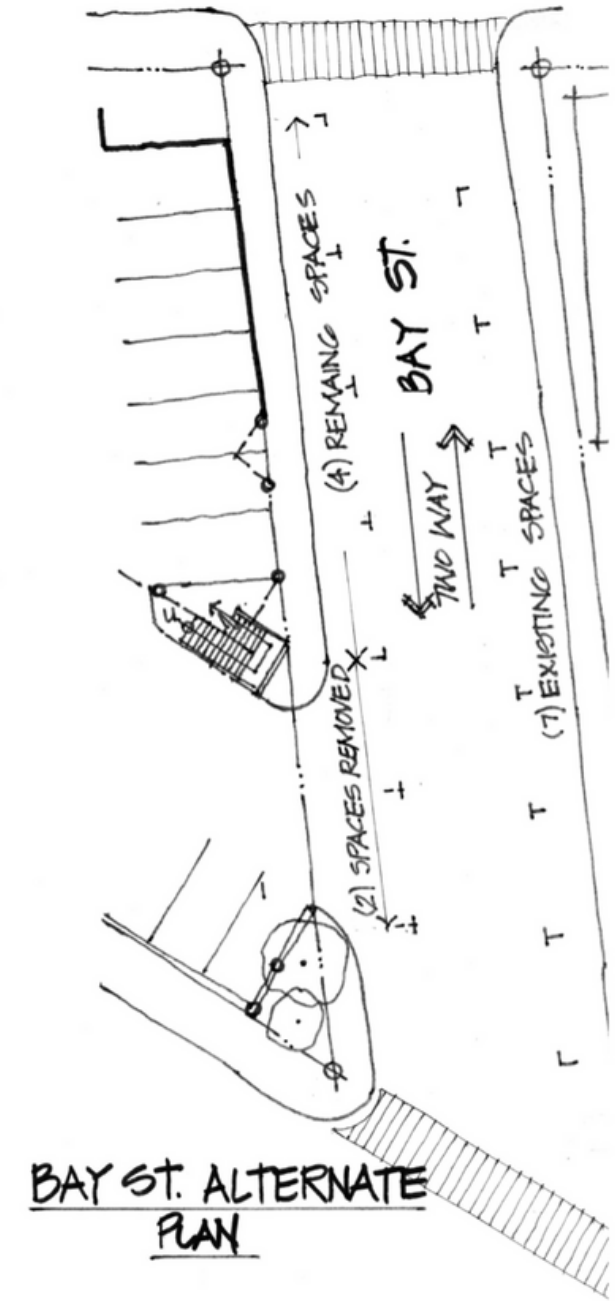
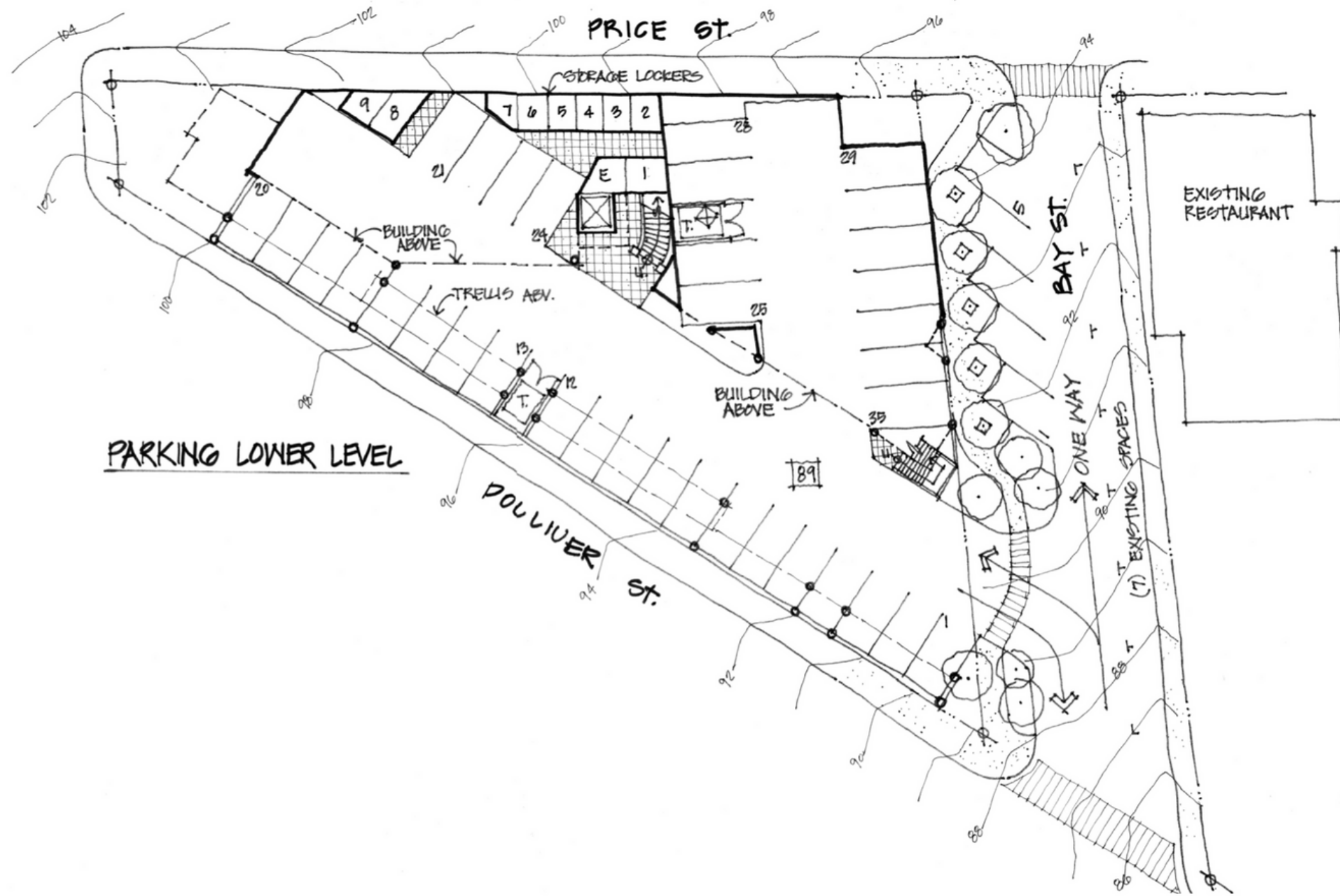




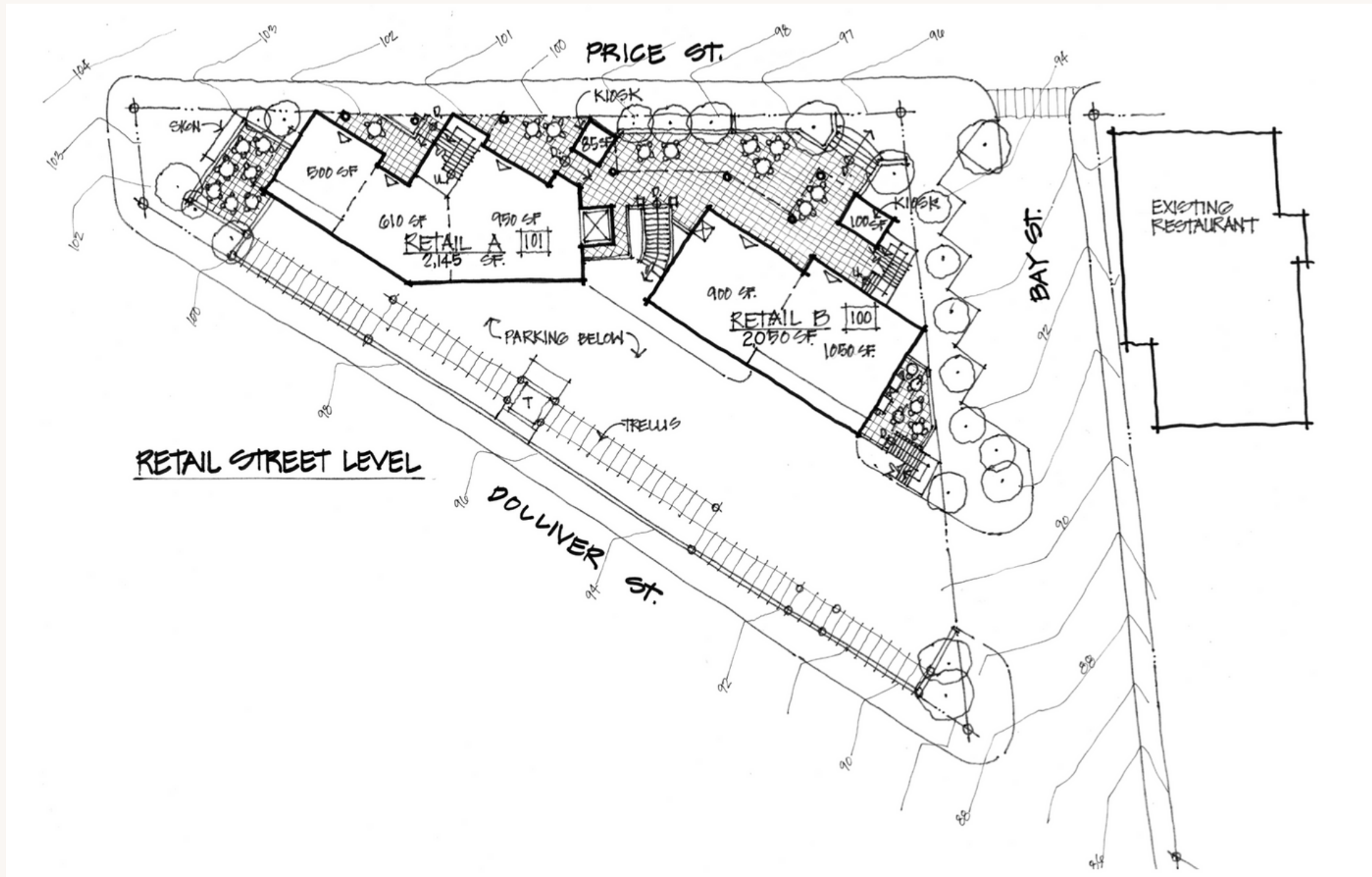
PROPERTY SUMMARY

FANTASTIC LOCATION ON THE SOUTHBOUND ENTRANCE INTO PISMO BEACH. THIS IS ONE OF THE FEW PLACES WHERE THE HWY 1 AND 101 INTERSECT. PRELIMINARY PLANS HAVE BEEN STARTED FOR THE GATEWAY MIXED USE PROJECT, A 0.45 ACRE MIXED USE DEVELOPMENT. PISMO BEACH IS A HIGHLY SOUGHT AFTER DESTINATION KNOWN FOR ITS WHITE SAND BEACHES, NEARBY WINERIES, BEAUTIFUL HIKES, GOLF AND OUTDOOR RECREATION. LOCATED ON PRICE STREET THE BUSTLING MAIN STREET OF PISMO BEACH, KNOWN AS RESTAURANT ROW, THIS LOCATION IS PHENOMENAL FOR VISIBILITY AND WALKING SCORE. CALL OR EMAIL TODAY FOR DETAILS!

PROPERTY SITE PLAN



PROPERTY SITE PLAN



des Plantes and Associates
Gateway Mixed Use project information 10/5/2019

Project Name: Gateway Mixed Use
Project Address: 1481 Price Street, Pismo Beach
Owner: Shell 1 LLC
Pismo Beach, CA 93449

Contact: Mehran Eslambolipoor

Project Description: A two story mixed use project consisting of street level retail and 9 full time rental housing units over a parking lot.

APN: 005-062-003
Site Area: 18,829 sf
Zoning: Retail Commercial (C-1)
Land Use: Mixed Use
Setbacks: 0' (C-1 Zone- none required)

Project Areas:	Street Level Commercial Retail	4,195 sf
	Second Floor Residential (w/ decks & core)	6,450 sf
	Total Project Area	10,645 sf
	Parking and Parking Plaza	15,637sf
	Private Unit Storage (9@ +/-55 sf)	1,120 sf

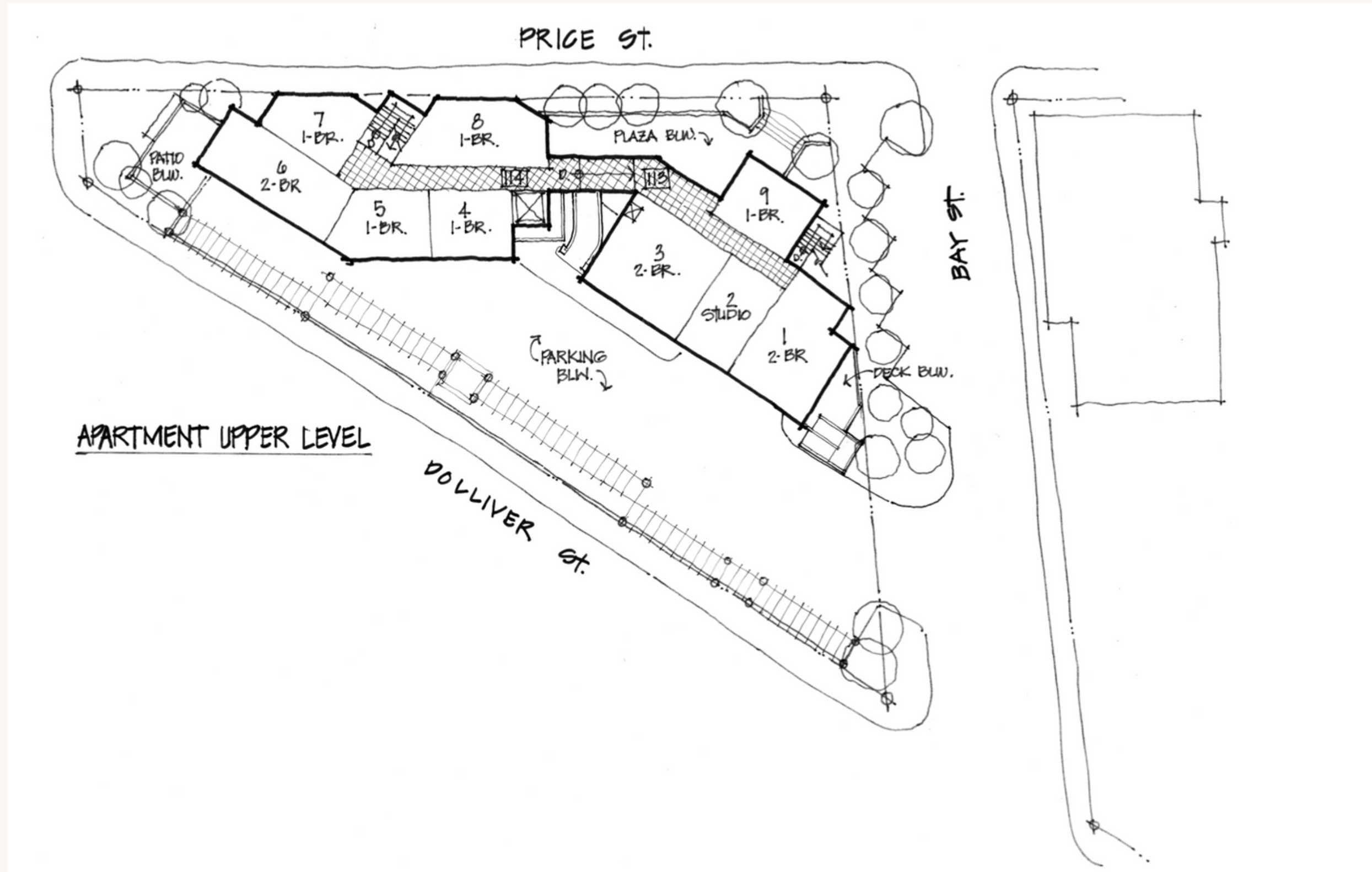
Long Term Rental Res. Units:	Allowed- (based on site area)= 1unit/ 2000sf=	9.4 units
	Proposed-6 units< 600 sf +3 units with (2) bedrooms	9 units

Parking Reqd.:	Commercial-1 sp/ 300 sf=4,195 sf/ 300=	13.98 spaces
	20% reduction for PD 13.98-(13.98 x.2))=11.18	12 spaces

Residential-	(6) units< 600sf @ 1.5 spaces/unit	9 spaces
	(3) 2 BR units @ 2 spaces/unit	6 spaces
	<u>Guest spaces 1 sp/ 4 units (9 units)</u>	<u>2.25spaces</u>
	Total Parking required (29.25)	30 spaces

Parking Proposed: 35 spaces

PROPERTY SITE PLAN



ARIAL MAP OF LOCATION



ABOUT PISMO BEACH, CA

PISMO BEACH, A CLASSIC BEACH TOWN, IS LOCATED ON CALIFORNIA'S FAMOUS CENTRAL COAST, HALFWAY BETWEEN SAN FRANCISCO AND LOS ANGELES ALONG PACIFIC COAST AND 101 HIGHWAYS. WE OFFER LONG WHITE BEACHES FOR TAKING A PLEASANT STROLL OR FOR JUST ENJOYING THE SPECTACULAR VIEWS OF THE PISMO BEACH SUNSET. ENJOY PISMO'S GREAT WEATHER AND FABULOUS AREA WINERIES. PREFER A MORE ACTIVE VACATION?

CENTRAL COAST GOLFING, RIDING THE DUNES IN A FOUR-WHEEL ATV, HORSEBACK RIDING, SURFING, BODY BOARDING, OR FISHING CAN ALL BE PART OF A PISMO BEACH VACATION. TAKE A LEISURELY WALK ON OUR AWARD-WINNING BOARDWALK ADJACENT TO THE PISMO PIER. SHOP AT THE PISMO BEACH PREMIUM OUTLETS, AND BE SURE TO VISIT THE CALIFORNIA WELCOME CENTER WHILE THERE.





MICHAEL PUHEK

REAL ESTATE AGENT

DRE 01441759

805.459.1627

TEAMPUHEK@GMAIL.COM

CALL OR TEXT ME TODAY TO SET UP A
PRIVATE SHOWING.



SCAN ME!

