

928 Huston St. Grover Beach, CA 93433

OFFERING MEMORANDUM

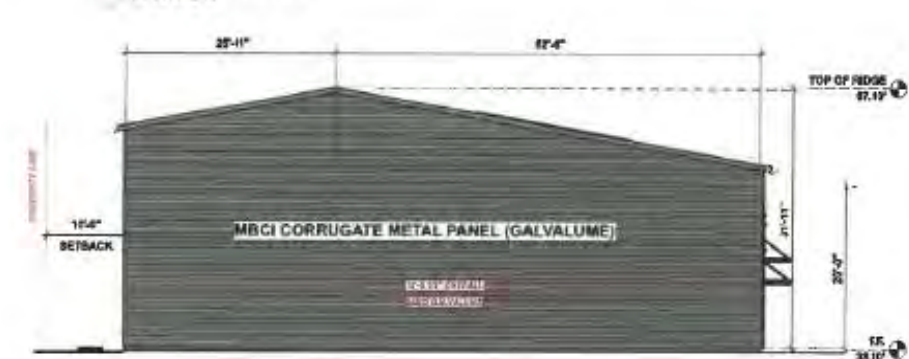


LOT C-3: SOUTH ELEVATION
Scale: 1/8" = 1'-0"

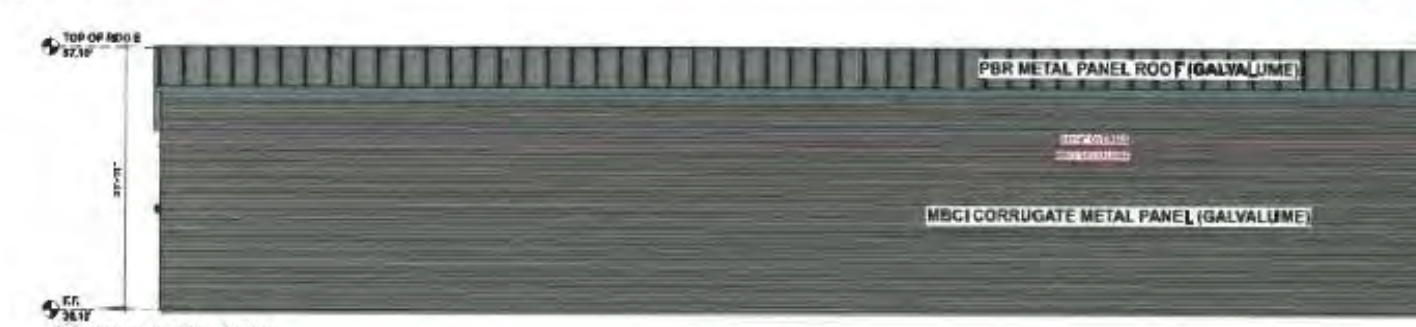
KINGSPAN SHADOW LINE KINGSPAN SHADOW LINE



LOT C-3: EAST ELEVATION
Scale: 1/8" = 1'-0"



LOT C-3: WEST ELEVATION
Scale: 1/8" = 1'-0"



LOT C-3: NORTH ELEVATION
Scale: 1/8" = 1'-0"

Prepared by:

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CALL FOR MORE INFO
888-673-4525
ONE DRYN ADAMS

APPROVED

FOR SALE & LEASE



OFFERING SUMMARY

ADDRESS	928 HUSTON STREET GROVER BEACH CA 93433
BUILDING SF	+/- 17,985 SF
LAND SF	+/- 36,970 SF
YEAR BUILT	By the end of Summer 2024
APN	060-545-030

FINANCIAL SUMMARY

SALE/LEASE PRICE	\$5,000,000	TBD
SALE/LEASE PRICE PSF	\$278.00	TBD

DEMOGRAPHICS 1 MILE 3 MILE 5 MILE

2023 Population	15,008	42,130	53,545
2023 Median HH Income	\$77,503	\$83,267	\$88,016
2023 Average HH Income	\$100,687	\$115,784	\$125,661

928 HUSTON STREET

- APN#: 060-545-030
- Price: \$5,000,000.00
- Lot: +/- 36,970 SF
- Building: +/- 17,985 SF
- Office: +/- 3,292 SF
- Bathroom: 2 (5 Stalls Each)
- Ceiling Ht: 24'
- Loading: 1GL



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BUILDING DETAILS

- -State of the Art Metal Construction
- -For SALE & LEASE
- -New building to be built by the end of summer 2024
- -Lease price TBD
- -Located in the heart of Grover Beach's Industrial and Commercial Cannabis Zone
- -City and State License approved for cannabis manufacturing, distribution and cultivation uses
- **-3000A/480V/3P/4W High Power**
- -Great for warehousing, manufacturing, distribution, food industry, Data Company

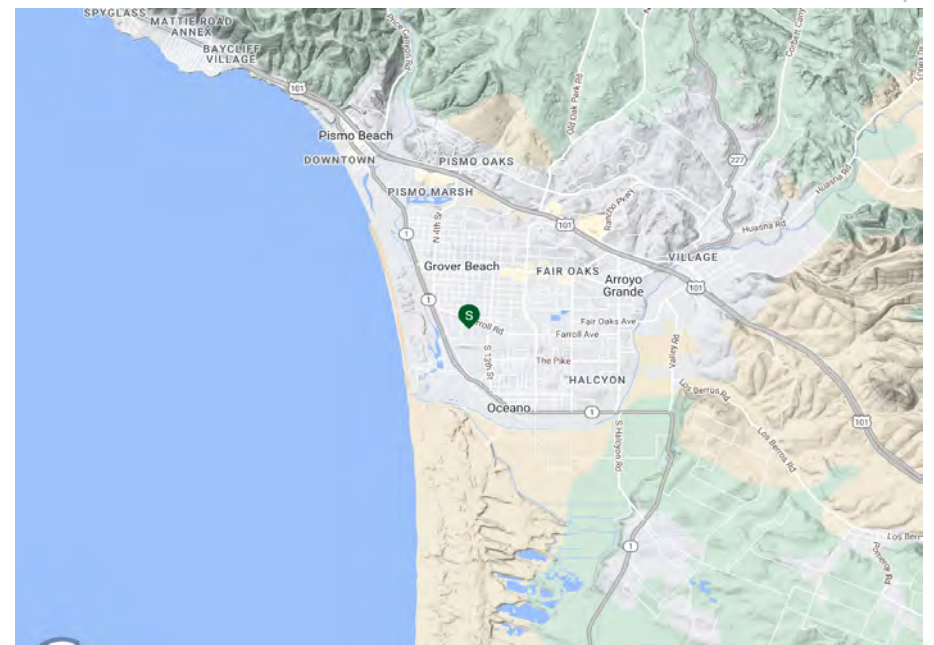
AREA DETAILS

- Grover Beach is a community-oriented beach town offering diverse and affordable housing and a convenient Central Coast location. Grover Beach provides a unique quality of life for its residents and draws many tourists with its moderate coastal climate, drive-on beach, and diverse recreational opportunities. The tourist industry continues to be a crucial factor in Grover Beach's economy. Dune hiking, fishing, golfing, horseback riding, wine tasting, and off-road vehicle are just some of the most popular recreational activities in the area.

Regional Map



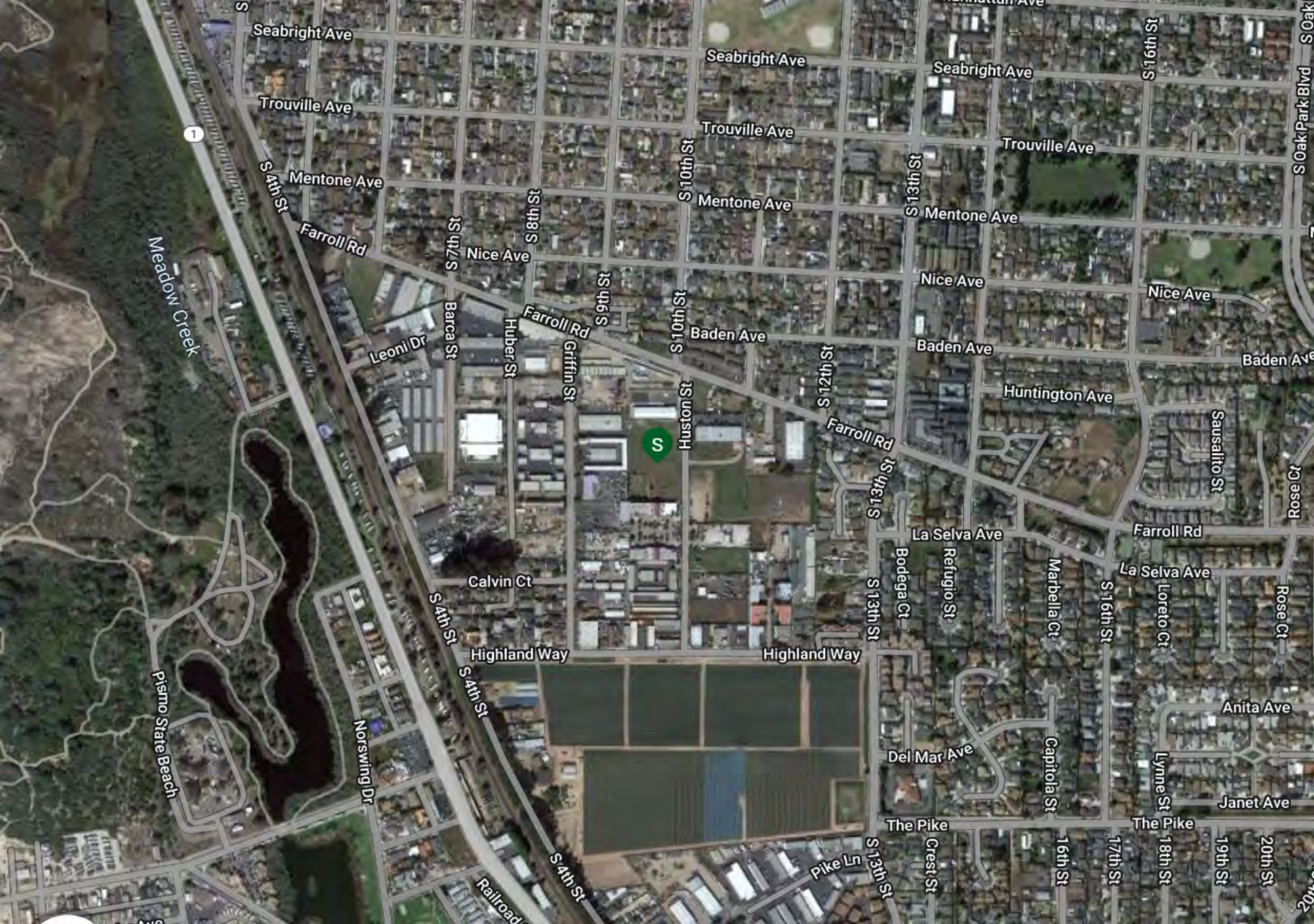
Locator Map



PROPERTY FEATURES

BUILDING SF	+/- 17,985
LAND SF	+/- 36,970
YEAR BUILT	2024
# OF PARCELS	1
ZONING TYPE	Industrial
PARKING	19
SPRINKLERS	Yes
POWER	3000A/240V/3P/4W
CEILING HEIGHT	24'
GRADE LEVEL DOORS	1
OFFICE SF	+/- 3,292



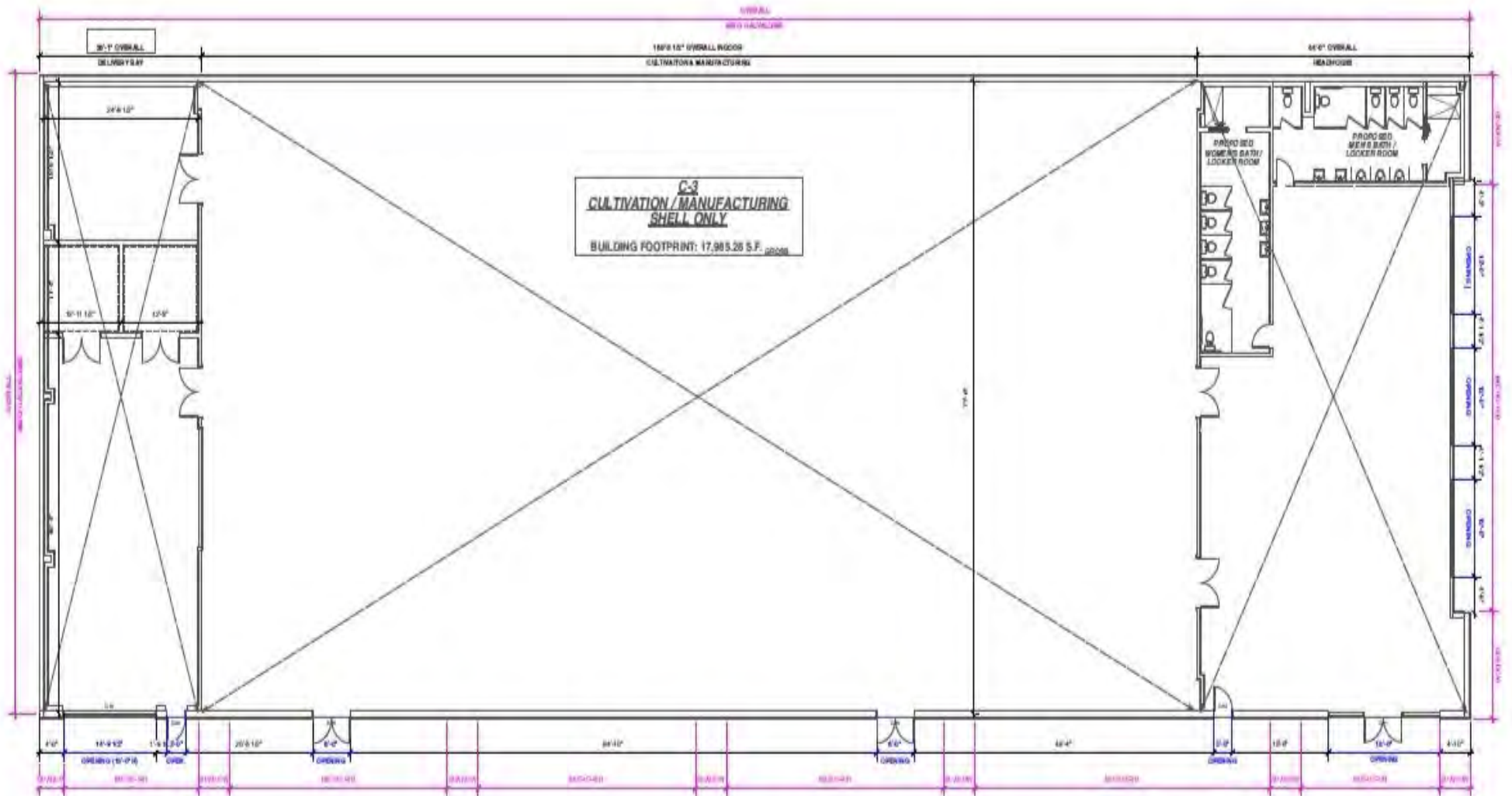




**PROJECT
LOCATION
APN:
060-545-030**

928

NOTE: REFER TO ELEVATIONS ON SHEET A-01 FOR SPECIFICATIONS OF EXTERIOR METAL PANELS



C-3
CULTIVATION / MANUFACTURING
SHELL ONLY
 BUILDING FOOTPRINT: 17,905.28 S.F. 20208

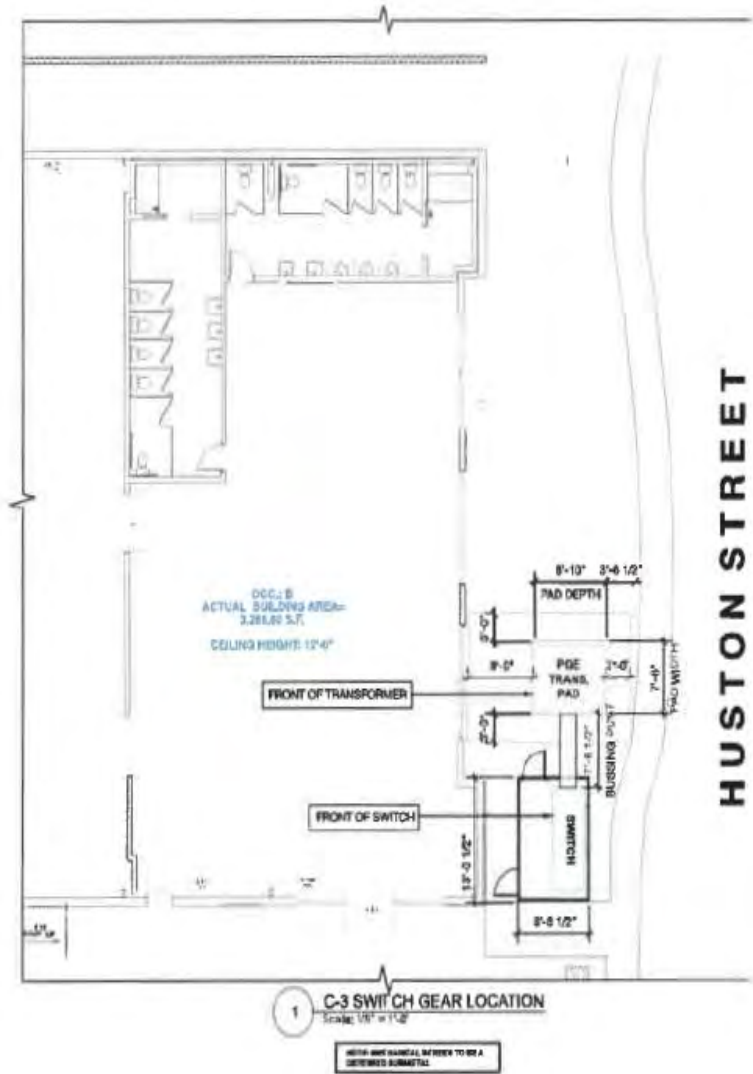
APPROVED AS SHOWN
 THIS IS A PERMITTING
 REVIEW ONLY
 DOES NOT CONSTITUTE AN ENDORSEMENT
 OF THE PROJECT OR THE QUALITY OF THE
 WORK OR THE DESIGNER'S LIABILITY
 FOR THE PROJECT OR THE QUALITY OF THE
 WORK OR THE DESIGNER'S LIABILITY

APPROVED **PERMITTER'S PLAN**
THIS IS A PERMITTING REVIEW ONLY

CALL FOR INSPECTION
(863) 473-4527
 ONE DAY IN ADVANCE

928

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HUSTON STREET



APPROVED

PROJECT PLANS
FOR THE CITY OF

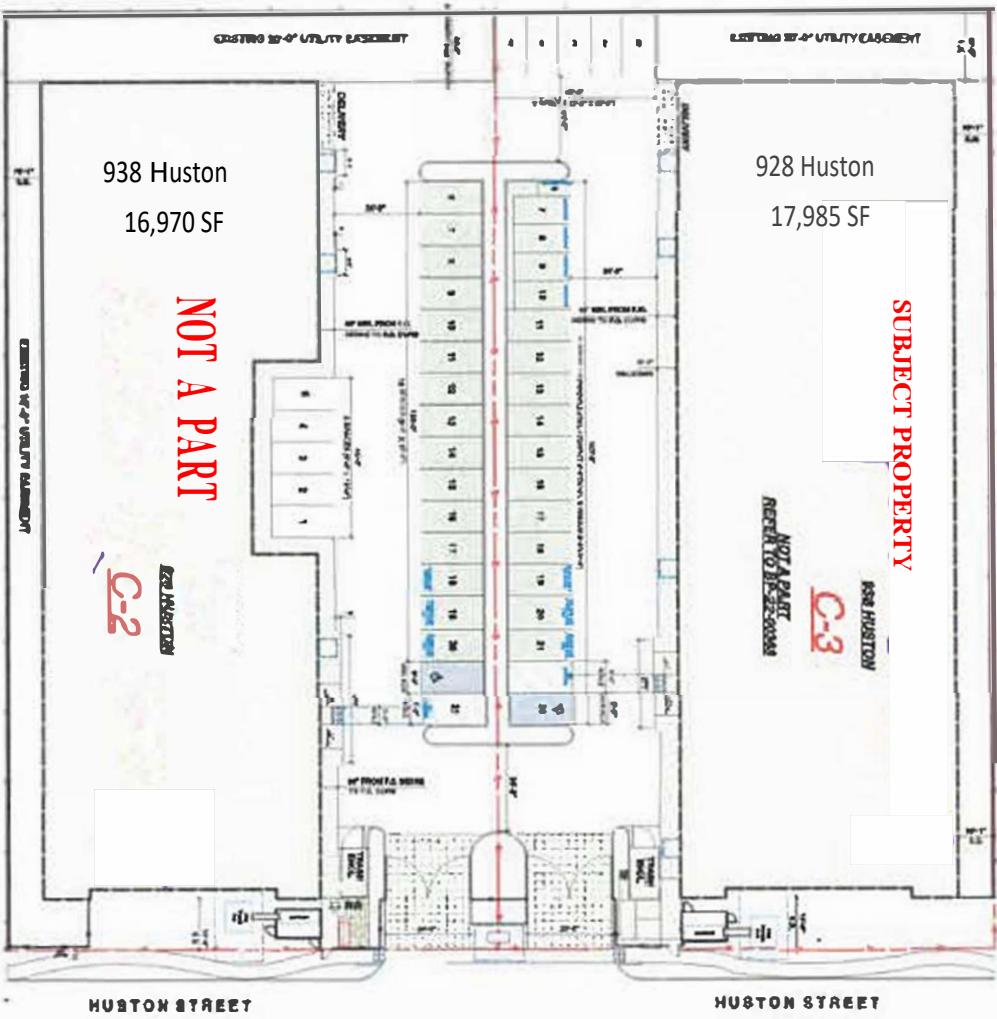
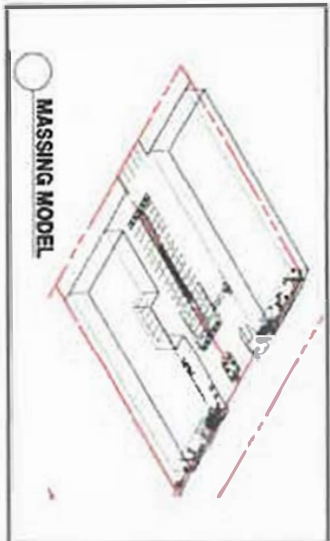
ENGINEER
NO. 473-8537
LAW OFFICE

928

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OVERALL LOT AREAS		
Proposed Building	17,985 SF	Proposed Land
Proposed Landscaping	1,000 SF	Proposed Total
Proposed Total	18,985 SF	

LANDSCAPE AREAS		
Landscaping Area (SF)	1,000 SF	Landscaping (1/4" = 1' - 0")
Landscaping Area (SF)	1,000 SF	Landscaping (1/4" = 1' - 0")



CALL FOR INSPECTION
0600 07-027
BY UNIT ADVANCE

APPROVED

REVISOR'S NAME
Keep on his site

AS-BUILT

THIS PLAN IS A REVISION OF THE ORIGINAL PLAN AND IS NOT VALID UNLESS USED IN CONJUNCTION WITH THE ORIGINAL PLAN. THE ORIGINAL PLAN IS THE ONLY VALID DOCUMENT FOR CONSTRUCTION. ANY CHANGES TO THIS PLAN MUST BE APPROVED BY THE ARCHITECT AND THE CITY OF SAN DIEGO.

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<p>C-2 0600-07-1 (C2)</p>	<p>20 FEB 2023 NEW PLAN</p>	<p>MEGA CAPITAL VENTURE, LLC 1630 WESTWOOD BLVD. LOS ANGELES, CA 90024</p>	<p>LOT C-2 APN: 060-545-031 928 HURTON STREET GROVER BEACH, CA 93433</p>		<p>These drawings are instruments of service and are the property of HUNTER SMITH ARCHITECTURE. All drawings and other information on the drawings are to be used only for the specific project and shall not be used otherwise without the express written consent of HUNTER SMITH ARCHITECTURE.</p>		<p>H/S HUNTER SMITH ARCHITECTURE 880 Walnut Street - Suite 3 • San Luis Obispo • CA 93401</p>
	<p>30 DEC 2022 REVISED PLAN</p>						

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	14,815	40,138	49,474
2010 Population	15,189	41,185	52,017
2023 Population	15,008	42,130	53,545
2028 Population	14,813	41,765	53,162
2023 African American	182	465	527
2023 American Indian	233	535	662
2023 Asian	586	1,679	2,045
2023 Hispanic	5,973	12,064	13,914
2023 Other Race	2,465	4,608	5,066
2023 White	8,632	28,018	36,996
2023 Multiracial	2,880	6,763	8,181
2023-2028: Population: Growth Rate	-1.30 %	-0.85 %	-0.70 %

2023 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	337	1,299	1,510
\$15,000-\$24,999	331	948	1,170
\$25,000-\$34,999	362	942	1,096
\$35,000-\$49,999	698	1,703	2,119
\$50,000-\$74,999	1,091	2,892	3,424
\$75,000-\$99,999	921	2,275	2,938
\$100,000-\$149,999	1,238	3,531	4,385
\$150,000-\$199,999	461	1,796	2,333
\$200,000 or greater	444	1,980	3,120
Median HH Income	\$77,503	\$83,267	\$88,016
Average HH Income	\$100,687	\$115,784	\$125,661

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	5,871	17,944	22,138
2010 Total Households	5,740	16,699	21,165
2023 Total Households	5,882	17,367	22,095
2028 Total Households	5,842	17,325	22,074
2023 Average Household Size	2.52	2.40	2.40
2000 Owner Occupied Housing	2,648	9,801	12,518
2000 Renter Occupied Housing	2,776	6,331	7,365
2023 Owner Occupied Housing	3,035	10,910	14,360
2023 Renter Occupied Housing	2,847	6,457	7,735
2023 Vacant Housing	826	2,908	3,705
2023 Total Housing	6,708	20,275	25,800
2028 Owner Occupied Housing	3,064	11,037	14,517
2028 Renter Occupied Housing	2,778	6,289	7,557
2028 Vacant Housing	873	3,033	3,852
2028 Total Housing	6,715	20,358	25,926
2023-2028: Households: Growth Rate	-0.70 %	-0.25 %	-0.10 %

Source: esri



2023 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2023 Population Age 30-34	1,142	2,684	3,230
2023 Population Age 35-39	1,154	2,709	3,285
2023 Population Age 40-44	1,008	2,505	3,055
2023 Population Age 45-49	858	2,302	2,925
2023 Population Age 50-54	866	2,578	3,349
2023 Population Age 55-59	880	2,853	3,801
2023 Population Age 60-64	982	3,316	4,510
2023 Population Age 65-69	818	3,010	4,199
2023 Population Age 70-74	579	2,435	3,338
2023 Population Age 75-79	413	1,746	2,330
2023 Population Age 80-84	268	1,227	1,586
2023 Population Age 85+	255	1,180	1,523
2023 Population Age 18+	11,696	34,231	43,903
2023 Median Age	38	44	46

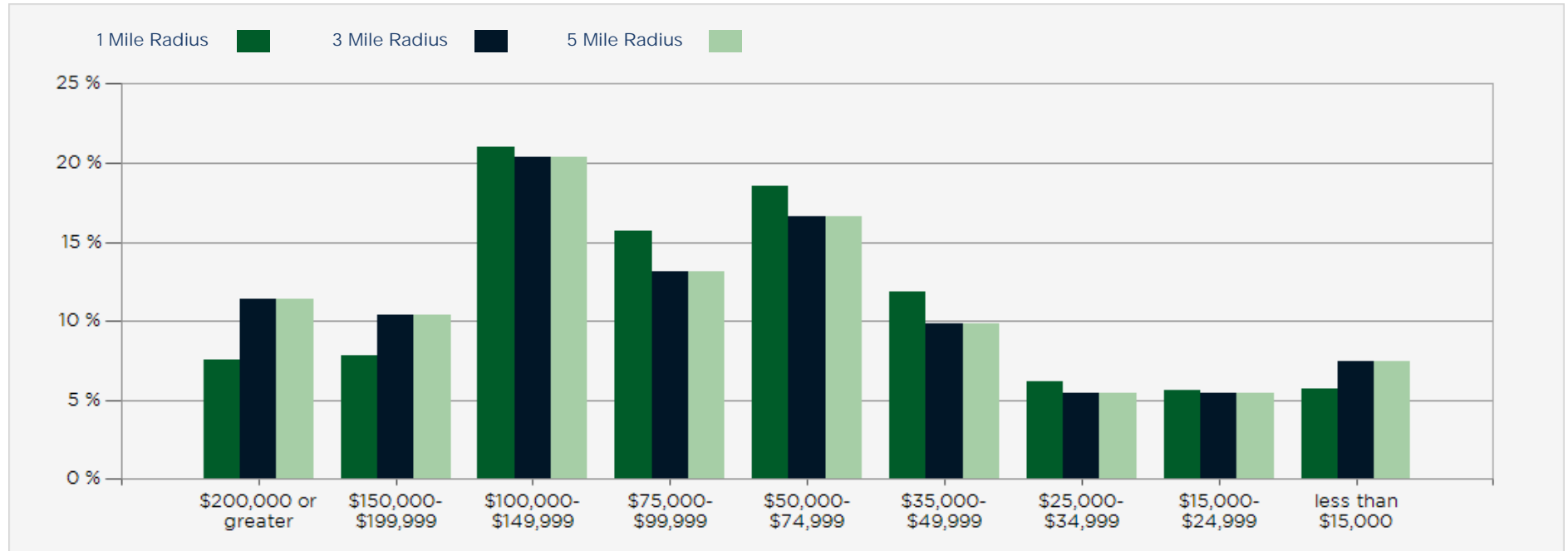
2023 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$77,589	\$84,778	\$87,865
Average Household Income 25-34	\$97,520	\$108,608	\$115,514
Median Household Income 35-44	\$92,385	\$103,363	\$106,310
Average Household Income 35-44	\$119,484	\$134,260	\$142,120
Median Household Income 45-54	\$93,340	\$107,083	\$113,158
Average Household Income 45-54	\$115,709	\$140,392	\$154,703
Median Household Income 55-64	\$81,007	\$98,150	\$103,710
Average Household Income 55-64	\$102,436	\$131,980	\$145,048
Median Household Income 65-74	\$68,254	\$77,081	\$84,424
Average Household Income 65-74	\$93,209	\$110,297	\$121,485
Average Household Income 75+	\$68,259	\$74,307	\$80,159

2028 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2028 Population Age 30-34	1,143	2,619	3,096
2028 Population Age 35-39	1,092	2,624	3,215
2028 Population Age 40-44	1,089	2,739	3,385
2028 Population Age 45-49	954	2,494	3,131
2028 Population Age 50-54	817	2,376	3,090
2028 Population Age 55-59	806	2,511	3,333
2028 Population Age 60-64	789	2,792	3,818
2028 Population Age 65-69	848	2,988	4,134
2028 Population Age 70-74	685	2,728	3,762
2028 Population Age 75-79	461	2,038	2,739
2028 Population Age 80-84	317	1,469	1,933
2028 Population Age 85+	280	1,350	1,754
2028 Population Age 18+	11,611	34,124	43,833
2028 Median Age	38	45	47

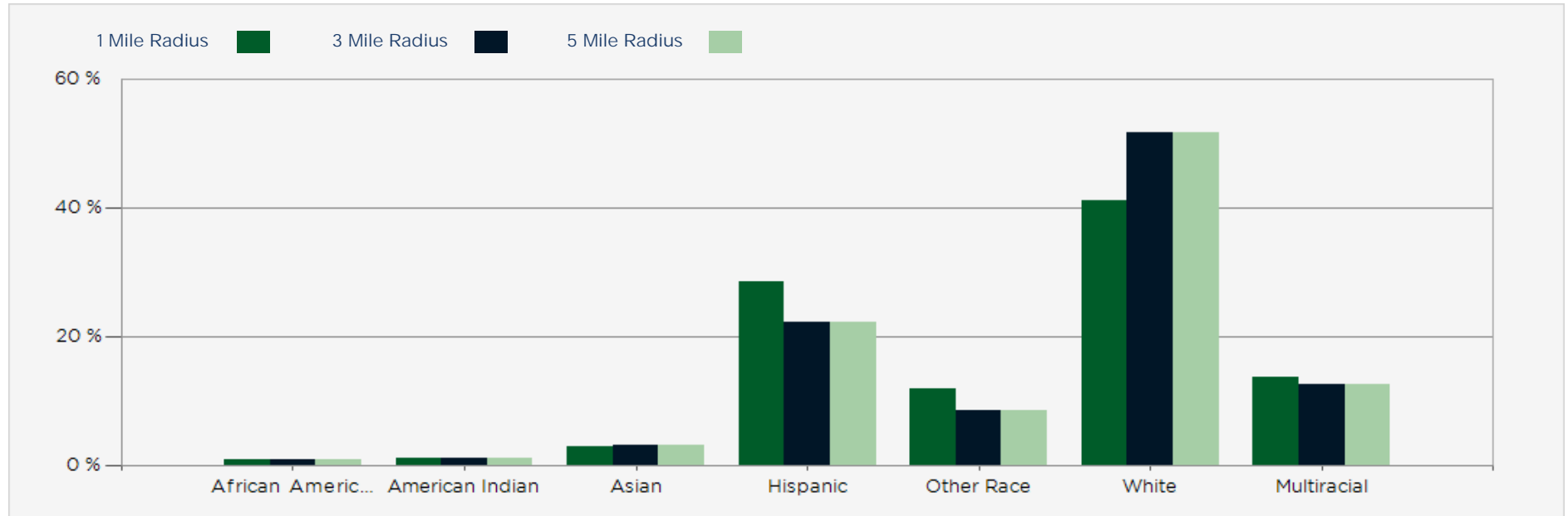
2028 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$85,729	\$96,352	\$100,349
Average Household Income 25-34	\$110,942	\$123,817	\$132,342
Median Household Income 35-44	\$103,447	\$114,432	\$119,176
Average Household Income 35-44	\$135,106	\$153,257	\$163,119
Median Household Income 45-54	\$103,623	\$117,413	\$125,901
Average Household Income 45-54	\$131,356	\$158,851	\$175,155
Median Household Income 55-64	\$90,268	\$110,110	\$117,422
Average Household Income 55-64	\$117,037	\$153,201	\$168,527
Median Household Income 65-74	\$79,960	\$92,886	\$101,029
Average Household Income 65-74	\$108,795	\$130,892	\$143,661
Average Household Income 75+	\$82,042	\$92,465	\$100,259



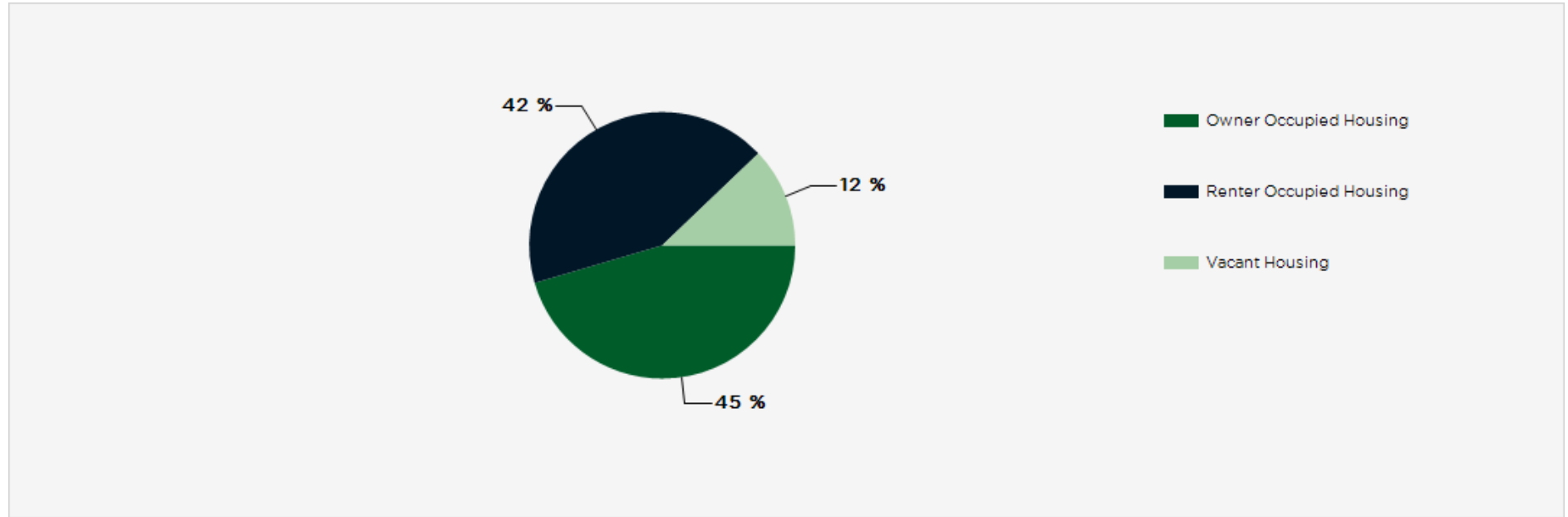
2023 Household Income



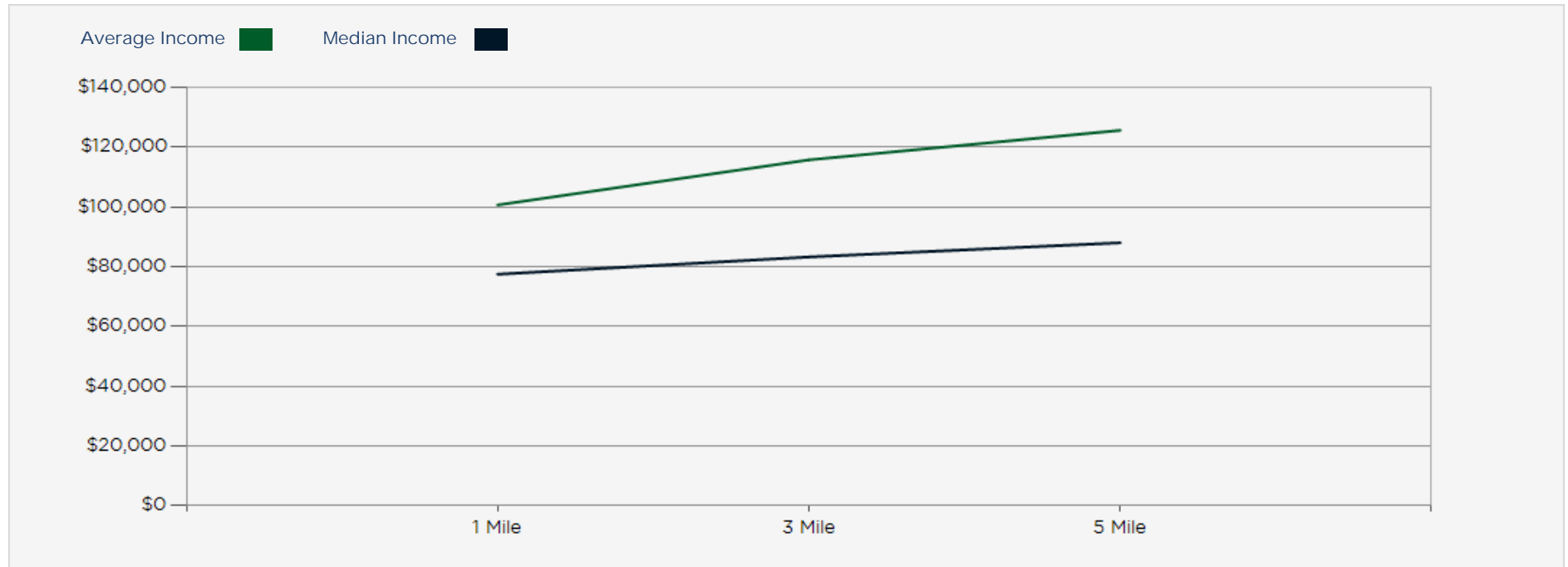
2023 Population by Race



2023 Household Occupancy - 1 Mile Radius



2023 Household Income Average and Median



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