

8.98<sup>±</sup> ACRES

RELIGIOUS/EDUCATIONAL/REDEVELOPMENT OPPORTUNITY

9333 SANTA BARBARA RD | ATASCADERO, CA 93422

# RELIGIOUS/EDUCATIONAL/REDEVELOPMENT OPPORTUNITY

**23,944± TOTAL SF ON 8.98± ACRES**



For more information, please contact:

**CHARLIE HOWARTH**

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949.542.9484

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949.525.6397

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**PARCELS**  
045-332-005  
045-332-004  
045-332-003

**23,944± SF**

SQUARE FEET

**8.98± AC**

ACREAGE

**P (PUBLIC FACILITIES)**

ZONING

**RELIGIOUS, EDUCATIONAL,  
RESIDENTIAL**

CURRENT USE

**PAVED PARKING**

PARKING

**SOLAR ARRAY**

OTHER

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## INTERIOR PROPERTY PHOTOS



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## ZONING



### PUBLIC FACILITIES

This zone is established to provide suitable locations and standards for the maintenance and development of public and quasi-public facilities and services.

**Lot Size:** There shall be no minimum lot size in the Public Zone, except for parcels intended for single-family residential use where the minimum lot size shall be two and one-half (2-1/2) acres.

### THE PROPERTY



UNINCORPORATED

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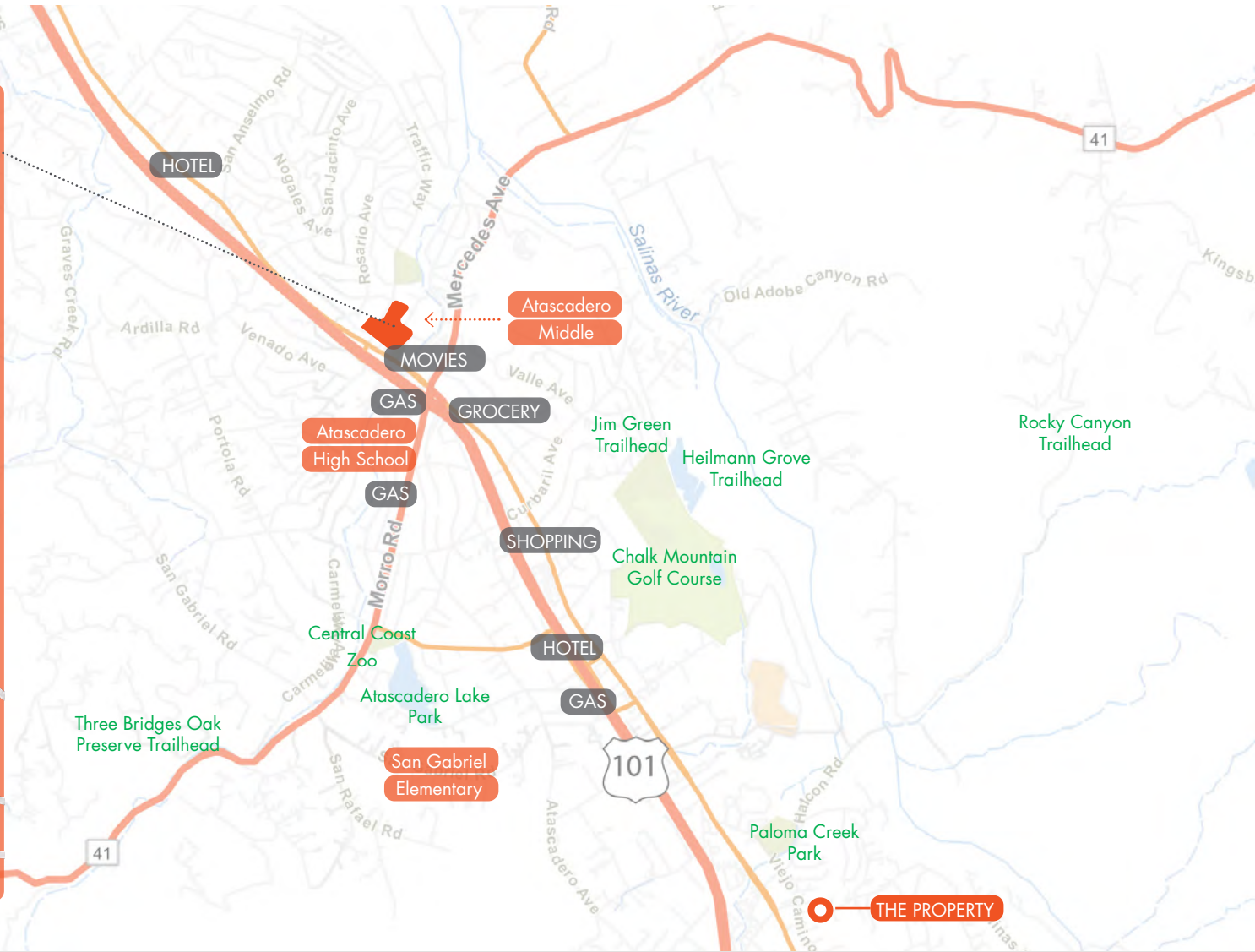
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## THE AREA

### DOWNTOWN

- RESTAURANTS
- BOUTIQUE SHOPS
- COFFEE SHOPS
- WINERY TASTING ROOMS
- SERVICES



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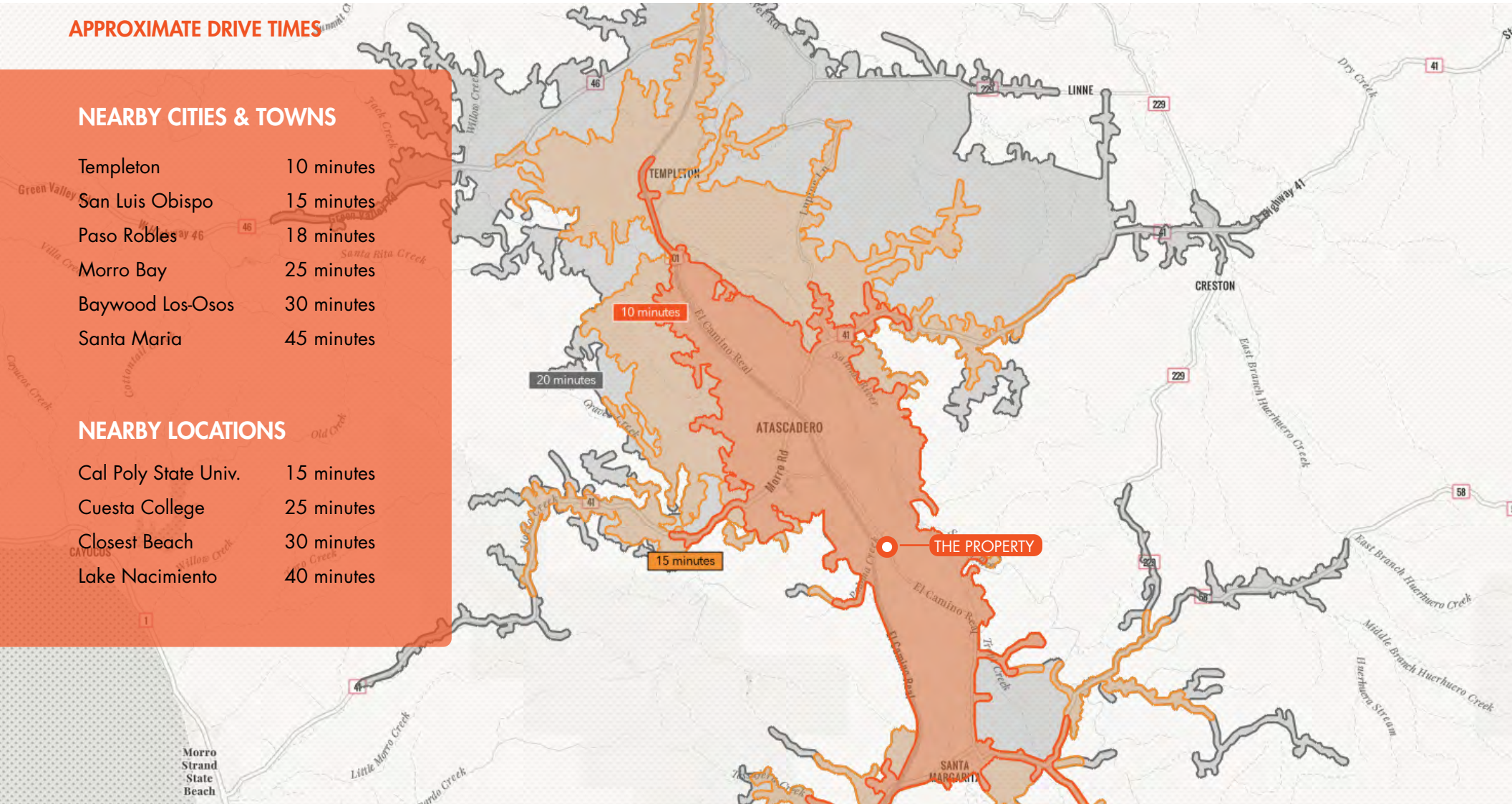
## APPROXIMATE DRIVE TIMES

### NEARBY CITIES & TOWNS

Templeton	10 minutes
San Luis Obispo	15 minutes
Paso Robles	18 minutes
Morro Bay	25 minutes
Baywood Los-Osos	30 minutes
Santa Maria	45 minutes

### NEARBY LOCATIONS

Cal Poly State Univ.	15 minutes
Cuesta College	25 minutes
Closest Beach	30 minutes
Lake Nacimiento	40 minutes



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## THE REGION

### GETTING THERE

#### Amtrak Stations

Paso Robles	16 minutes
San Luis Obispo	18 minutes

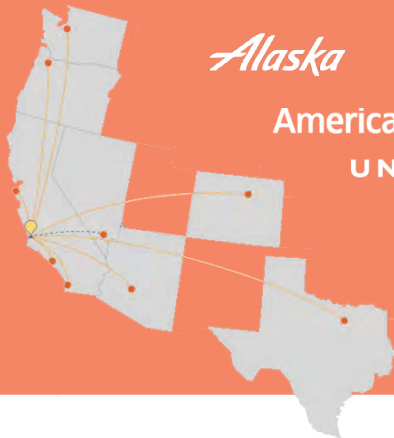


**AMTRAK**

Coast Starlight  
Pacific Surfliner

#### SLO Airport

25 minutes



*Alaska*

American

UNITED

SAN FRANCISCO

APPROX. 3.5 HOURS

IN THE

**MIDDLE**

*of it all*

**PASO ROBLES**

APPROX. 3.5 HOURS

LOS ANGELES

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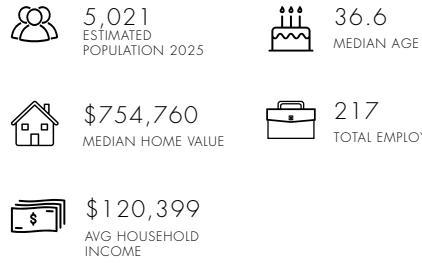
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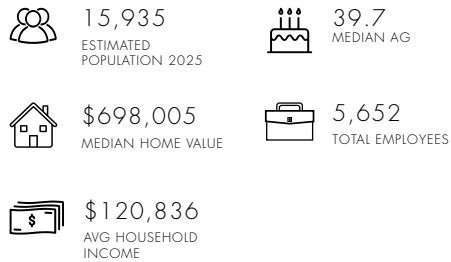
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## AREA DEMOGRAPHICS

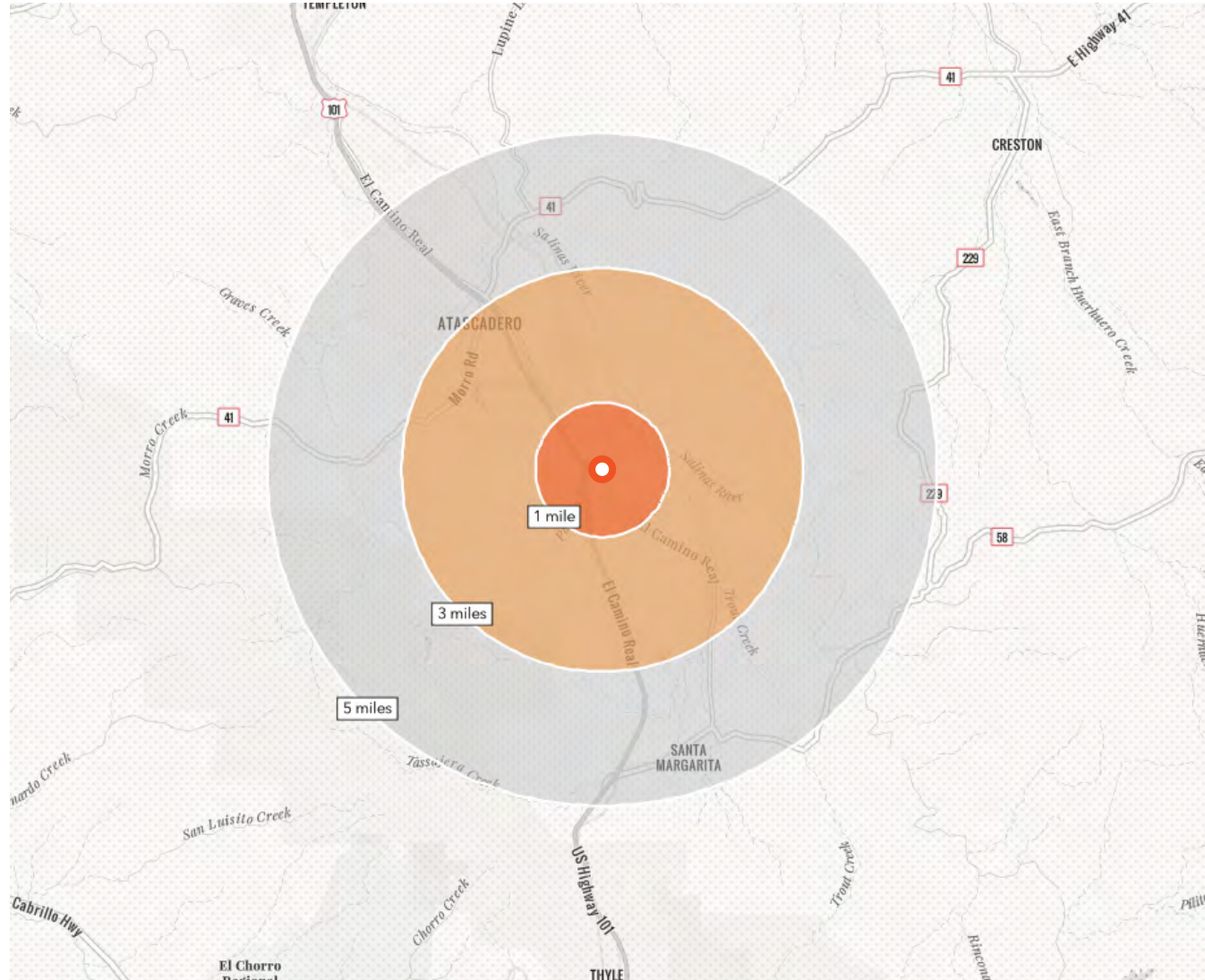
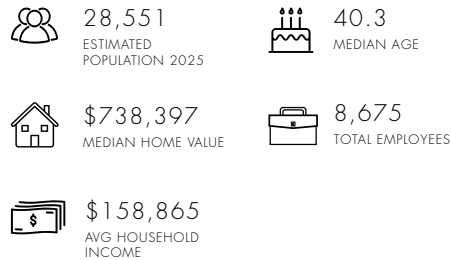
### 1 MILE RADIUS



### 3 MILE RADIUS



### 5 MILE RADIUS



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## SUGGESTIONS

All offers submitted for the proposed sale should be in writing and accompanied by background information on the Buyer.

The property is being offered on the basis of an all-cash closing. The Buyer should distinguish itself by addressing the following:



### PRICE

Stipulate total price  
Evidence of funds



### DEPOSITS

A significant initial deposit will be required upon execution of the Purchase and Sale Agreement  
Indicate timing and amounts of additional deposits



### ESCROW CLOSING DATE

Specify for all scenarios



### OFFER STRUCTURE

Developer, Investor or User



### PROPOSED USE OF SITE

List proposed use



### CONTINGENCIES/ CONDITIONS TO CLOSING

Indicate all buyer contingencies and length of contingency period  
Specify all conditions necessary to trigger closing  
If offering on an entitled basis, provide a projected entitlement timeline with major requirements



### CONTACT

Contact Charlie, Chris or Ethan  
Do not disturb owner

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