



## AVAILABLE FOR SALE AT THE PALLADIUM

917 - 1,688 SF Commercial Condominium Suites with Outdoor Patios

402 West Grand Avenue, Grover Beach, CA 93433





# OVERVIEW

## OFFERING SUMMARY

- Location: 402 W Grand Avenue  
Grover Beach, CA 93433
- Available Suites 1,688 SF (+242 SF patio)  
\$695,000
- 917 SF (+273 SF enclosed patio)  
\$395,000
- Zoning: Coastal Visitor Serving
- Uses: Restaurant/Retail
- Est Completion: May 2025



Here is your chance to become part of the first of many of the signature series developments by Coastal Community Builders. The Palladium is the epitome of coastal luxury with its modern design and will be changing the shape of the entrance to Grover Beach. The two ground floor commercial condos are prime locations for restaurants, coffee shops and various retail uses, and each will feature private patios. Both units will be delivered as a cold shell. The Pallidum will feature 37 luxury condos with ocean views and an amazing rooftop deck. Directly across the street, the Encore development is underway and will feature another 59 luxury condos and an additional 6,900 SF of commercial space that will be coming available soon. Don't miss this opportunity be part of this growing vibrant downtown that will soon become Grover Beach's restaurant row.

# FLOOR PLAN

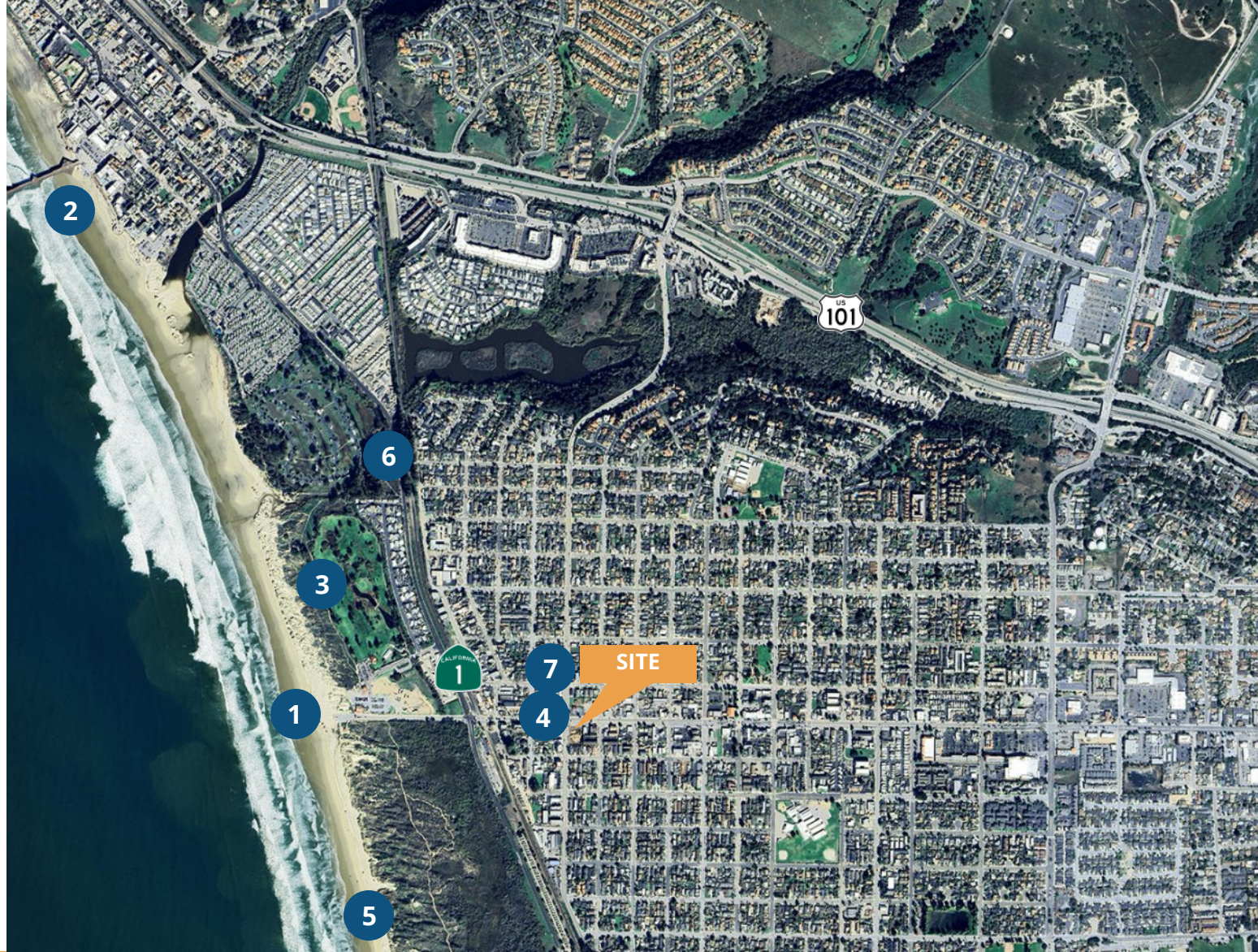
SOUTH 4TH STREET





# AREA MAP

- 1 Oceano Dunes State Park
- 2 Pismo Pier
- 3 Pismo Beach Golf Course
- 4 **Restaurants:**
  - Pono Pacific Kitchen
  - The Spoon Trade
  - Rib Line by the Beach
- 5 **Beach Activities:**
  - ATV Riding
  - Horseback Riding
  - Hiking Trails
- 6 Monarch Butterfly Grove
- 7 **Upcoming CCB Projects:**
  - Encore
  - Trinity



**Office** 805.481.9010  
170 West Grand Ave, Suite 203  
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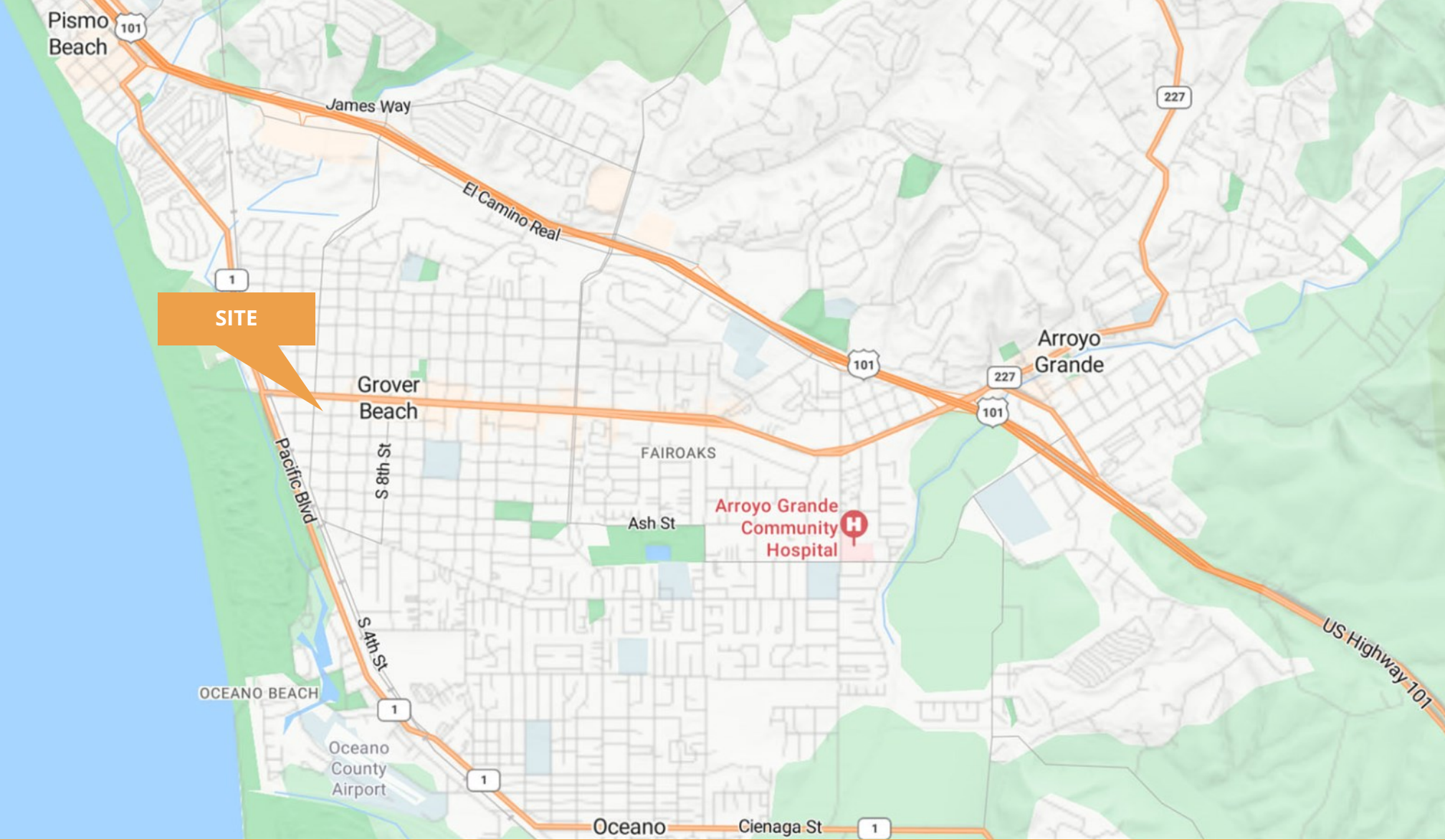


# NEW DEVELOPMENT MAP





# LOCATION MAP



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# COMMUNITY OVERVIEW

Grover Beach is a charming beach town located on the Central Coast of California, just south of San Luis Obispo. Known for its friendly atmosphere and beautiful beaches, Grover Beach offers a variety of attractions and activities for visitors and residents alike.

The city enjoys over 270 days of sunshine per year, making it an ideal destination for outdoor activities enjoyed year round by locals and tourists alike. A few highlights include:

The Oceano Dunes, offering a unique landscape for various activities such as picnics, horseback riding and ATVing along the coast. The Beach Boardwalk where you can take a stroll along the dunes and visit the nearby the Monarch Butterfly Grove. Grover Beach Summer Concert Series featuring live music at Ramona Park on Sunday afternoons during the summer months. As well as the Pismo Beach Golf Course located at the west end of Grover Beach and offers a coastal golfing experience.

## DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
2023 POPULATION	11,154	39,639	51,128
2028 PROJECTION	10,989	41,078	52,721
MEDIAN AGE	39.5	42.1	43.9
2023 HOUSEHOLDS	4,348	16,520	21,587
AVERAGE HH INCOME	\$86,593	\$101,248	\$105,621
OWNER OCCUPIED	1,961	9,157	12,757
RENTER OCCUPIED	2,318	7,308	8,744

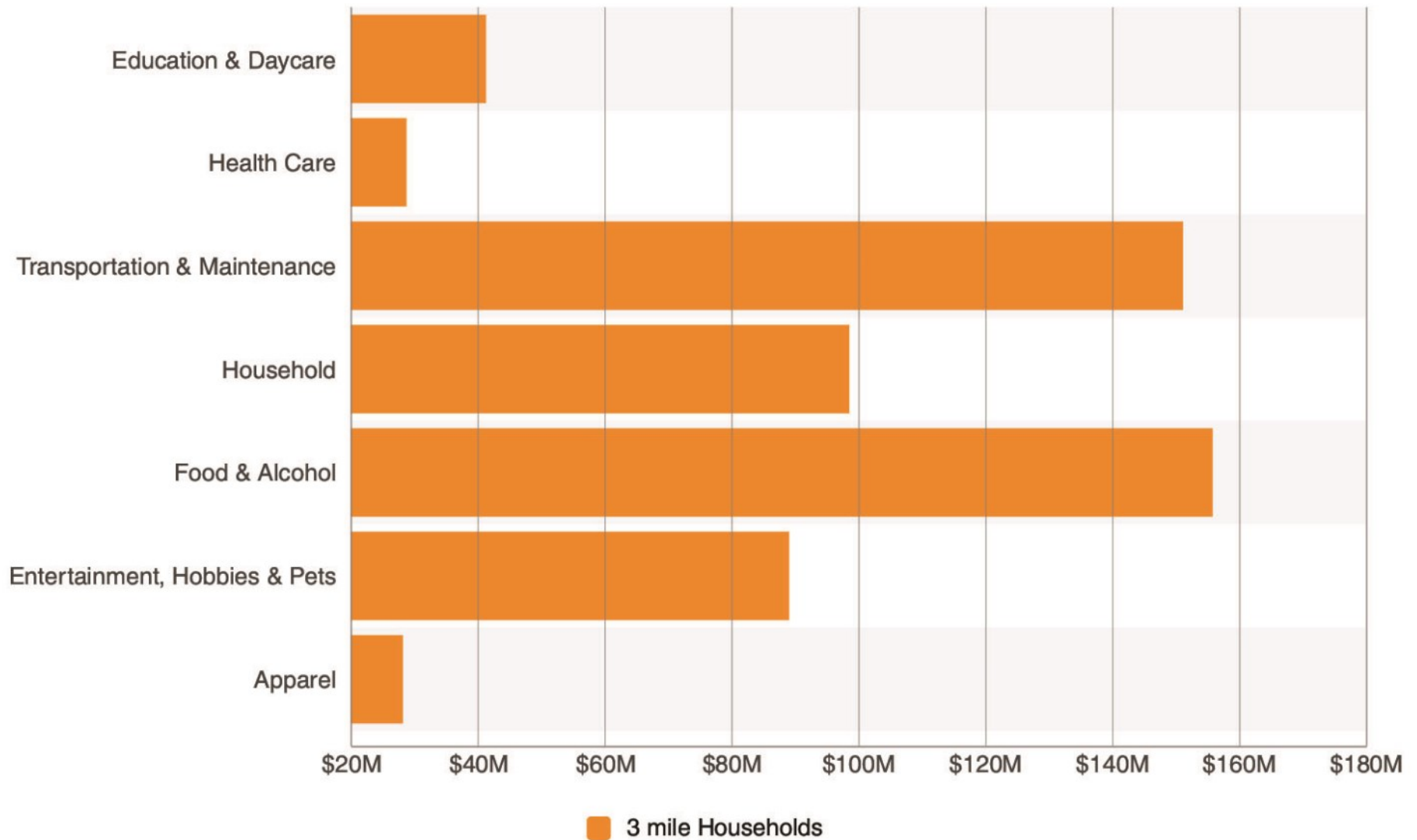


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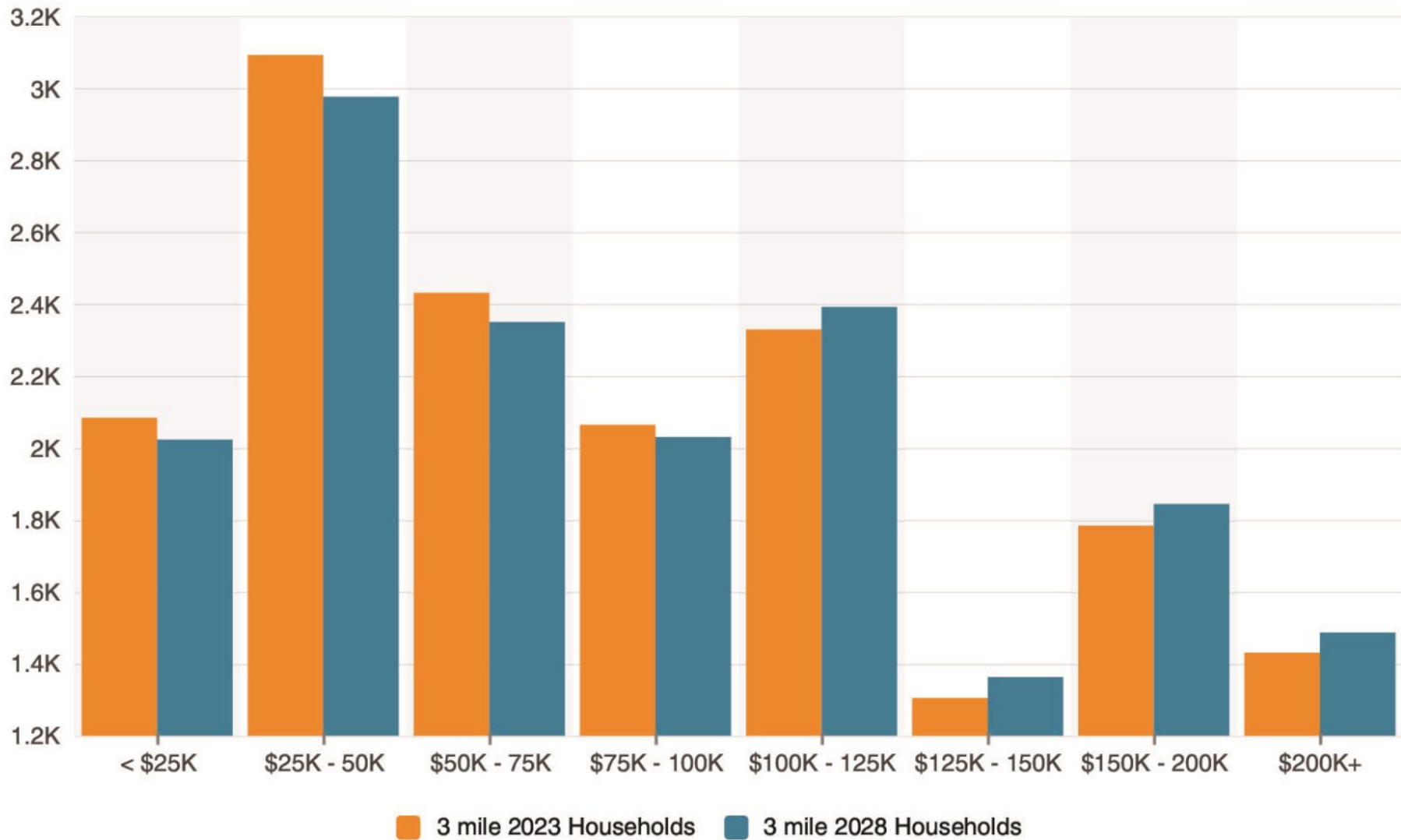


# CONSUMER SPENDING





# HOUSEHOLD INCOME





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The financial projections herein represent a reasonable scenario based on pro forma projections of the current owner. The buyer may bring in his or her own operator and employ methods that may yield substantively different results.

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