

**FOR LEASE**



## Property Summary



### 368 Pier Avenue, Oceano, CA 93445

An exceptional chance to own a premier retail property on Pier Avenue, one of two entrances to the Oceano Dunes State Vehicular Recreation Area which sees between 1.5 and 2 million visitors annually. Located just a half block from the beach this is a leased investment opportunity with a successful retail business ready to sign a new long term lease. The property features excellent street front visibility and a strategic location near the entrance to Oceano Dunes — ideal for capturing both local and visitor spending. With it's beach-town character, dynamic seasonal demand and value-add potential, this property provides a rare opportunity to own a leased asset near Oceano Dunes. Don't miss the chance to secure this well-positioned commercial offering along the Central Coast.

<b>Purchase Price:</b>	\$610,000
<b>Building SF:</b>	+/- 1,050 SF
<b>Lot SF:</b>	+/- 2,762 SF
<b>Zoning:</b>	CR: Commercial Retail
<b>Year Built:</b>	1977









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CA DRE# 01999527

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