



1155

LAS TABLAS RD
TEMPLETON, CA

FOR SALE

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 **LEE &
ASSOCIATES**

COMMERCIAL REAL ESTATE SERVICES
CENTRAL CALIFORNIA

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668 Marsh Street Suite 3 | San Luis Obispo, CA 93401 | 805.962.6700 | LEE-ASSOCIATES.COM/CENTRALCA

PROPERTY DETAILS

Lee and Associates Central California is pleased to present a previously approved development opportunity located in the heart of Templeton, directly across from Adventist Health Twin Cities Hospital. This prime 4.89-acre parcel is designed to accommodate two state-of-the-art healthcare facilities that will address the growing healthcare needs of the community.

OFFERING PRICE

\$7,000,000

LOT SIZE

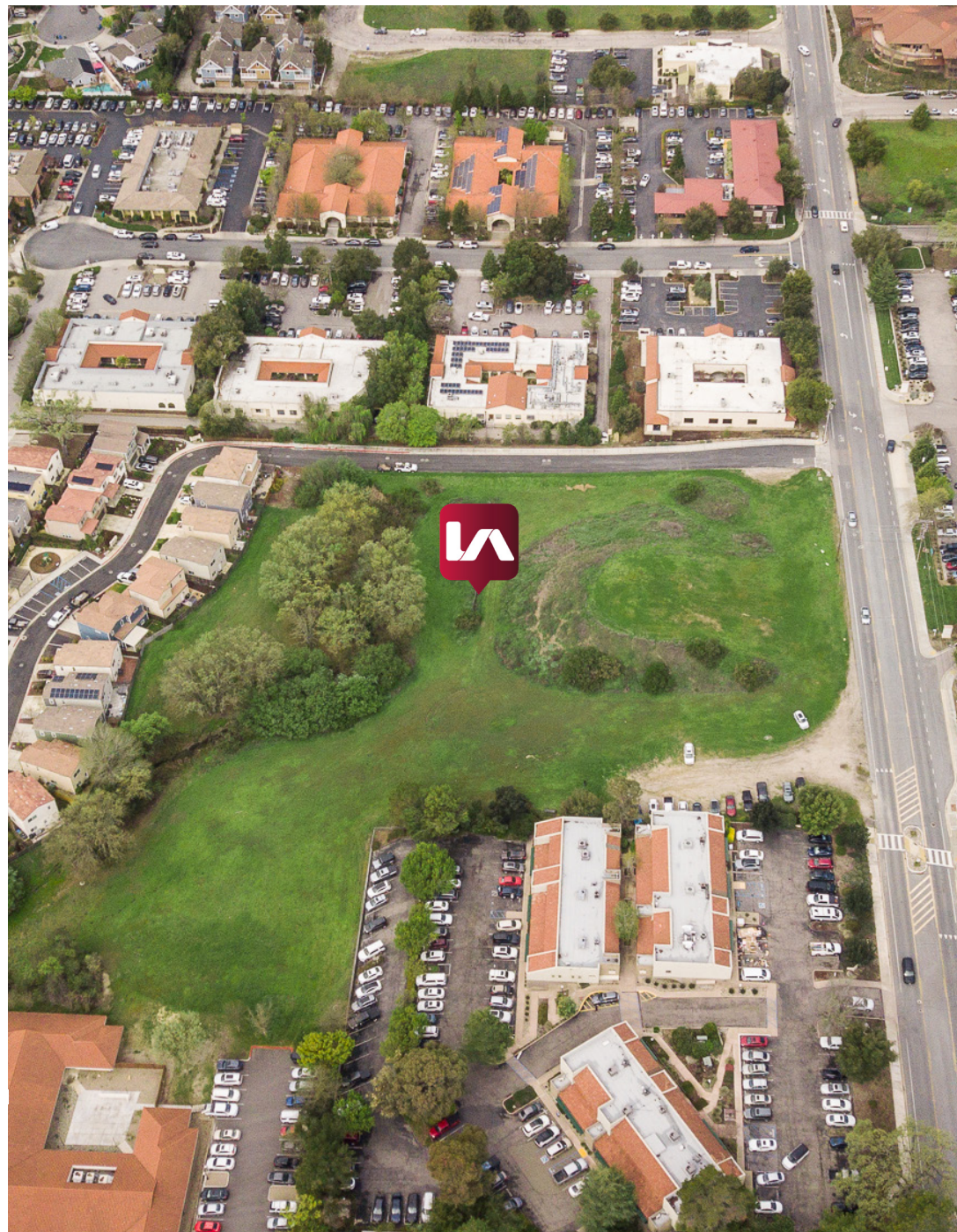
4.89 Acres

APN

040-280-056

KEY FEATURES

- **SHARED INFRASTRUCTURE:** Common driveway and shared parking between the two facilities.
- **STRATEGIC LOCATION:** Directly across from Twin Cities Hospital, offering enhanced accessibility and synergy with existing medical services.
- **ZONING:** Office Professional
- **CAPACITY FOR CARE:**
 - *Assisted Living Facility: A 36,053 SF facility with 60 beds, designed to provide comfortable, high-quality care for residents requiring assisted living services.*
 - *Behavioral Health Hospital: A 70,419 SF facility with 91 beds, offering specialized care for individuals with mental health needs, supporting adult, adolescent, and pediatric populations.*
 - *Utilities: 54 water meters and 55 sewer connections allocated to the site.*



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KEY FEATURES CONT.

• BENEFITS TO THE COMMUNITY

- **Enhanced Healthcare Infrastructure:** The development will significantly improve the local healthcare landscape in Templeton.
- **Job Creation and Economic Growth:** The project will provide numerous local job opportunities, benefiting the local economy.
- **Proximity to Twin Cities Hospital:** The close location ensures seamless coordination for patient care between the new facilities and the hospital.

• PROJECT DETAILS

- **Site Location:** South side of Las Tablas Road, contributing to a comprehensive medical campus for Templeton, consistent with the Templeton Community Design Plan for Las Tablas Road.
- **Topography:** The site slopes southward, leading down to a riparian wash that runs east to west across the parcel. The design of the buildings are carefully integrated into the topography, utilizing the south-facing slope to provide access to subterranean parking.

• GROWING DEMAND FOR SPECIALIZED SERVICES

- **Mental Health Services:** With over 50% of Americans projected to experience some form of mental illness or disorder in their lifetime (according to the CDC), the demand for behavioral health services is more critical than ever.
- **Cognitive Impairment Care:** The demand for facilities serving those with cognitive impairments is also rising, making this a timely and essential development.

• A VISION FOR THE FUTURE

- This project will provide much-needed services for both behavioral health and assisted living population. The proposed facilities will help meet the growing demand for specialized healthcare services in Templeton and surrounding areas.

CONCEPTUAL ELEVATION

BY JAN HOCHHAUSER



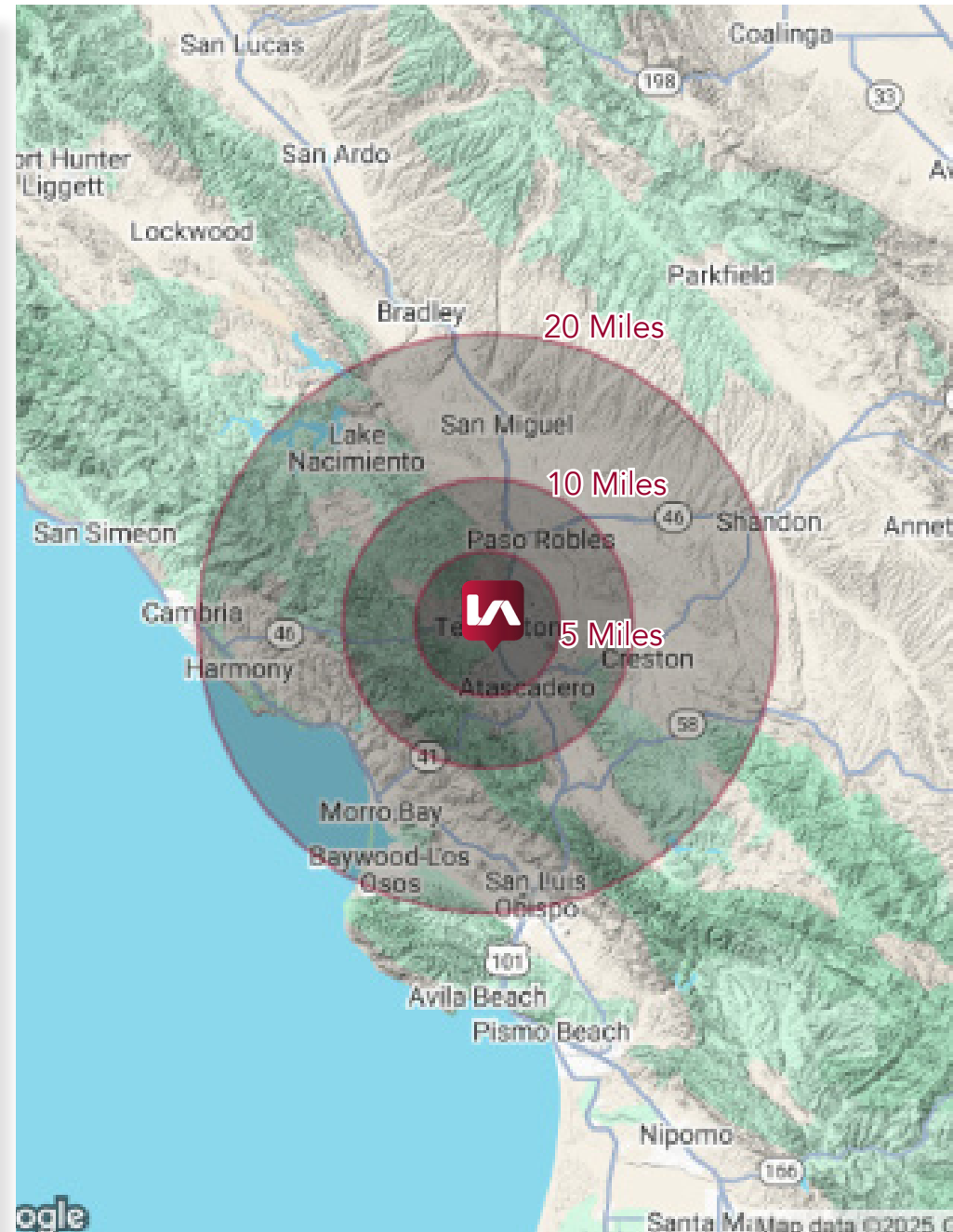
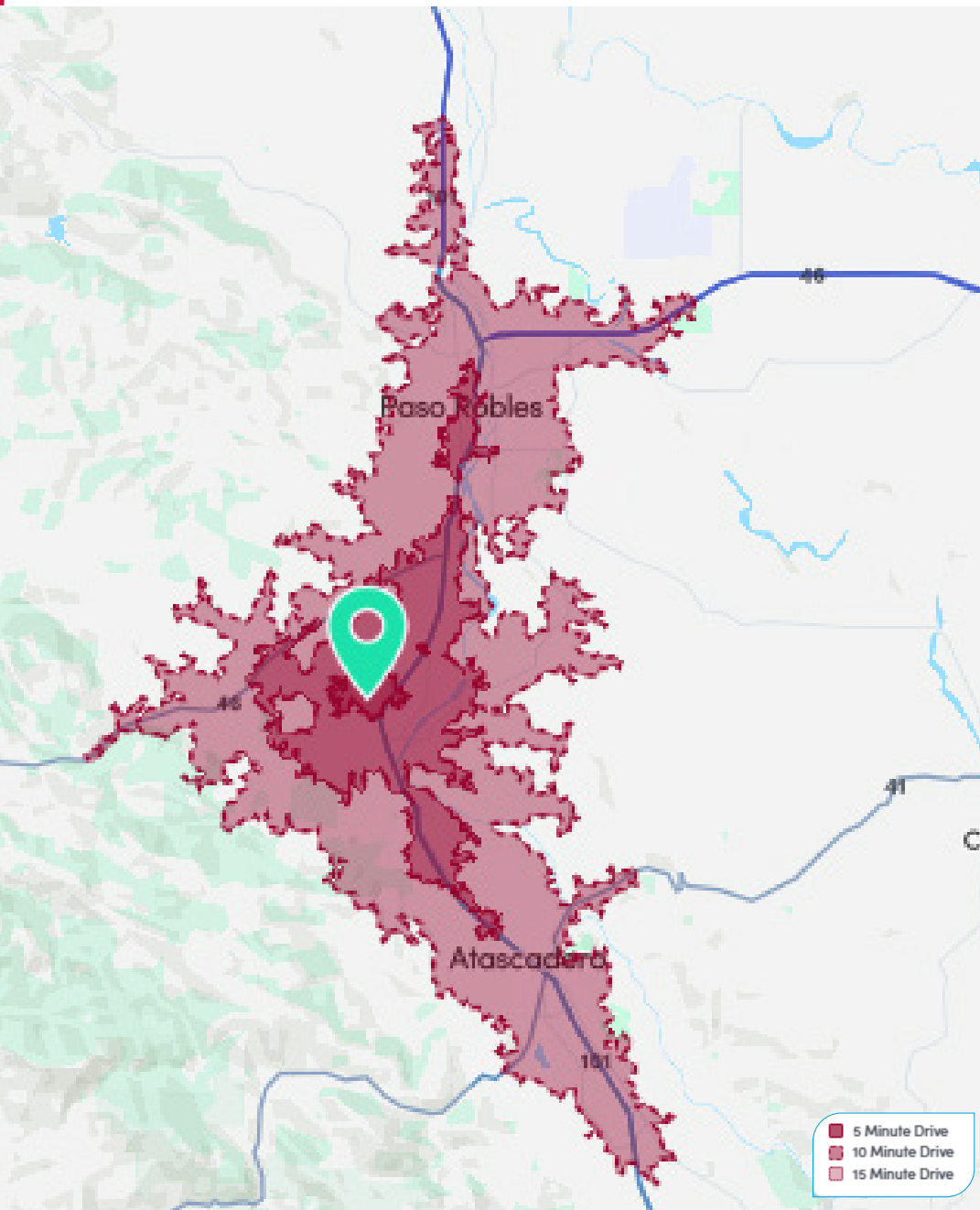
CONCEPTUAL ELEVATION CONT.

BY JAN HOCHHAUSER



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RADIUS AND DRIVE TIME MAPS



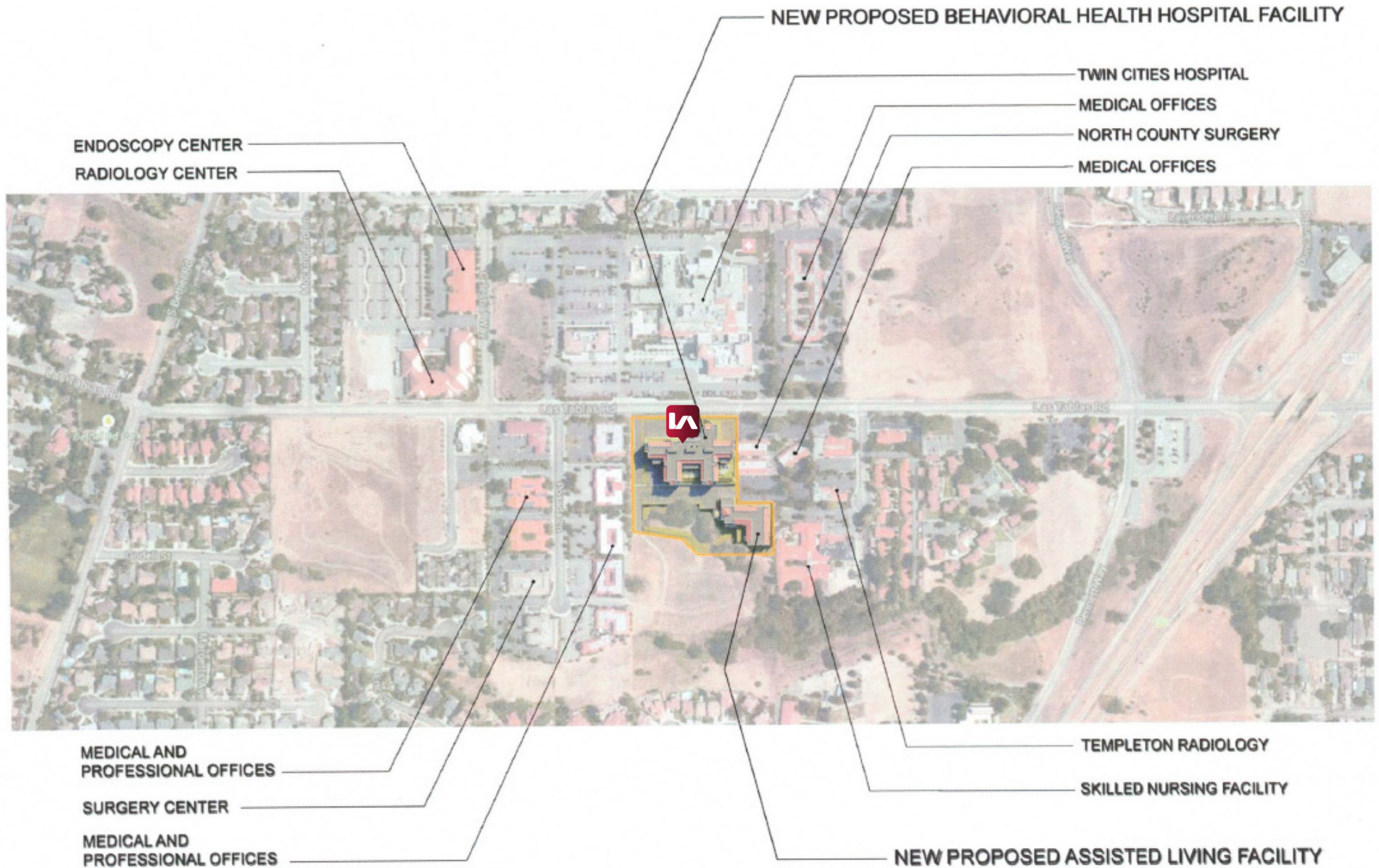
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RETAILER MAP



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VICINITY MAP



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PROPERTY PHOTOS



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Our real estate services are tailored to exceed the needs of our local, national, and international clients by combining the latest technology, resources, and market intelligence with over 40 years of expertise to optimize results.

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