

For Sale



910 Guadalupe Street, Guadalupe, CA 93434 / +/-10,100 SF Historical Building in Downtown Guadalupe



3450 Broad Street, Suite 101
San Luis Obispo, CA 93401
CentralCommercialGroup.com
DRE# 01984692



Hank Niezen
805-748-2645
hniezen@centralcommercialgroup.com
DRE# 01831075

The information here has been obtained from sources deemed reliable. We have no reason to doubt its accuracy, but we do not guarantee it.

Property Information

Historic downtown mixed-use building located in the heart of Guadalupe, California. The building underwent a full remodel and seismic retrofit in 2011-2012. There are two main levels consisting of a 3,000 SF 2nd floor apartment with beautiful original woodwork and architectural features throughout and wonderful views of the surrounding area, along with an additional 700 SF one bedroom, one bath apartment. The 3,000 SF ground floor which was once a vibrant dance club which still retains the original ticket booth, consists of a large open dance floor, a bar with a large wine barrel/refrigerator, 2 renovated ADA bathrooms and an additional 400 SF mezzanine. The 2,400 SF finished basement has an office, sound studio rooms and a movie theater. There is also an additional 600 SF storage/workshop area in the basement. At the rear of the property is a small backyard for outdoor events or private parking.



Price:	\$ 1,850,000
Bldg Size:	+/- 10,100 SF
Lot Size:	+/- 5,227 SF
Price/SF:	\$200.00
Year Built:	1894, renovated 1974 & 2011
Zoning:	G-C, General Commercial
APN:	115-072-010
Comm Space	+/- 6,400 SF
Res Space	+/- 3,700 SF

For Sale

910 Guadalupe Street, Guadalupe, CA 93434



The information here has been obtained from sources deemed reliable. We have no reason to doubt its accuracy, but we do not guarantee it.

For Sale

910 Guadalupe Street, Guadalupe, CA 93434



For Sale

910 Guadalupe Street, Guadalupe, CA 93434



For Sale

910 Guadalupe Street, Guadalupe, CA 93434

Basement



For Sale

910 Guadalupe Street, Guadalupe, CA 93434



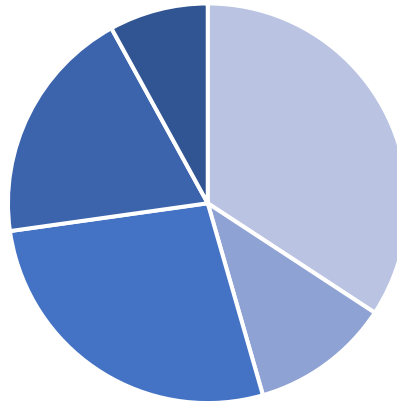
Guadalupe, CA

Guadalupe is located in the northwestern extremity of Santa Barbara County, immediately south of the Santa Maria River. The landscape in the vicinity of the town is mostly flat, with the predominant land use being agriculture and oil production. Hills rise to the south of the town; on the other side of the hills is Vandenberg Air Force Base. West of town, both in Santa Barbara County and north in adjacent San Luis Obispo County, is the Guadalupe-Nipomo Dunes, a large region of dune habitat along the Pacific Ocean shore.

Source: wikipedia.org

Population	Median Age	Median Household Income	Number of Employees
7,218	27.9	\$43,710	2,847

Percentage of Population



- Under 18
- 18-24
- 25-44
- 45-64
- 65 and Over

