

TRINITY COMMERCIAL CONDOS FOR LEASE



Prime Restaurant/Retail Units at Hwy 1 & Grand Ave

1,048 - 1,114 SF Commercial Condominium Suites with Patios

197 West Grand Avenue, Grover Beach, CA 93433



OVERVIEW

OFFERING SUMMARY

Location: 197 W Grand Avenue
Grover Beach, CA 93433

Available Suites:

Retail Unit 1 1,048 SF (536 SF Patio)
Retail Unit 2 1,114 SF

Pricing: \$3.00 NNN
(\$1.50 PSF Gross Patio)

TI Allowance: \$100 PSF
(On Conditioned Space)



Here is your chance to become part of a new signature series development by Coastal Community Builders. Trinity, a premier modern luxury development, will feature 16 townhomes and 7 condominiums and will be jewel of the entrance to Grover Beach. These two ground floor commercial condos are prime locations for restaurants, coffee shops and various retail uses.

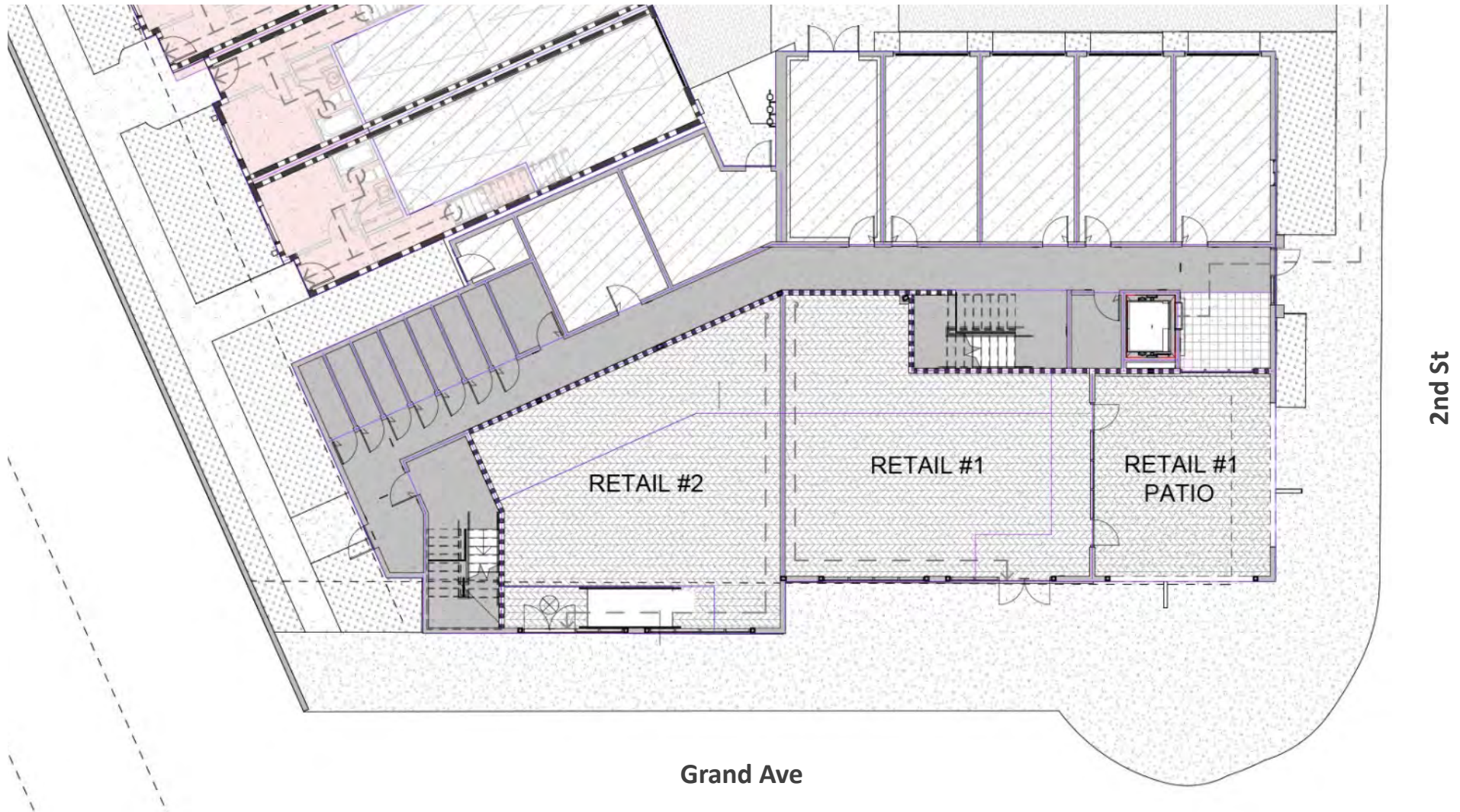
Trinity will be one of six new amazing developments in Grover Beach's new West End. Don't miss this opportunity be part of Grover Beach's growing and vibrant downtown. Take advantage of the built in customer base of nearly 200 new high end residences in addition to the tourist traffic that the Grand Ave beach entrance attracts.



Office 805.481.9010
170 West Grand Ave, Suite 203
Grover Beach, CA 93433

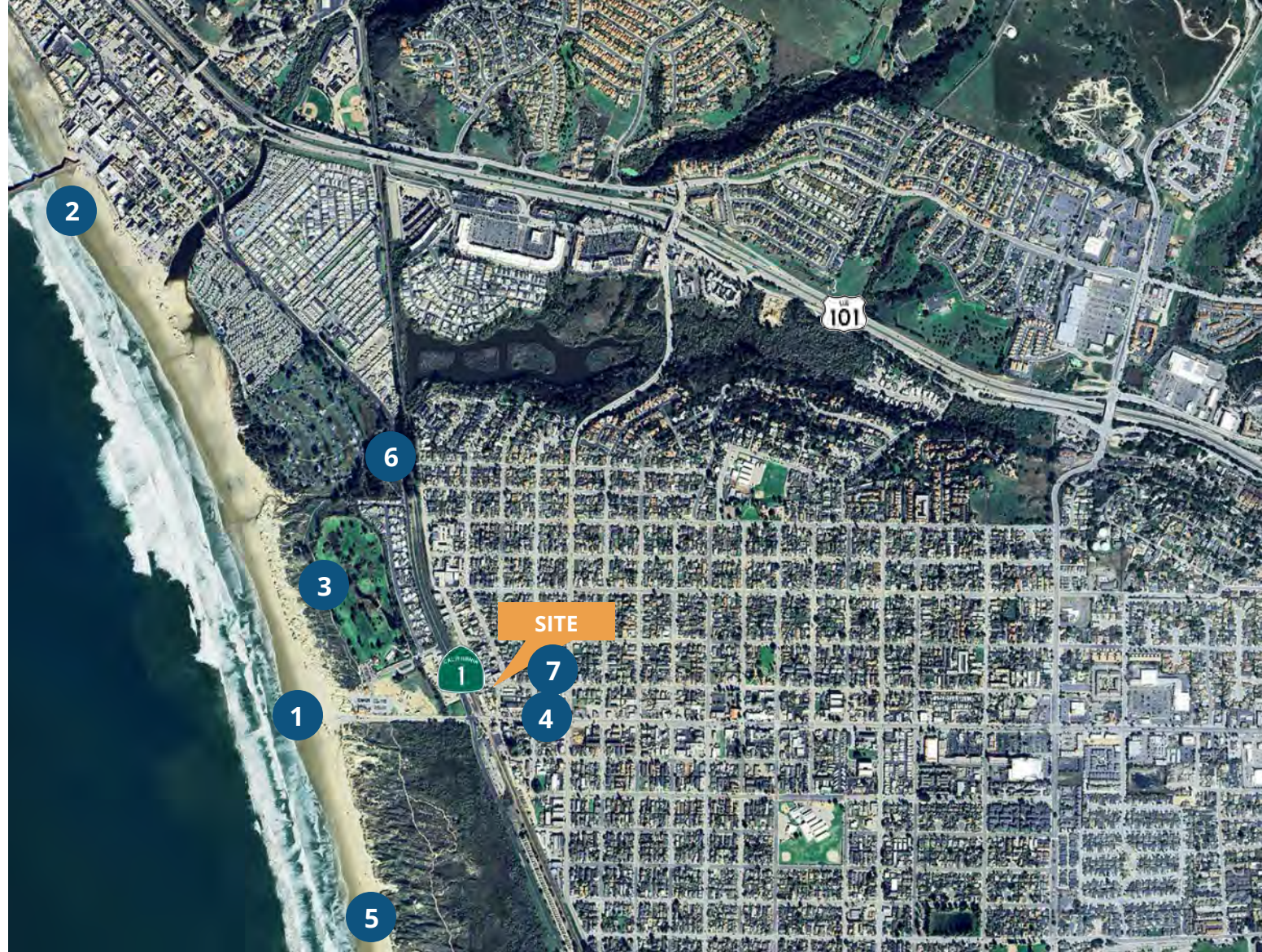
Jason Hart
Broker/Owner DRE 01334694
Mobile 805.709.6491
Email jason@hartcre.com

FLOOR PLAN



AREA MAP

- 1 Oceano Dunes State Park
- 2 Pismo Pier
- 3 Pismo Beach Golf Course
- 4 **Restaurants:**
 - Pono Pacific Kitchen
 - The Spoon Trade
 - Bee House Thai
- 5 **Beach Activities:**
 - ATV Riding
 - Horseback Riding
 - Hiking Trails
- 6 Monarch Butterfly Grove
- 7 **Upcoming CCB Projects:**
 - Palladium
 - Encore
 - Beach Front
 - Solstice



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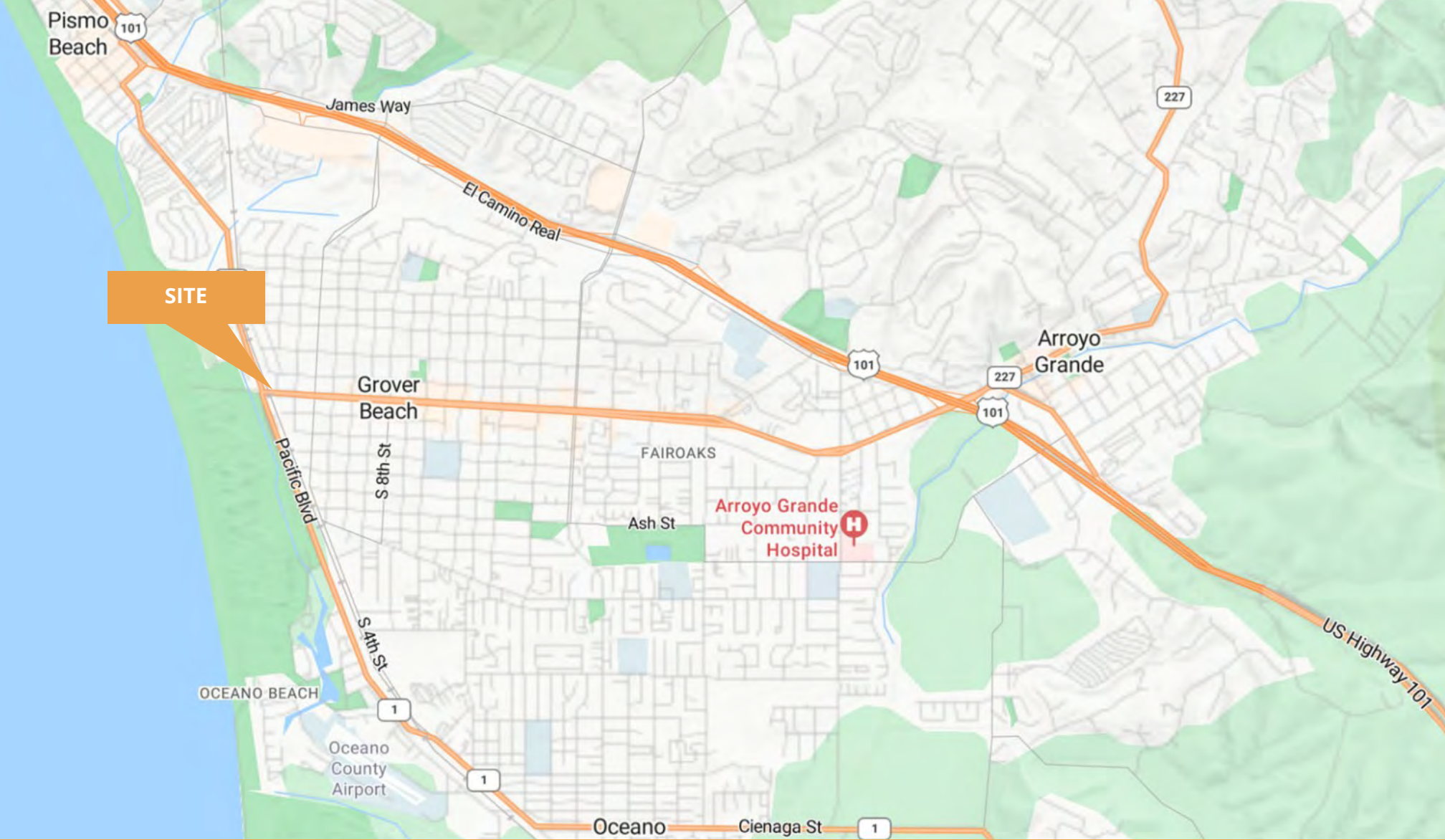
NEW DEVELOPMENT MAP



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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

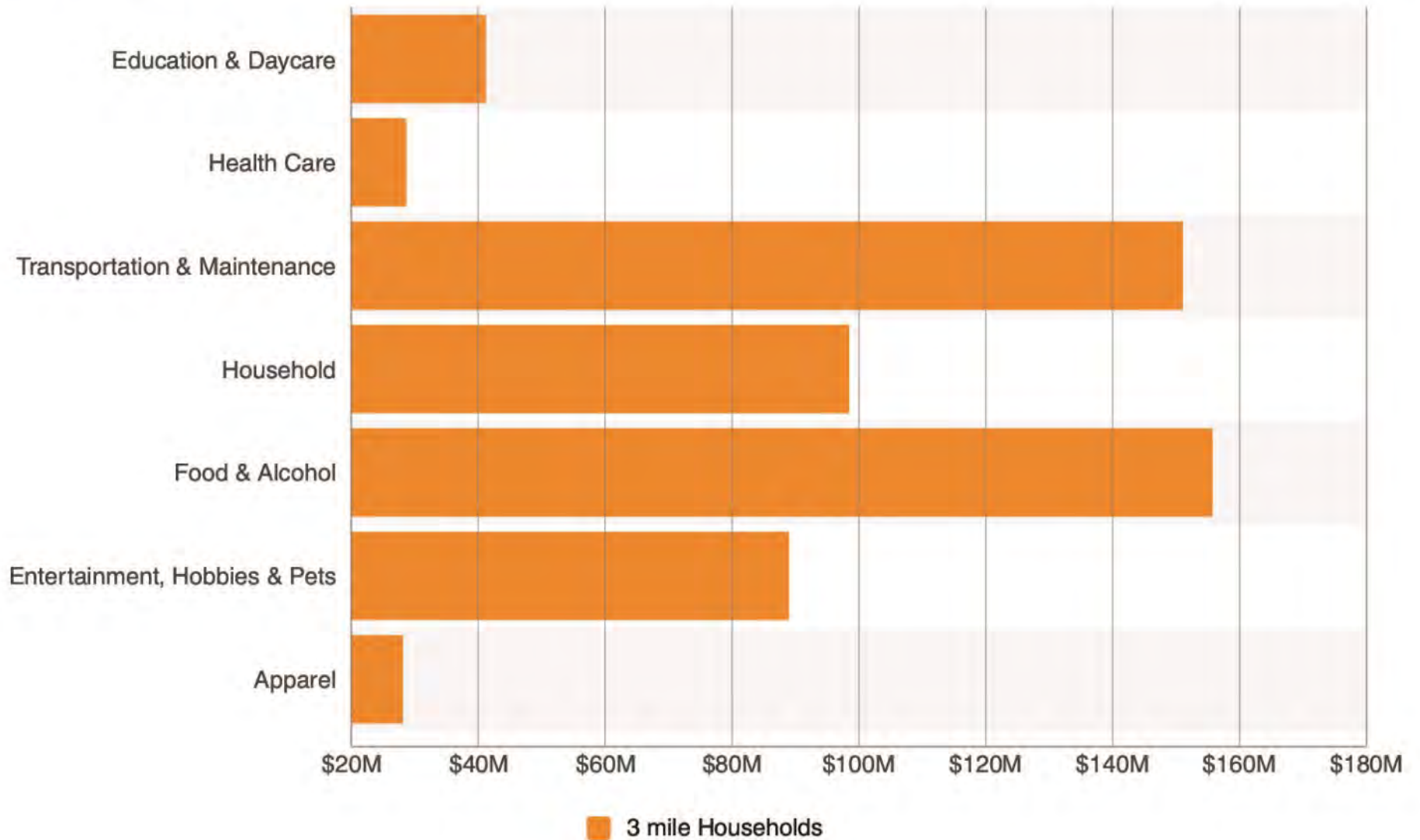
| | 1 MILE | 3 MILES | 5 MILES |
|-------------------|----------|-----------|-----------|
| 2023 POPULATION | 11,154 | 39,639 | 51,128 |
| 2028 PROJECTION | 10,989 | 41,078 | 52,721 |
| MEDIAN AGE | 39.5 | 42.1 | 43.9 |
| 2023 HOUSEHOLDS | 4,348 | 16,520 | 21,587 |
| AVERAGE HH INCOME | \$86,593 | \$101,248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



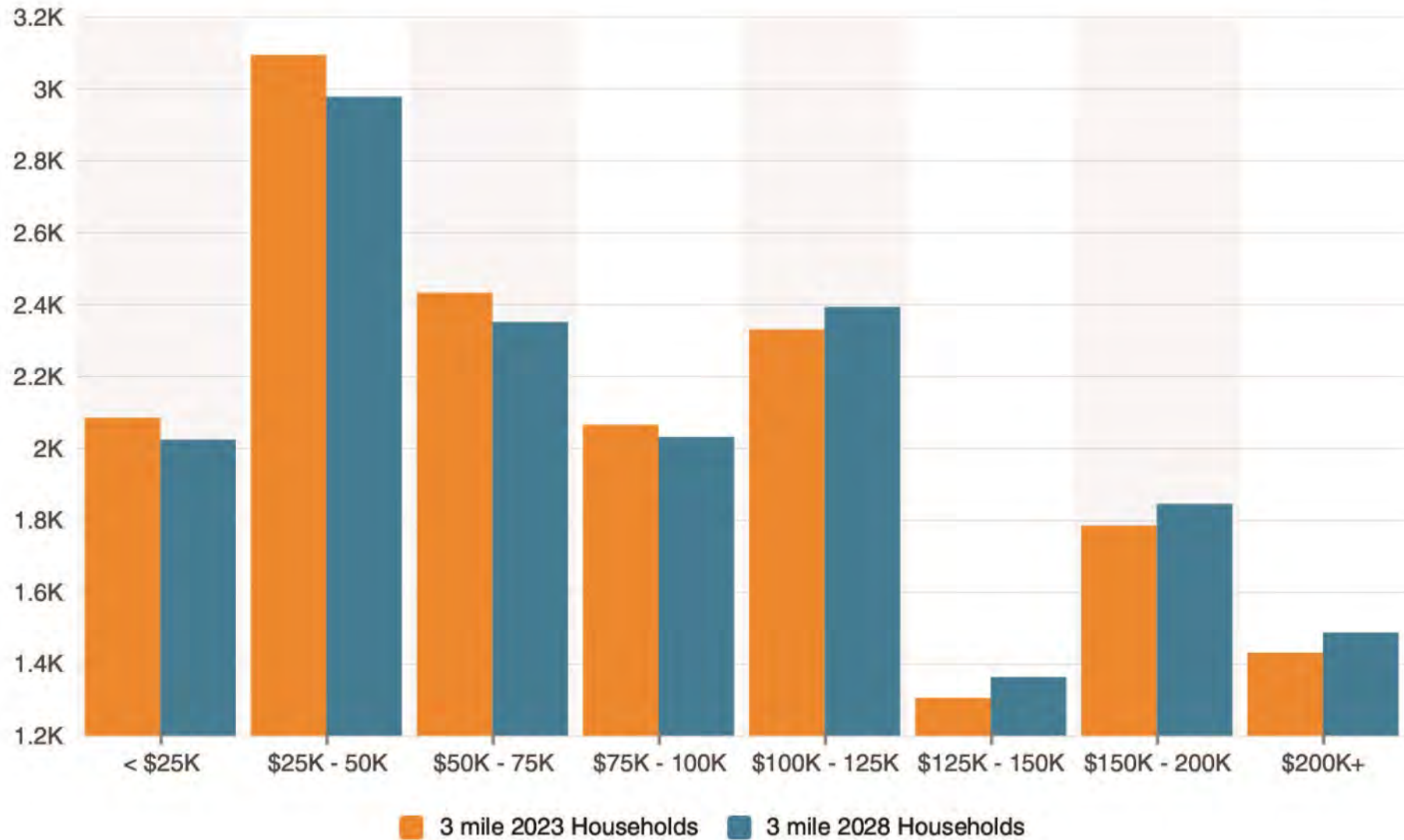
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CONSUMER SPENDING



HOUSEHOLD INCOME



CONFIDENTIALITY AGREEMENT & DISCLAIMER

The information contained in this Offering Memorandum is proprietary and strictly confidential. It is furnished solely for the purpose of review by a prospective lessee of the Property and is not to be used for any other purposes or made available to any person without the expressed written consent of the Owner or Hart Commercial Real Estate.

The information in this Offering Memorandum has been compiled from sources deemed to be reliable. However, neither the information nor the reliability of their sources are guaranteed by Hart Commercial Real Estate or the Seller. Neither Hart Commercial Real Estate nor the Owner have verified, and will not verify, any of the information contained herein. Neither Hart Commercial Real Estate nor the Owner makes any representation or warranty whatsoever regarding the accuracy or completeness of the information provided herein.

A prospective lessee must make its own independent investigations, projections, and conclusions regarding the leasing of the Property without reliance on this or any other confidential information, written or verbal, from Hart Commercial Real Estate or the Owner. This Offering Memorandum does not constitute an offer to accept any lease proposal but is merely a solicitation of interest with respect to the offering described herein.

Prospective lessees are recommended to seek their own professional advice. This includes legal, tax, environmental, engineering and other as deemed necessary relative to a leasing of this Property. All the information is also subject to market conditions, the state of the economy, especially the economy as it relates to real estate is subject to volatility.

The Owner expressly reserves the right, at its sole discretion, to reject any offer to lease the Property or to terminate any negotiations with any party, at any time, with or without written notice. The Owner and Hart Commercial Real Estate reserve the right to negotiate with one or more prospective lessees at any time. In no event shall a prospective lessee have any other claims against the Owner or Hart Commercial Real Estate or any of their affiliates, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or leasing of the Property.

