

# Industrial/Warehouse Land



**Bulk Sale of 4 Lots  
Industrial/Warehouse Zoned  
Possible Industrial Park**

**943, 953 & 973  
Huston Street, Grover Beach**

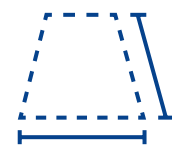
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## Highlights



Rectangular  
Shape



Possible Industrial  
Park



Mini Storage  
Allowed



Warehouse, Storage Yard, Light  
Manufacturing, Distribution  
Allowed



Level

943, 953 and 973 Huston Street

# Property Overview

You do not find Industrial lots closer to the ocean than this. Rare opportunity to own 4 Industrial zoned lots in Grover Beach. Includes a bulk sale of 4 lots located in the most popular industrial area in the South County. Lots of this zoning are increasingly rare in SLO county. Lots are 0.84 -1.01 acres each in size, 3.69 +/- acres total. Possible uses include warehouse, outdoor storage, contractor's yards, light manufacturing, auto repair, mini storage, wholesale / distribution to name a few. Perfect potential warehouse development project for an owner user or speculative opportunity, for the most popular current commercial real estate building type (warehouse with yard).

- » Price: \$2,950,000 (\$18.31/SF) ~~\$3,750,000 (\$23.33/SF)~~
- » Lot Size: Two at 36,978± SF/each  
Two at 43,563± SF/each  
Total: 161,082 SF (3.69± Acres)
- » APN: 060-546-004, 005 and 019
- » Zone: I - City of Grover Beach
- » Level, rectangular parcels
- » Rare zone with potential to build a popular building type (warehouse)
- » Owner may carry a 1st trust deed



Accelerating success.



943, 953 and 973 Huston Street

# Photo Gallery



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## Zoning



### Allowed Uses

Per City of Grover Beach Development Code - August 6, 2012

#### PURPOSE OF THE INDUSTRIAL ZONES

Industrial Zone (I). The Industrial Zone applies to areas of the City appropriate for light, medium and heavy manufacturing and assembly, industrial parks, warehouses, and similar and compatible uses. The area is also appropriate for smaller service businesses such as contractor's yards, vehicle repair and storage, and material sales and supplies. Live-work may be appropriate when compatible with surrounding uses.

	CI	CIC	I
<b>Building Placement Requirements</b>			
<b>Setbacks</b>			
Front	10'	10'	15'
Adjacent to Residential Zone	15'	NA	15'
Side	0'	0'	0'
Adjacent to Residential Zone	10'	NA	10'
Rear	0'	0'	0'
Adjacent to Residential Zone	10'	NA	10'
<b>Building Form Requirements</b>			
Building Height (max.)	35' <sup>1</sup>	25'	40' <sup>1</sup>
Coverage (max.)	50% <sup>2</sup>	50%	50% <sup>2</sup>
<b>Density Requirements</b>			
FAR (max.)	0.5 <sup>2</sup>	0.50	0.5 <sup>2</sup>
<b>Lot Requirements</b>			
Lot size (min.)	10,000 sf	10,000 sf	20,000 sf
Lot Width (min.)	60'	60'	100'
Lot Depth (min.)	100'	100'	100'
<b>Other Requirements</b>			
Landscaping (min.)	10%	10%	10%
Fences, Walls and Screening	See Section 3.10.020		
Parking	See Section 3.30		
Signs	See Section 3.50		
<b>End Note</b>			
1. Structures that exceed 18 feet in height and are located within 100 feet of a residential zone require a Use Permit.			
2. The Review Authority may increase the lot coverage to 100% and/or the FAR to 1.5 if a finding is made that the project will provide a substantial economic benefit to the City.			

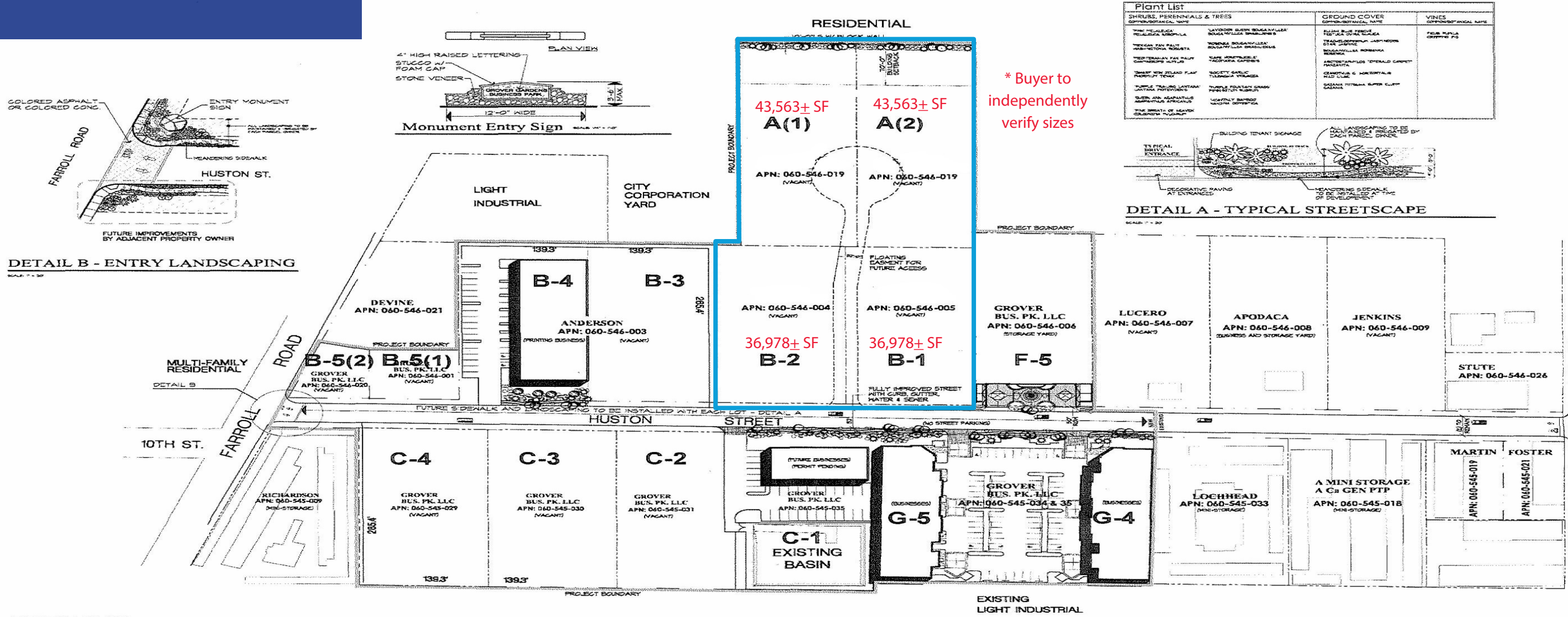
Land Use	CI <sup>1</sup>	CIC <sup>1</sup>	I	Specific Use Regulations
<b>Industry, Manufacturing &amp; Processing</b>				
High Technology Uses	P	P	P	
Manufacturing, Artisan	P	P	P	Section 3.10.020
Manufacturing/Processing, Heavy	--	--	UP	Section 3.10.020
Manufacturing/Processing, Light	P	P	P	Section 3.10.020
Manufacturing/Processing, Medium	UP	--	UP	Section 3.10.020
Media Production	P	P	P	
Printing and Publishing	P	P	P	
Recycling – Processing Facilities	--	--	UP	Section 4.10.150
Storage – Warehouse	P	P	P	
Storage – Outdoor	UP	--	UP	Section 3.10.020
Storage – Personal Storage Facility	P	--	P	Section 4.10.140
Storage - Vehicles	UP	--	UP	Section 3.10.020
Wholesaling & Distribution	P	P	P	
<b>Recreation, Education &amp; Public Assembly</b>				
Commercial Recreation Facility - Outdoor	UP	UP	UP	
Health/Fitness Facility	AUP	AUP	AUP	
Meeting Facility, public or private				
≤ 3,000 sf	AUP	AUP	AUP	
> 3,000 sf	UP	UP	UP	
Studio – Art, Dance, Martial Arts	AUP	AUP	AUP	
Public or Quasi-Public Facility	UP	UP	UP	
Specialized Education/Training	UP	UP	UP	
<b>Residential</b>				
Caretaker's Residence	AUP	AUP	AUP	Section 4.10.050
Home Occupation	P	--	P	Section 6.20.070
Live/work Unit	UP	UP	UP	Section 4.10.090
<b>Retail</b>				
Accessory Retail/Service Use	P	P	P	Section 4.10.020
Adult Business	UP	--	--	Section 4.20
Automobile Service Station	UP	--	UP	
Building/Landscape Materials, Indoor	P	--	P	
Building/Landscape Materials, Outdoor	UP	--	UP	Section 3.10.020
Fuel Dealer	UP	--	UP	
General Retail	P	P	P	
Plant Nursery	P	--	P	

Land Use	CI <sup>1</sup>	CIC <sup>1</sup>	I	Specific Use Regulations
Restaurant	UP	UP	UP	
Vehicle Sales	P	--	P	
<b>Services</b>				
ATM	P	P	P	
Animal Boarding	AUP	--	AUP	
Animal Care Facilities	P	--	P	
Business Support Services	P	P	P	
Catering Service	P	P	P	
Equipment Rental	P	--	P	Section 3.10.020
Maintenance Service – Client Site Services	P	P	P	Section 3.10.020
Medical services – Clinic/Urgent Care	P	--	P	
Mortuary/Funeral Home	UP	--	UP	
Office – Business/Service	P	P	P	
Office – Processing	P	P	P	
Office – Professional	P	P	P	
Recycling – Large Collection Facilities	AUP	AUP	AUP	Section 4.10.150
Recycling – Reverse Vending Machine	P	P	P	Section 4.10.150
Recycling – Small Collection Facilities	P	P	P	Section 4.10.150
Repair Services – Large Equipment	P	--	P	Section 3.10.020
Repair Services – Small Equipment	P	P	P	
Vehicle Rental	P	--	P	
Vehicle Repair & Services	AUP	--	P	Section 3.10.020
<b>Transportation &amp; Infrastructure</b>				
Freight Terminal	--	--	UP	
Parking Facility	UP	UP	UP	
Telecommunication Facility	UP	UP	UP	Section 4.40
<b>End Note</b>				
1. Projects located in the coastal zone may require a Coastal Development Permit (See Section 6.20.040).				
<b>Legend</b>				
P	Permitted Use			
AUP	Administrative Use Permit Required			
UP	Use Permit Required			
--	Use Not Allowed			

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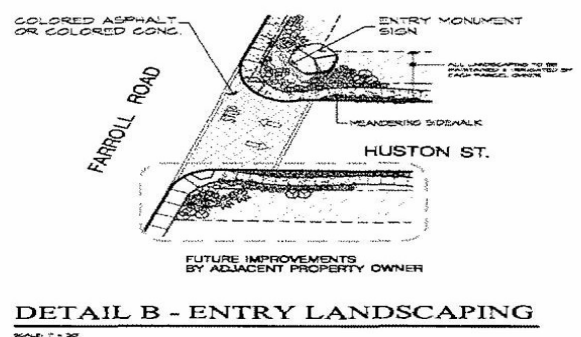
# Parcel Map

PC Resolution No. 14-  
Grover Gardens Business Park



SHRUBS, PERENNIALS & TREES	GROUND COVER	VINES
<ul style="list-style-type: none"> <li>TRAVELER'S TREE</li> <li>... (other plants listed)</li> </ul>	<ul style="list-style-type: none"> <li>... (other ground covers listed)</li> </ul>	<ul style="list-style-type: none"> <li>... (other vines listed)</li> </ul>

**DETAIL A - TYPICAL STREETSCAPE**



**DESIGN PLAN**  
GROVER GARDENS BUSINESS PARK  
HUSTON STREET, GROVER BEACH, CA

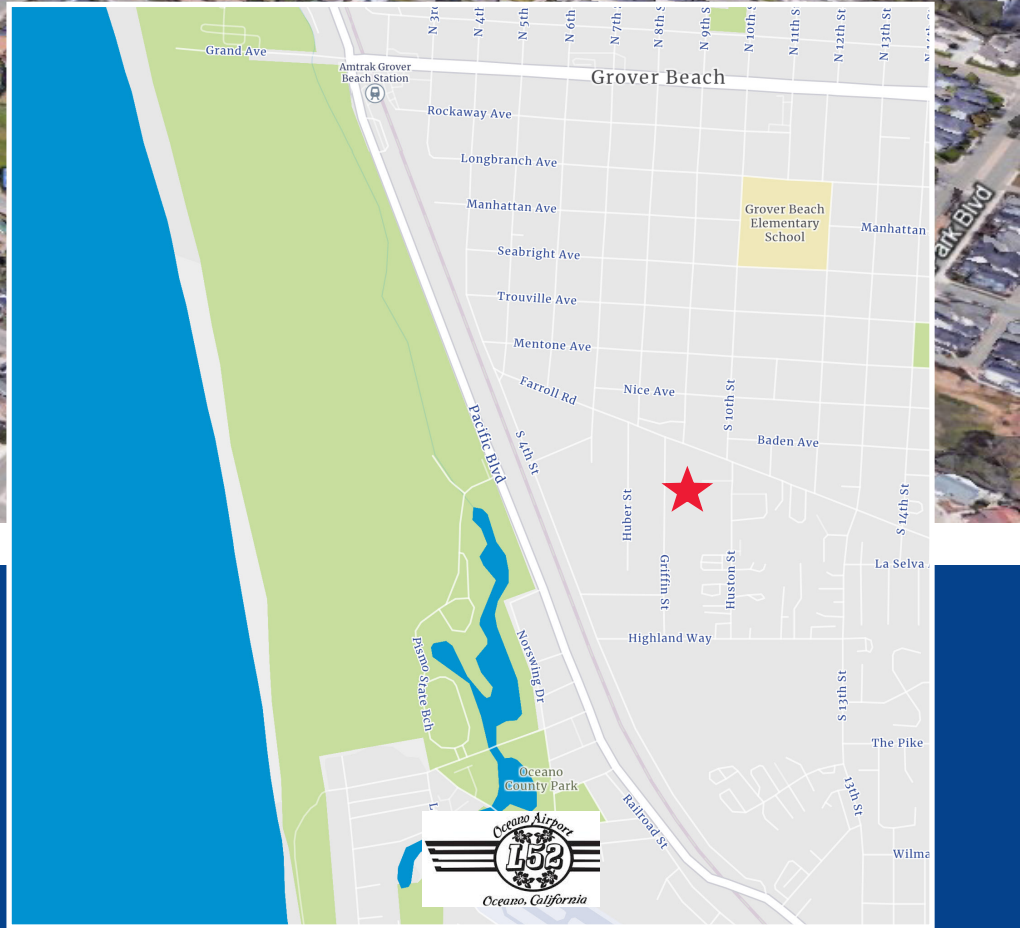
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REVISION FEBRUARY 2, 2009

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## Location Highlights



Located 1/2 Mile to the Ocean



2 Miles to Highway 101

