

# 549

HILL STREET  
NIPOMO, CA

**FOR SALE**



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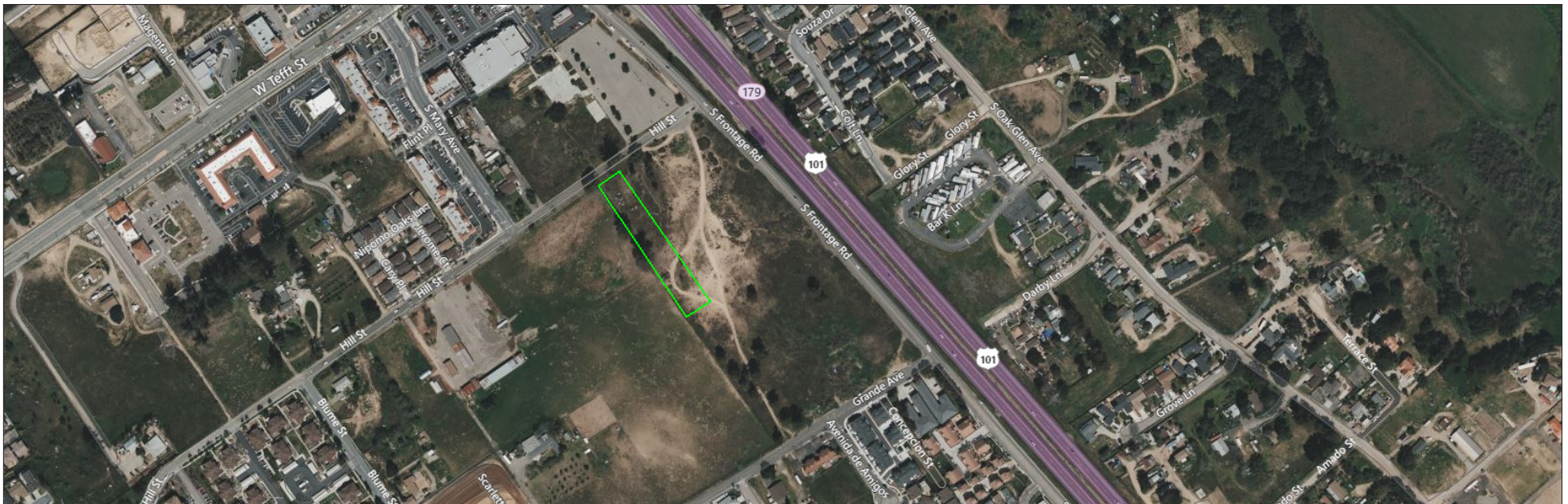


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## PROPERTY OVERVIEW

1.16 acres across Hill Street from new Grocery Outlet, Tractor Supply, Wendy's and O'Reilly's auto parts. Property was previously approved for a 70+ unit hotel. Current design is for 38-40 apartments, ready for Conditional Use Permit approval. South of Tefft and just west of Frontage Road.

<u>OFFERING PRICE</u>	<u>COUNTY</u>	<u>APN</u>	<u>PARCEL SIZE</u>	<u>ZONING</u>
\$599,000	San Luis Obispo	092-579-004	50,000 SF/1.16 Acres	CR



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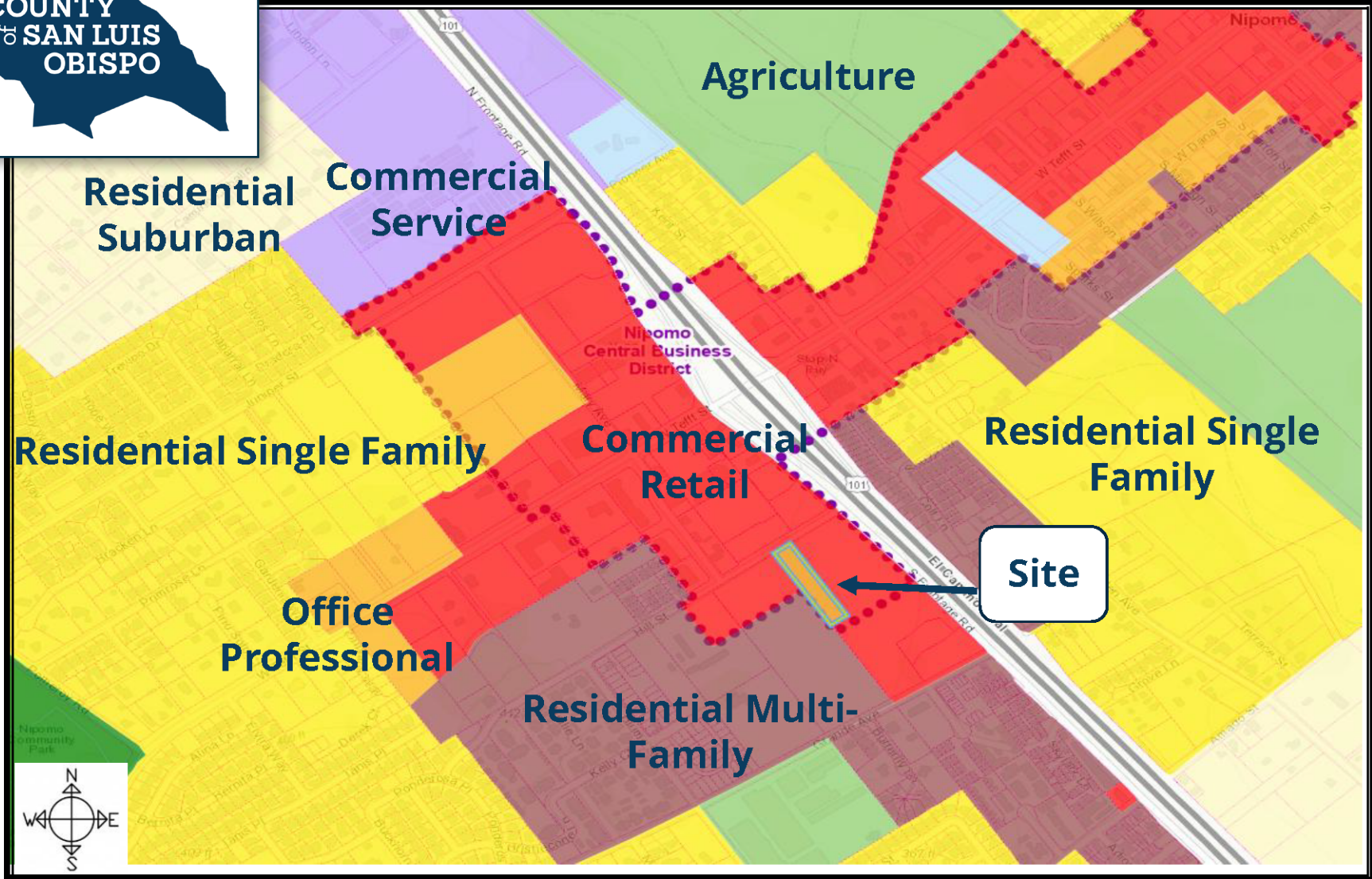
RETAIL MAP



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## LAND USE CATEGORY MAP

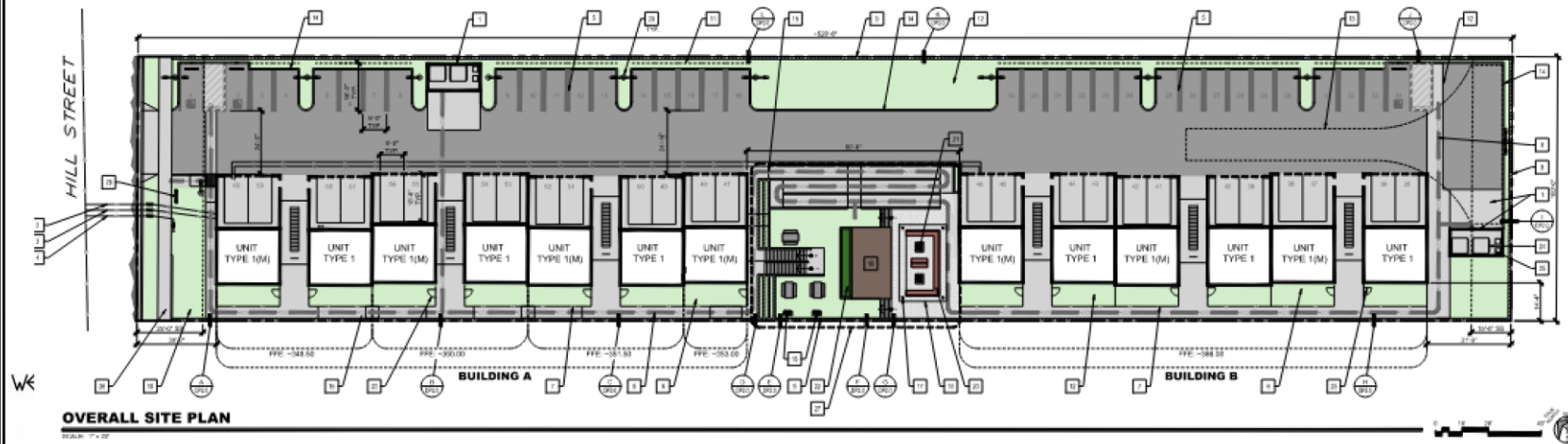


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# OVERALL SITE PLAN



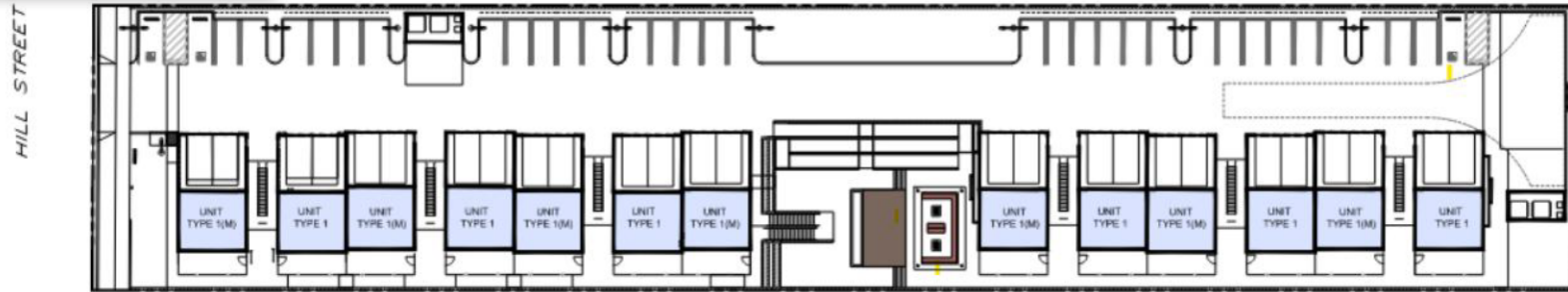
**HILL STREET MULTI-FAMILY**



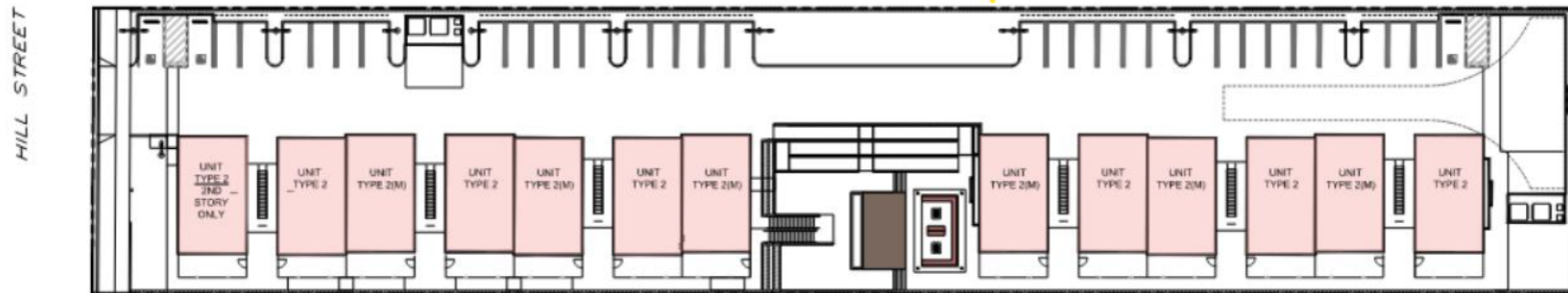
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## OVERALL SITE PLAN BY FLOOR



KEY PLAN - 1ST FLOOR



KEY PLAN - 2ND & 3RD FLOOR



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## ELEVATIONS (SOUTH/NORTH)



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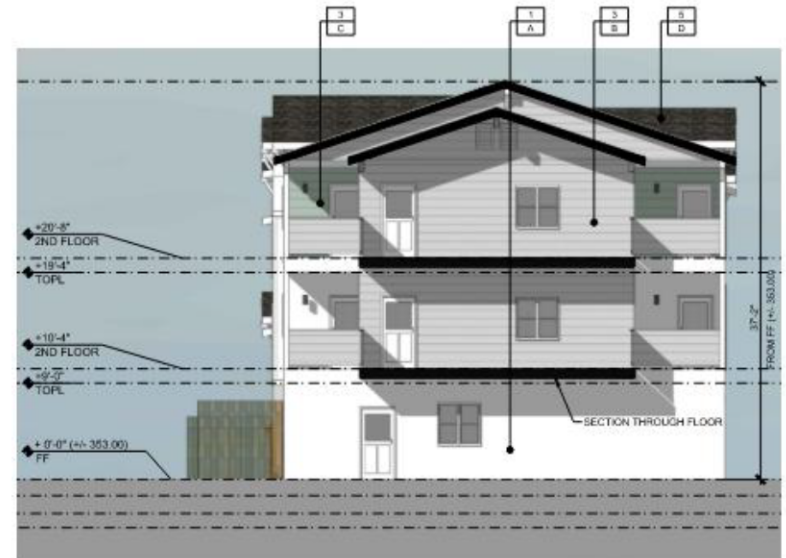


## ELEVATIONS (WEST/EAST)



**WEST ELEVATION**

SCALE: 1/8" = 1'-0"



**EAST ELEVATION**

SCALE: 1/8" = 1'-0"



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## AMENITIES



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## LOCATION - VILLAGE OF NIPOMO



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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.

Lee & Associates is proud to partner with Patricia Boulton Wingo on this listing. Patricia is a highly respected California real estate professional known for her strategic insight, market knowledge, and client-first approach. With a strong track record of successful transactions across diverse property types, she brings a thoughtful blend of negotiation expertise and personalized service to every client relationship. Patricia is recognized for her ability to navigate complex deals with precision while maintaining clear, consistent communication, ensuring her clients feel confident at every step of the process. Her commitment to excellence, deep understanding of local markets, and dedication to delivering results have made her a trusted partner for buyers, sellers, and investors alike.



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