

# FOR LEASE

Village at Nipomo  
Nipomo, CA

5,702 Sq. Ft. Retail, Office or Medical

**ROSSETTI**  
**COMPANY**  
COMMERCIAL REAL ESTATE



## FEATURES

**Comments:** One block from the Hwy 101 and Tefft Street off ramps, at Mary Avenue. Attractive, new center. Neighbors are Starbucks, Wells Fargo, Vons, CVS and Miner's Hardware. This space is beautifully outfitted for a spa, retail, offices, medical or many other uses. It can be delivered as is or as a finished shell.

**Location:** 180 Mary Avenue, Nipomo, CA

**Price:** \$1.65 to 1.85/SF, NNN (~\$0.55) depending on suite size

**Type:** Retail, Office or Medical

**Size:** 5,702 sq. ft. (smaller sizes possible)

**Zoning:** CR (County)

**Traffic Counts:** HWY 101 66,000 AADT  
Tefft Street 17,000 ADT

**Parking:** Ample, on site



## CONTACT

**John Rossetti**

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BRE Lic. #00524464

1301 Chorro Street | San Luis Obispo, CA 93401 | tel 805.544.3900 | www.rossetticompany.com

Information contained herein has been obtained from the owner of the property or from other sources deemed reliable. We have no reason to doubt its accuracy, but we do not guarantee it.



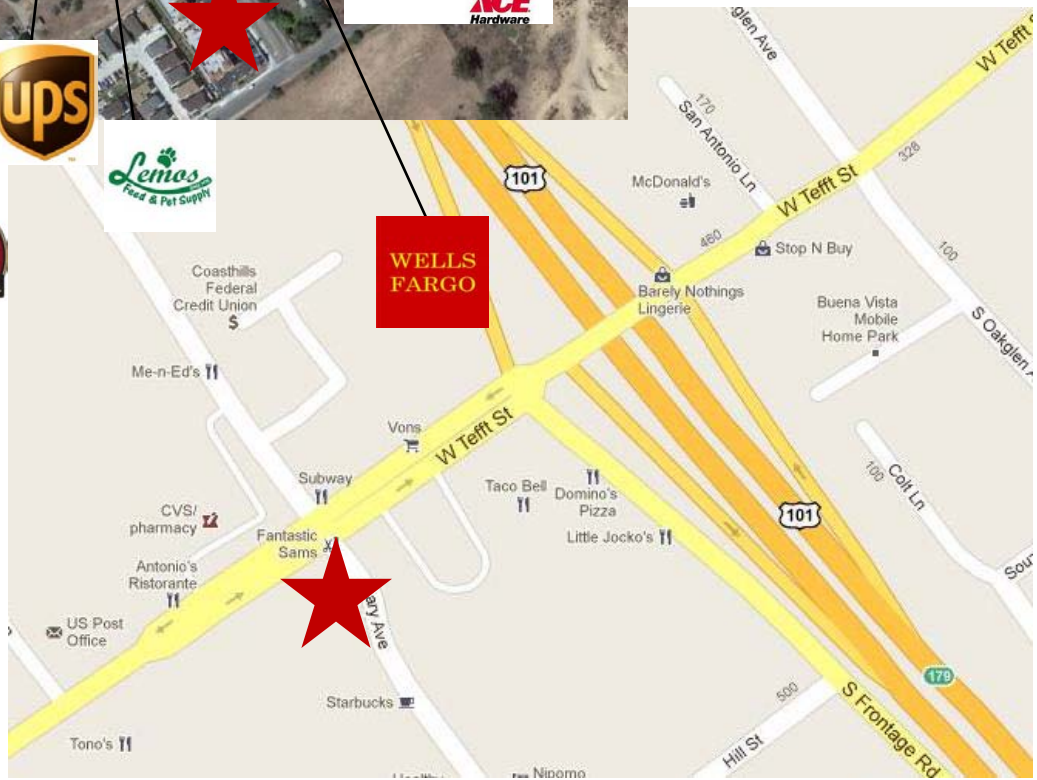
Member of  
International  
Council of  
Shopping Centers

# LOCATION

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# PHOTO GALLERY

Village at Nipomo

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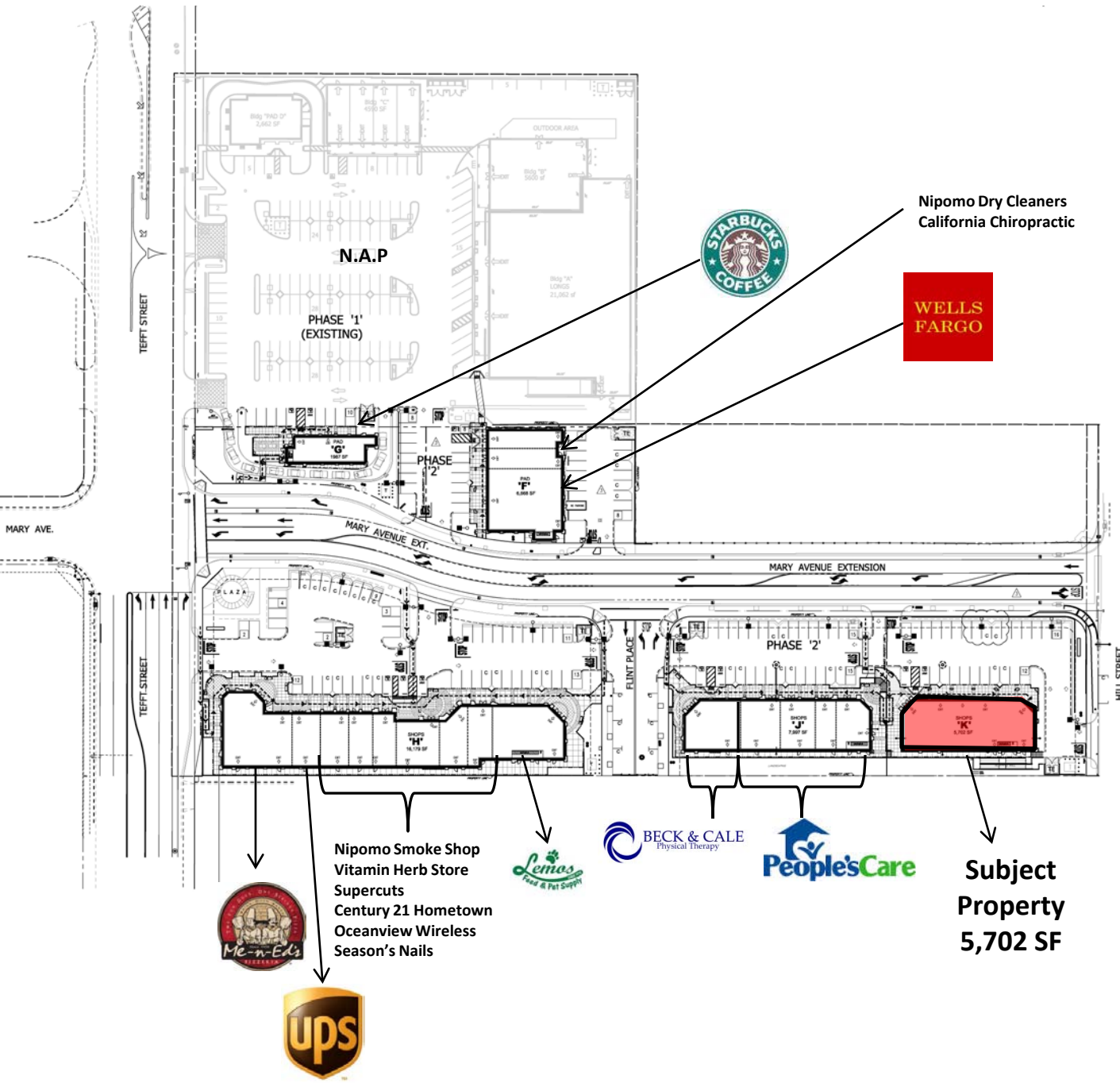
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# SITE PLAN

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