

# Mixed-Use Land for Sale: Retail, Hotel & Restaurant Potential

301 N. Main Street | Templeton, CA



## PROPERTY DESCRIPTION:

This site offers potential for hotel development plus the possibility of retail pads and other approved uses such as office or retail. Site has 23 water units. Prime visibility and accessibility is available from Highway 101 with approximately 300 feet of frontage on Main Street and 445 feet of frontage along Highway 101.

This site is located in the center of the wine tasting area of the Central Coast, which includes Paso Robles and Templeton, and is within close distance to premium west Templeton wineries such as Peachy Canyon Winery, Castro Cellars, Wild Horse Winery and more. Templeton offers a small town country vibe with ranches and homes and a trendy downtown area.

Nine miles north is larger Paso Robles with its wine culture and downtown area as well. The property is under the jurisdiction of the country of San Luis Obispo Planning & Zoning. A portion of the property is in Flood Zone A.

Price: **\$1,524,600 (\$3.50/sf)**  
Lot Size: Approx. 10 Acres  
Zoning: CR  
APN: 040-201-033  
Utilities: 23 Water Units Allocated, No Water or Sewer Infrastructure in Place



## 2017 DEMOGRAPHICS

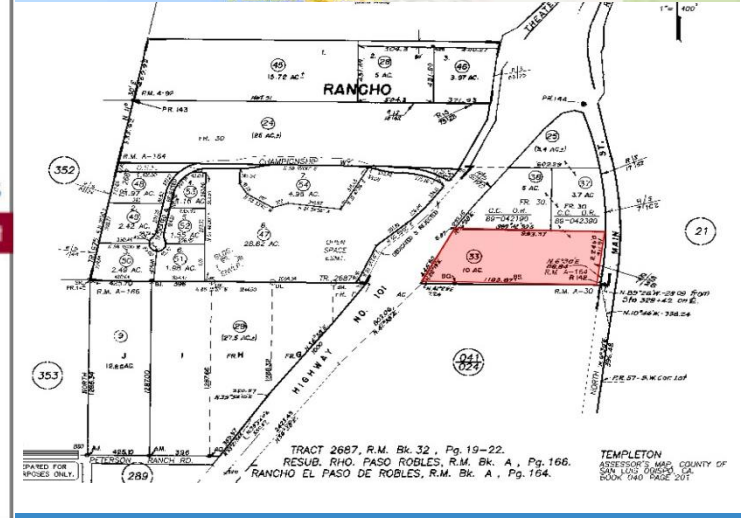
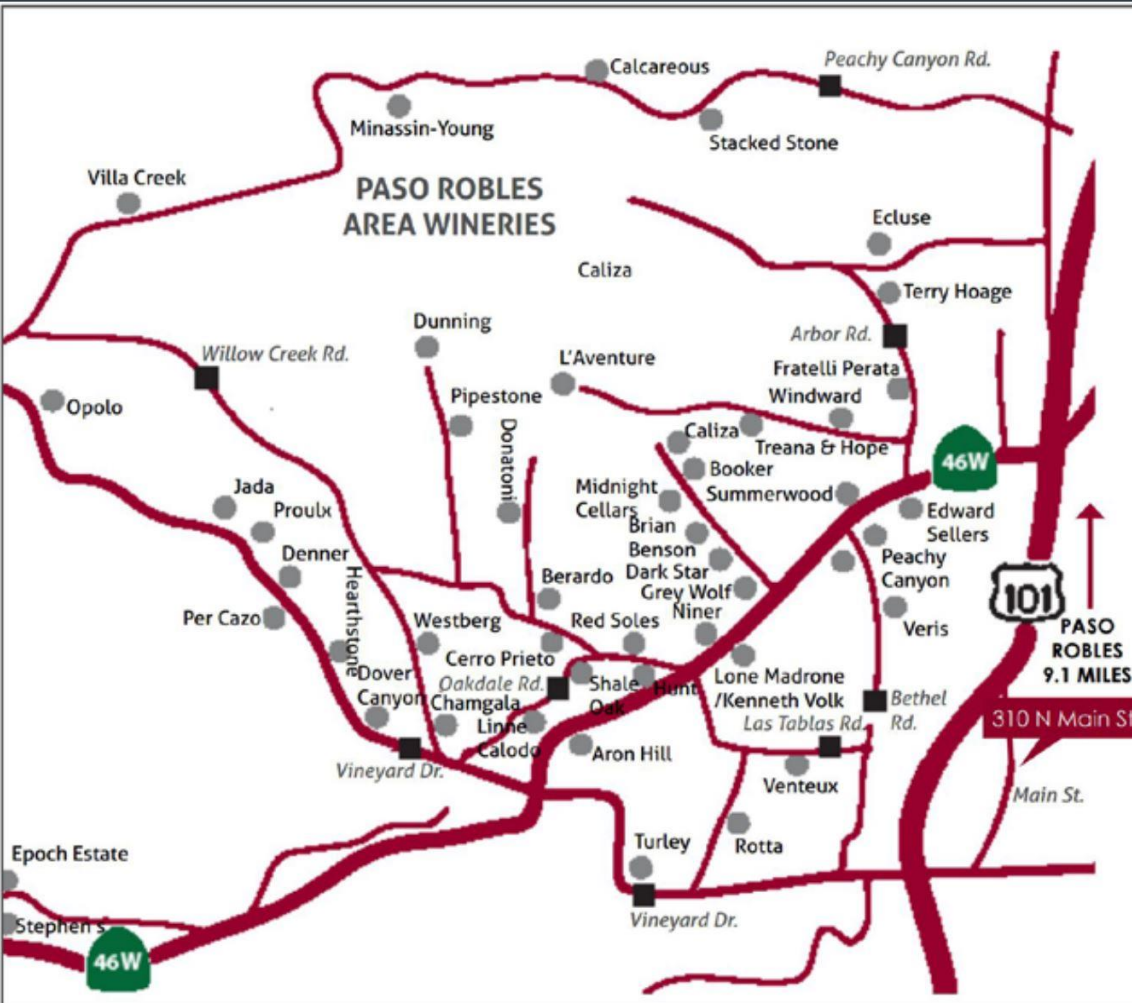
Population	7,377
Median Household Income	\$66,169
Median Property Value	\$403,900
Traffic Count	70,000 (HWY 101)

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COMMERCIAL REAL ESTATE



PAMELA SCOTT 805.617.3844

PSCOTT@GPSCRE.COM - LIC #00705034

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.

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1129 State Street, Suite 3 Santa Barbara, CA 93101