

FOR SUBLEASE

The Village at Nipomo
 110 S. Mary Avenue
 Improved Ice Cream/Yogurt Shop: 1,100 SF

Property Highlights

- Located along Nipomo's major retail corridor
- Excellent visibility and signage, great freeway access
- New projects under construction in immediate proximity include office, retail, and multifamily residential
- Other retailers on Tefft Street include Vons supermarket, Longs Drugs, Taco Bell, Starbucks Coffee, Burger King, Me & Ed's Pizza, McDonald's and Subway

Available Space Highlights

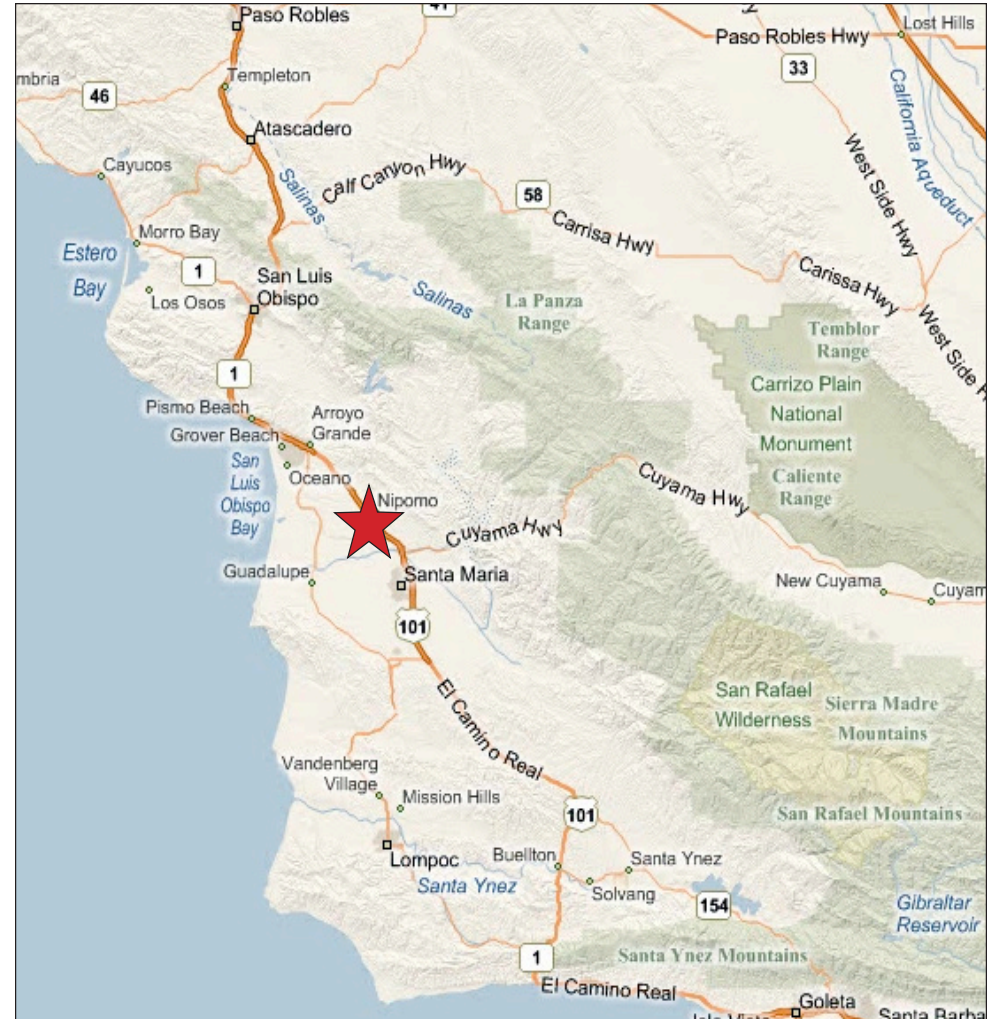
- Rate: \$2.25 NNN (.62)
- Very busy center with many food users
- Completely improved as a yogurt/ice cream shop
- All equipment could be included

Traffic Counts

Tefft Ave (at Mary Ave)	21,024 ADT
101 Freeway	56,000 ADT

Radius Demographics (2010)

Demographics	1 Mile	3 Mile	5 Mile
Residential Population	7,720	17,683	30,774
Average Household Income	\$75,716	\$74,751	\$72,457



The 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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