PRESENTED BY:

RINCON CORPORATION

171 N MALLAGH & 211 N BRANCH ST

NIPOMO, CA

5.01 +/- ACRES; COMMERCIAL-RETAIL WITH SINGLE OR MULTI-FAMILY HOME POTENTIAL



OFFERED AT $1,475,000

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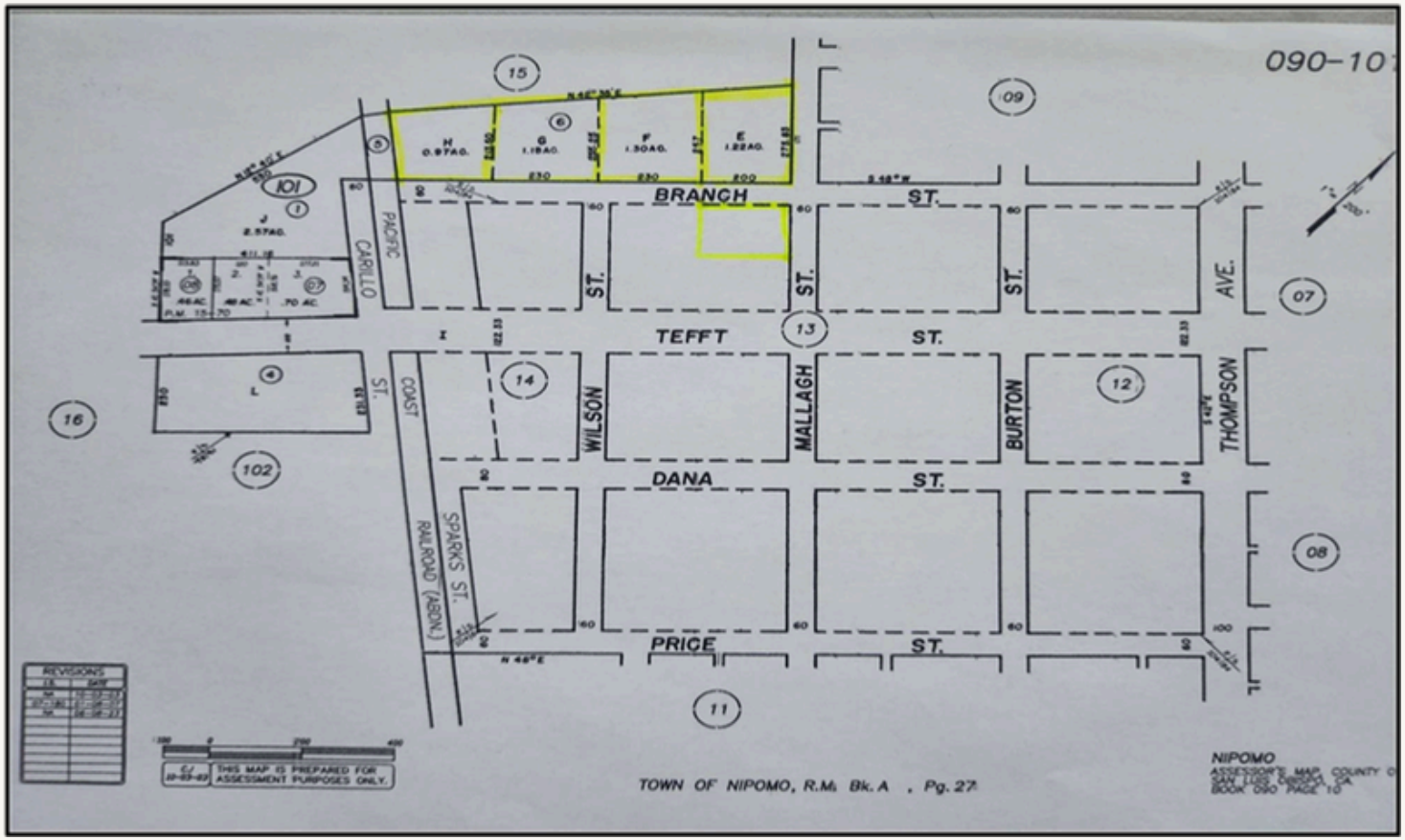
PROPERTY HIGHLIGHTS:

- Two parcels being sold together
- Larger parcel (shown in red) 4.67+/- acres,
- Smaller parcel (shown in green) .34 +/- acres
- Both parcels are zoned CR Commercial-Retail. Ideal single home estate property, with commercial-retail or multi-home potential
- Large Parcel has 1 manufactured home and multiple outbuildings

PROPERTY INFORMATION:

- **PURCHASE PRICE:** $1,475,000 for both parcels.
  Property tours are by appointment only, please contact Rob Murray for an appointment.
- **LOCATION:** Both parcels are located on Mallagh St, one block or approximately 300 to 400 feet northwest of Tefft St in old town Nipomo.
- **PARCELS:** 211 W Branch St; 0.34 +/- Acres; APN: 092-134-001
  171 N Mallagh St; 4.67+/- Acres. APN: 090-101-006

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Description of the Property: There are two parcels being offered. Both parcels are approximately 1 block away from Tefft Street in Old Towne Nipomo and approximately half a mile from Hwy 101 and the Tefft St overpass.

The smaller parcel is 0.34+/- acres. The access street is North Mallagh. The parcel is flat and is currently vacant. There is a seasonal creek that runs through the southwest corner of the parcel. The property has been farmed in previous years.

The larger parcel is 4.67 +/- acres. The parcel is flat with a seasonal creek running through the south, southwest portion of it. There are approximately 2 +/- acres that could be farmed or ranched. This part has been occasionally farmed in the past. This parcel also has a caretaker that lives in the manufactured home, on a month-to-month basis.

Easements: Dividing the two parcels is an unfinished Right of Way or paper street that extends Branch St to the West towards Hwy 101. At this time, SLO County has no plans to improve this Right of Way into a paved public street.

On the west end of the larger parcel, there is a Railroad Right of Way. This right of way is not part of the actual parcel. It borders the west end and is approximately 58’ by 20’. In the past this small section has been occasionally farmed.

On the small parcel in the southwest corner, the Nipomo Men’s Club has encroached on the parcel with a small storage building next to their BBQ area. This area is separated from the main area of the parcel by the seasonal creek.

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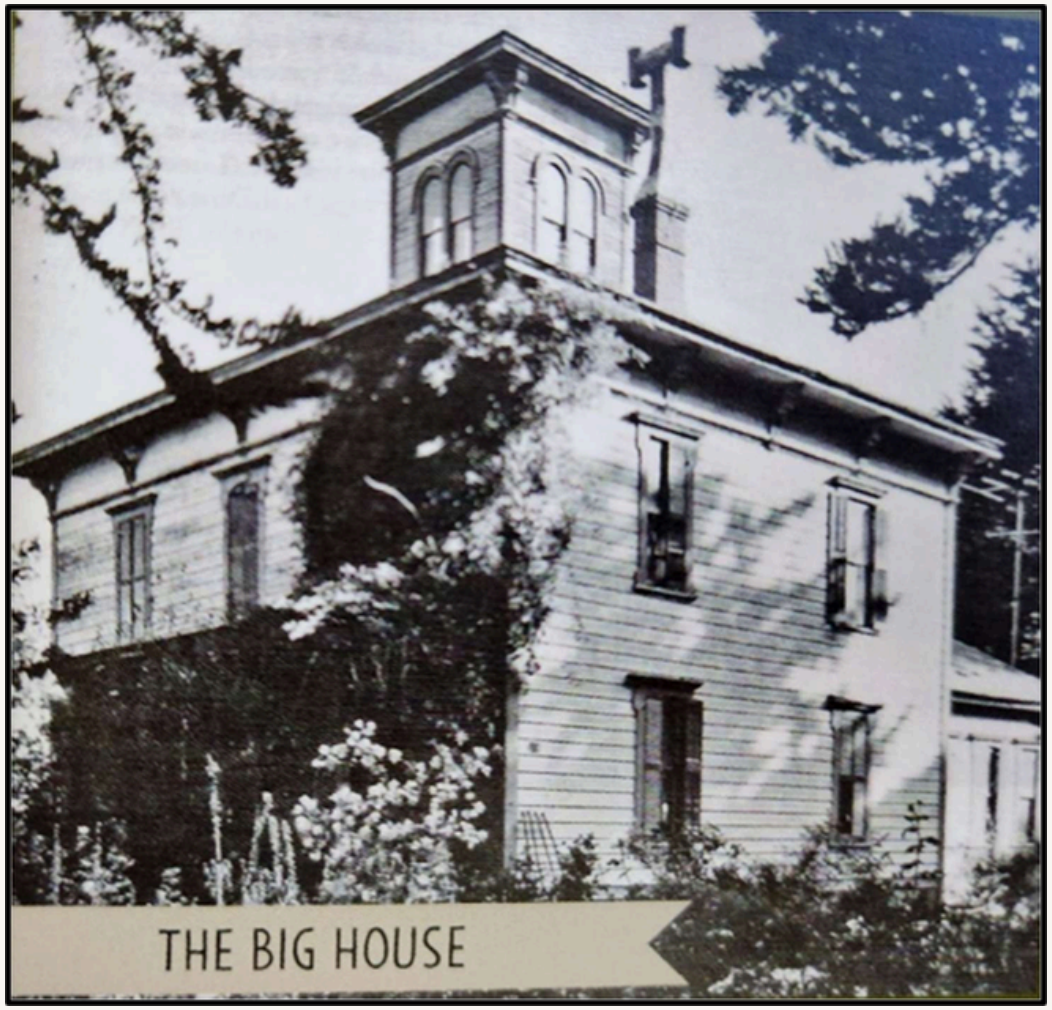
Utilities: The larger parcel has electrical service. The smaller parcel does not. The small parcel does not have water or sewer service. The larger parcel has an operating septic system. Water for the house/property is currently supplied from an offsite source and stored in a tank onsite. There is a non-functioning well on the property.

Structural Improvements: The smaller parcel has no improvements on it. The larger parcel has a small manufactured home on it, along with multiple rustic barns and sheds.

Agricultural Preserve: Both parcels are not in the Williamson Act (Ag Preserve).

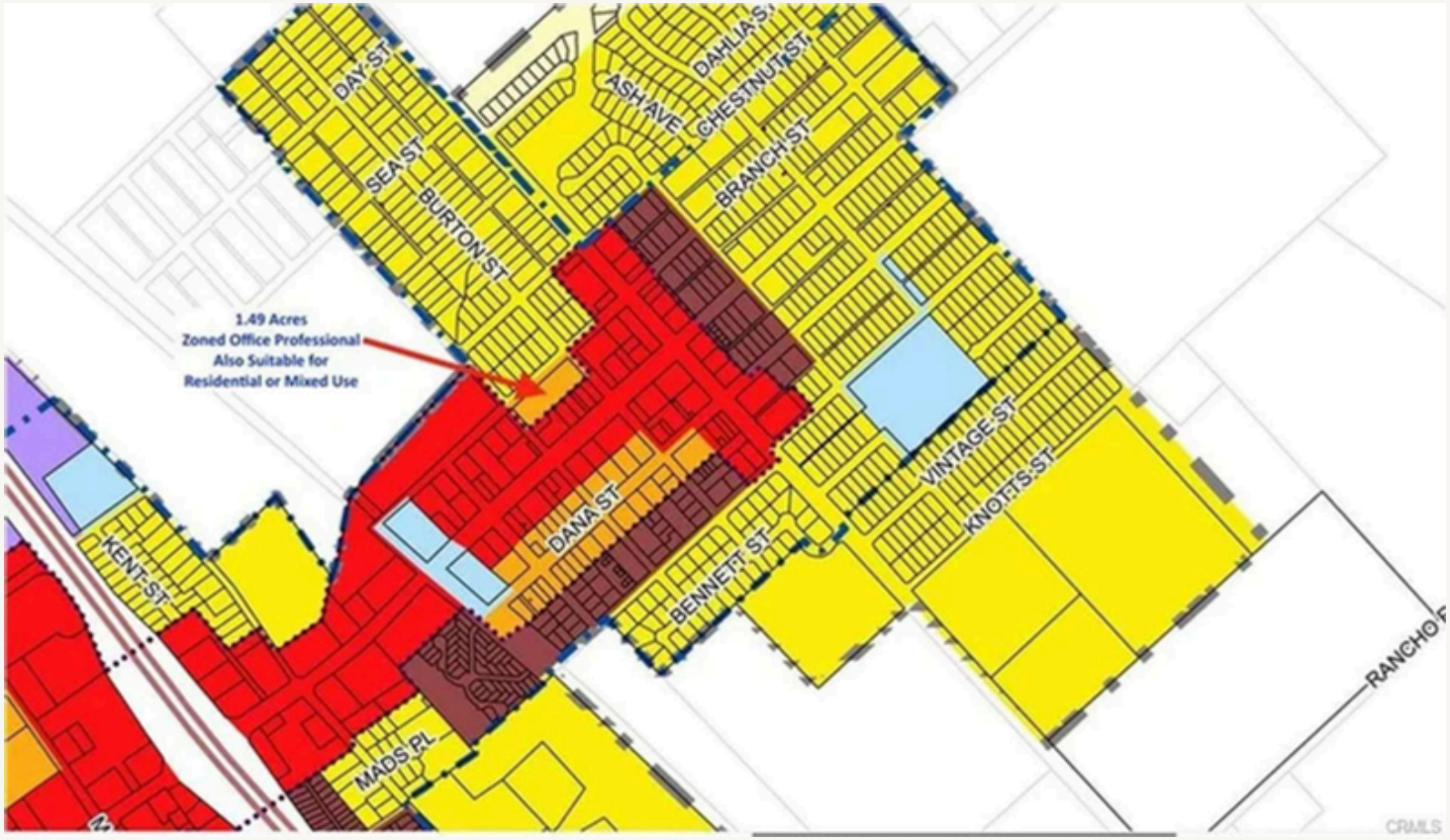
History: These parcels were originally part of the historic Captain Dana Rancho Nipomo MEXICAN LAND GRANT. The larger parcel was the homesite to the residence built by Captain Dana for his children and their mother, Maria Josefa Carrillo Dana, locally known as the “Big House”. The landmark home stood for 91 years before being dismantled in 1971. Much of its timber was repurposed throughout the area, including in local corrals and at the Nipomo Bull Riding School. Today, the larger parcel features a barn dating to approximately 1880, originally serving as the ranch's cookhouse and laundry facility.

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Zoning: CR, Commercial/Retail. Both parcels are part of the South County Inland Area Plan.
San Luis Obispo County changed its multifamily regulations in September 2025, multifamily housing is now expressly allowed in CR zoning, in addition to commercial and mixed-use development. Directly across Mallagh St there is single house residential development, along with a parcel zoned Office professional, suitable for residential or mixed-use



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Flood Zone: Both parcels have sections that are part of the 100-year flood zone. Portions of Tefft street from the shopping center to Jockos are also in this zone.



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CONTACT ROB MURRAY AT RINCON CORPORATION REGARDING INFORMATION ON TOURING THE PROPERTY.

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