

FOR LEASE

from 500 to 20,000 SF of Commercial Retail Space

The Village Center at Monarch Dunes

CURRENTLY UNDER
CONSTRUCTION



www.centralcommercialgroup.com | DRE# 01984692

The information here has been obtained from sources deemed reliable.
We have no reason to doubt its accuracy, but we do not guarantee it.

HANK NIEZEN
CA DRE #01831075
805-748-2645



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Property Characteristics

The Village Center at Monarch Dunes is a commercial retail center with over 140,000 SF of planned commercial retail. The project is UNDER CONSTRUCTION NOW and available for pre-lease with suites ranging in size from 500 SF up to 20,000 SF.

- Building J is anchored by a Dignity Health and has up to 2,690 SF of space available for lease.
- Building K has up to 2,400 SF available for lease.
- Buildings A-F can be pre-leased in spaces as small as 500 SF and as large as 20,000 SF.
- Central location within a Master Planned community
- Additional buildings available for lease.

Lease Rate: \$2.55/SF NNN
Allowance: \$50/SF for Tis
Suite SF: 500 to 20,000 SF
Parking: Ample
Sprinklers: Yes
HVAC: Yes
Zoning: CR – many uses



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Suites Available
500 - 20,000 SF

Suites Available
500 - 3,200 SF

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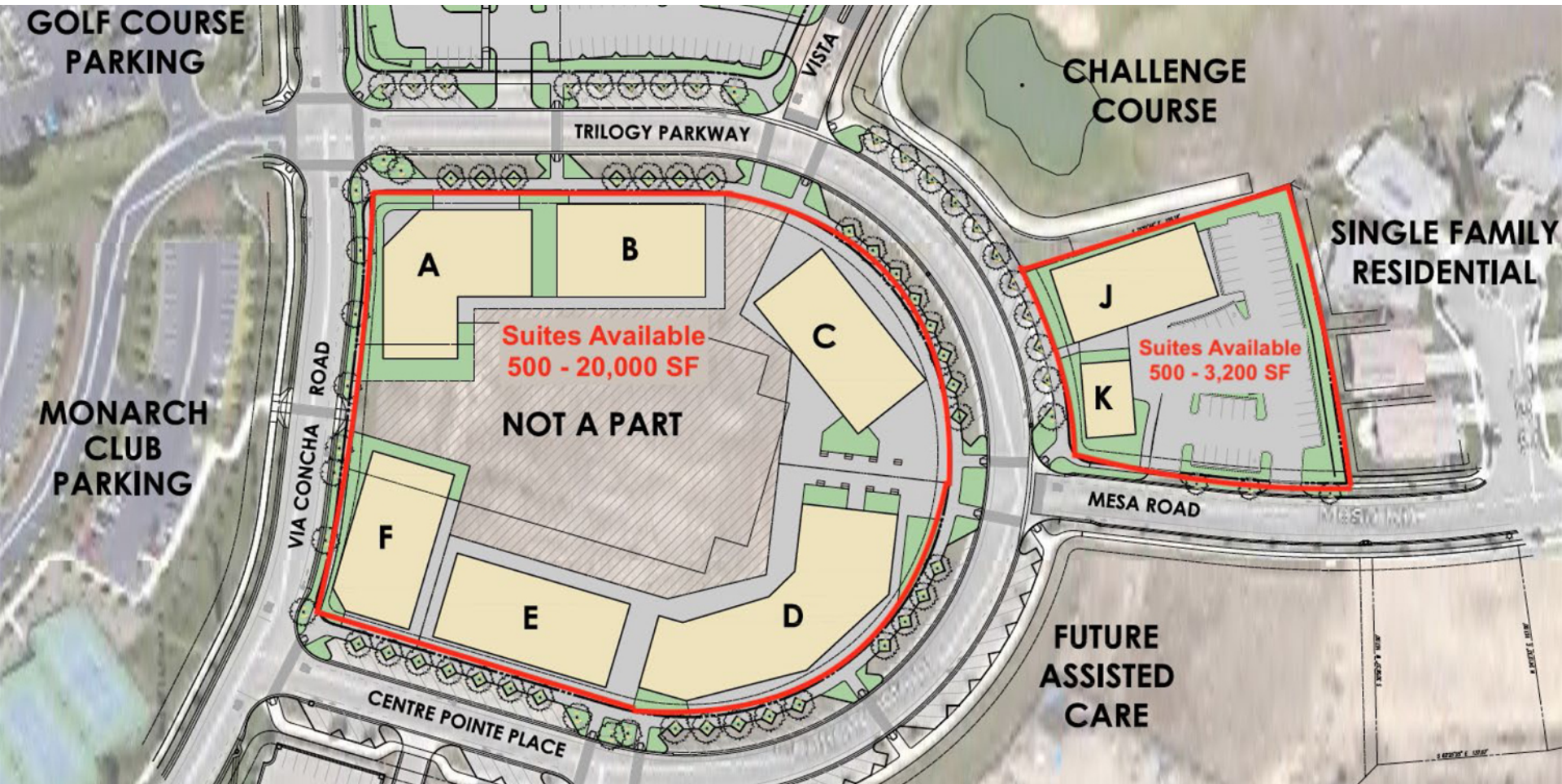
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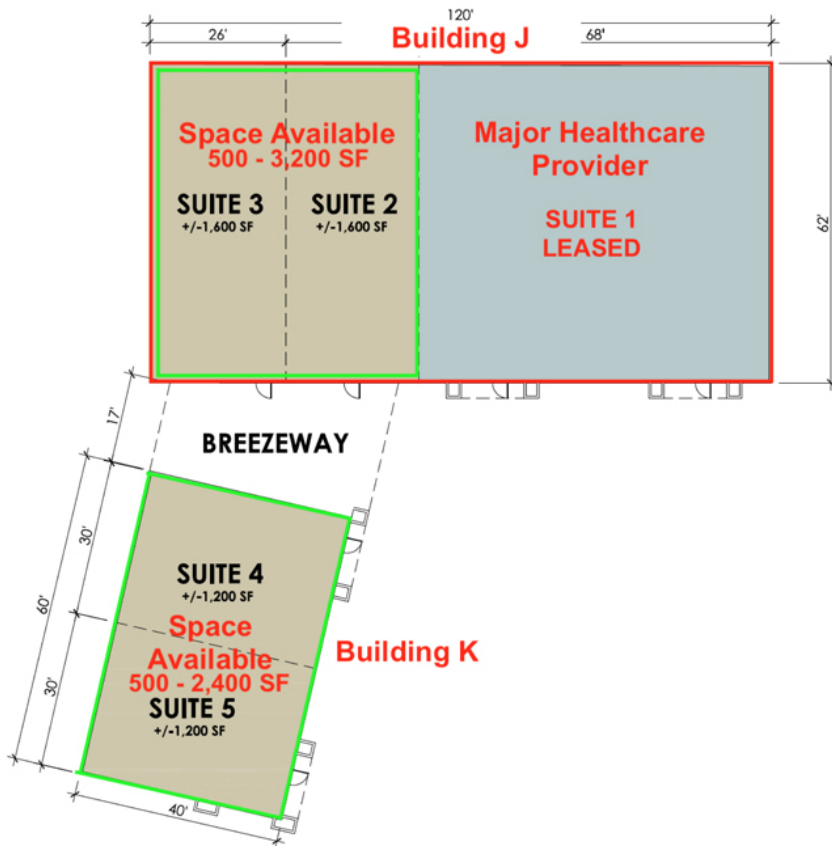


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Floor Plan for Building J and K



Building J:

Lease Rate: \$2.55/ SF NNN
Available SF: Up to 2,690 SF

Building K:

Lease Rate: \$2.55/ SF NNN
Available SF: Up to 2,400 SF

TI Allowance: \$50 Per Square Foot
Anchor Tenant: Dignity Health
Zoning: CR –Commercial Retail
Parking: Ample for Retail, Office or Medical

Buildings A -F:

Lease Rate: \$2.55/ SF NNN
Available SF: 500 -20,000 SF

TI Allowance: \$50 Per Square Foot
Zoning: CR –Commercial Retail
Parking: Ample for Retail, Office or Medical

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Rendering of Building K (left) and Building J (right)



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In the heart of California's Central Coast wine country, just south of San Luis Obispo and near Pismo Beach off Highway 1, is Trilogy at Monarch Dunes. This all-ages community in Nipomo, CA is close to the beach and to hiking, mountain biking, and stunning natural scenery. With an award-winning, championship "Old Course" and a 12-hole Challenge Course, both designed by Damian Pascuzzo and Steve Pate, a newly planted vineyard, and beautiful outdoor spaces throughout the community.

Monarch Dunes has four home Collections, including townhome options, that vary in size and price. The Resort Club offers an array of spectacular amenities, from dining and drinks to fitness and entertainment. A professional resort team provides exceptional service and keeps the social calendar full of fun ways to connect with your neighbors!

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- Model Homes
- Taste of Trilogy Homes
- Monarch Club
- Tour Center
- Golf & Butterfly Grille
- Phase 2A Homesites
- Phase 2B Homesites
- Monarch Ridge Townhomes
- Proposed Resort
- Completed Homesites
- Proposed Business Park and Village Center Commercial Development
- Vineyard Access Roads
- Equestrian Trail
- Multi Use Trail
- Future Trail Extension

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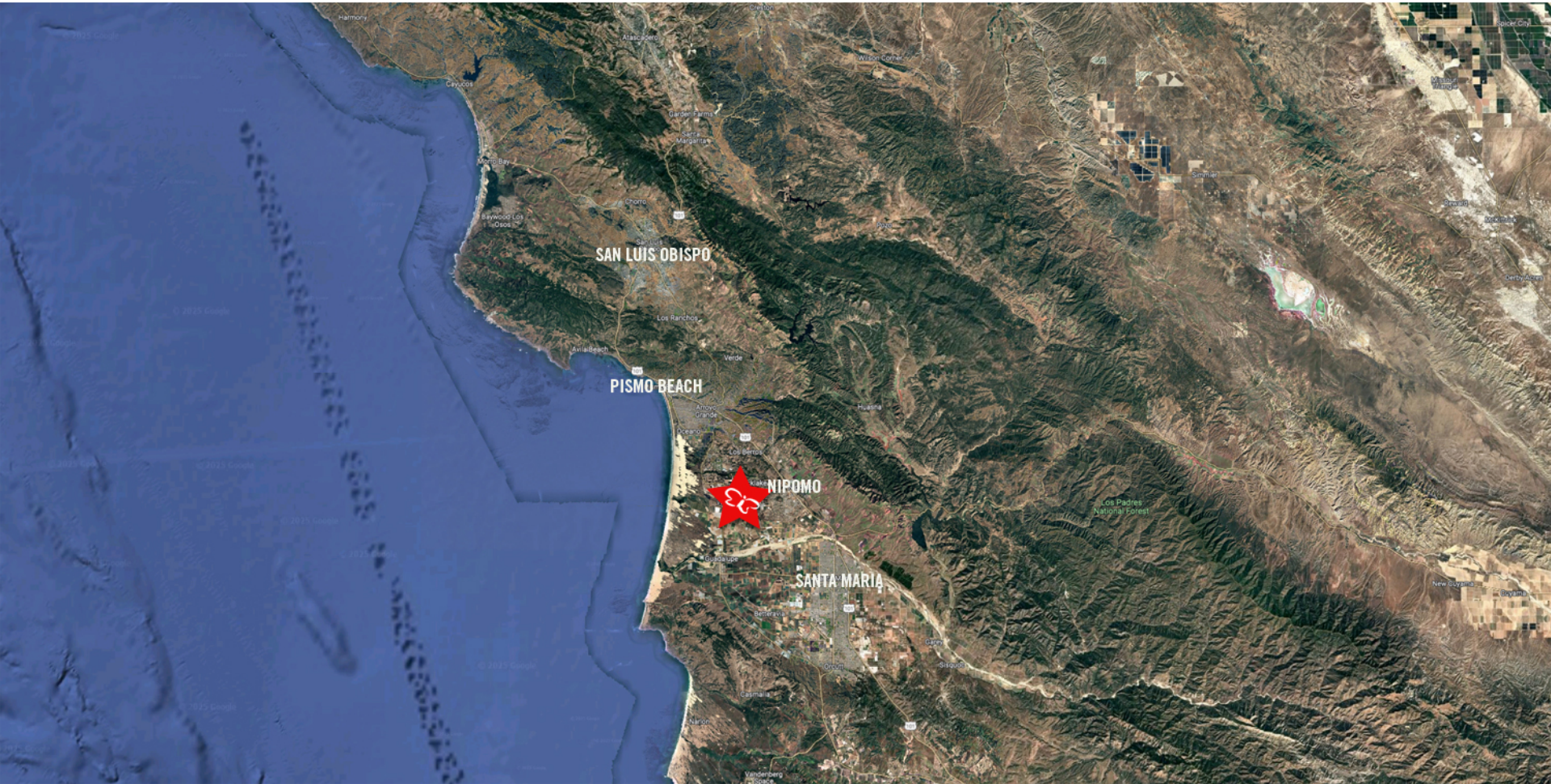
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