

# COASTSIDE

480 AVENUE ALHAMBRA  
EL GRANADA, CA 94019  
APN: 047251110

CONTACT

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## Convenient Location

Near Highway 1, North of El Granada School and South of Pillar Point Harbor.

The 30,378 sq. ft. site is located between Avenue Alhambra and Cabrillo Highway in El Granada. The 2,943 sq. ft. wood-sided structure which houses the daycare/preschool is set back approx. 76 ft from Avenue Alhambra. Approximately 110 ft of open field exists between the existing structure and Cabrillo Highway.

Per Design/Planning Review, this parcel/property allows Child Care as a non-conforming permitted use, so long as the future operation/program remains the same as described in the current Use Permit (ie; # of Children Enrolled, Hours of Operation, etc.)

Per CA Department of Social Services, Community Care Licensing Division, the site is currently licensed for 49 preschoolers

## WHAT'S OFFERED?

### BUILDING PRICE

\$1,700,000

### BUSINESS PRICE

\$275,000

### LOT SIZE

30,378 sq. ft.

### PROPERTY SIZE

2,943 sq. ft.