

Development Parcel For Sale

350 Pismo Avenue, Pismo Beach



Site

Price Improvement

Sale Price Now: \$4,500,000

Contact:

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641 Higuera Street, Suite 201
San Luis Obispo, CA 93401
805.543.1801
Updated: 12/6/2023

McCarty  **Davis**
Commercial Real Estate

Property Overview

McCarty Davis is pleased to offer an opportunity to purchase a vacant parcel of land in downtown Pismo Beach. Located on the Pacific Coast Highway (PCH) and situated less than 2 blocks from the ocean and the iconic Pismo Pier, this lot presents a rare opportunity to purchase a larger, ocean adjacent parcel.

Property Facts

- Highly desirable lot for sale 2 blocks from the Pacific Ocean
- Fantastic development opportunity in Downtown area of Pismo Beach
- +/- 33,500 Total Sq. Ft.
- Split Zoning: RR (Resort Residential) & C-1. See next page for allowed uses and zoning breakdown
- Currently leased by the City of Pismo Beach and used as a public parking lot
- APN:005-076-027
- Call for more information

Financials

Sale Price: \$4,500,000

Full Due Diligence Packet is available upon request.

Development Considerations

- The owner is willing to entertain a long escrow to allow for a buyer to get a project entitled with the City of Pismo Beach.



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RESORT-RESIDENTIAL (R-R) ZONE

17.030.020 A Sample of Permitted uses.

- All permitted uses under R-1, R-2 and R-3 zones.
- Hotels, motels and other R-4 permitted uses, subject to a development permit (See Chapter 17.121) found by the planning commission to be compatible and appropriate in regards to (a) hours of operation; (b) noise; (c) access; (d) traffic; and (e) scale with the adjoining area.
- Vacation rental

17.030.030 A Sample of Uses requiring a conditional use permit.

- All conditionally permitted uses in the R-1, R-2 and R-3 zones.
- Dwelling groups.
- Rooming and boarding houses.
- Condominiums, stock cooperatives, Planned Unit Developments and community apartments; Public utility buildings and structures.
- Public buildings, churches, schools, parks, group care facilities, playgrounds, hospitals and family care facilities.
- Professional office buildings.

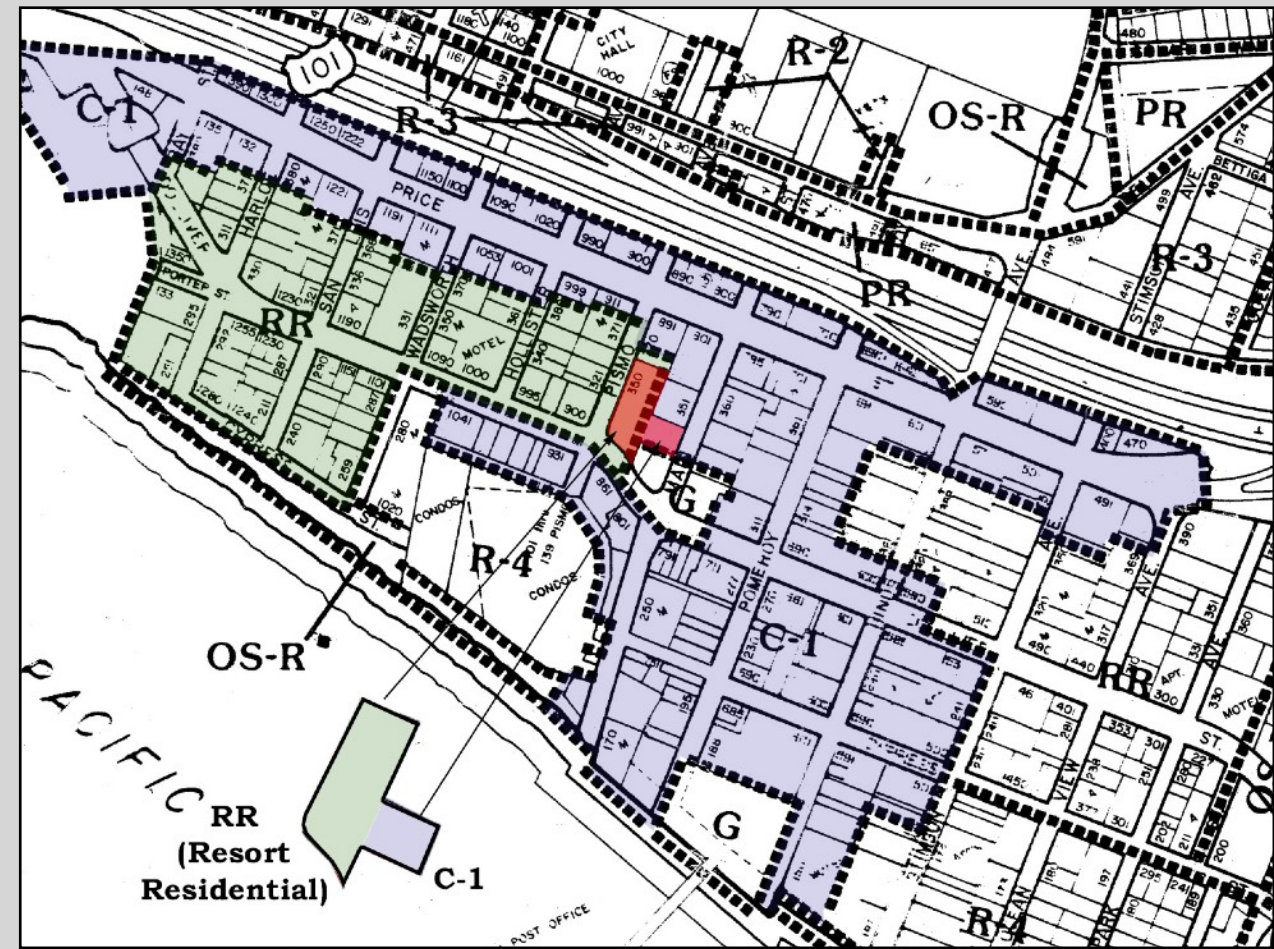
RETAIL COMMERCIAL (C-1) ZONE

17.042.020 A Sample of Permitted uses.

- Retail stores, offices and service establishments which do not involve any kind of manufacturing and all retail outlets except those restricted to the C-2 and C-M zones. Examples of permitted uses include but are not limited to the following: antique shops, art studios, bakeries, grocery stores, drug stores, banks, offices, indoor theaters, laundromats, restaurants and similar retail, office or service uses.
- Uses and structures which are incidental or accessory to any of the permitted uses in the C-1 zone.
- Affordable housing as a secondary use (i.e., upper floors of C-1 buildings).
- Vacation rental in existing residence; in new units, vacation rental shall only be a secondary use (i.e., second floor or rear of C-1 buildings in conjunction with a permitted business).

17.042.030 A Sample of Uses requiring conditional use permits.

- Major medical facilities.
- Public buildings, churches and schools.
- Apartments as secondary uses (i.e., second floor or rear of C-1 buildings in conjunction with a permitted business).
- Hotels and motels.



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Pismo Beach

Pismo Beach, a classic beach town, is located on California's famous central coast, halfway between San Francisco and Los Angeles along Pacific Coast and 101 Highways. Its estimated population was just over 8,000 people as of the 2020 census. It is part of the Five Cities area, a cluster of cities in that area which includes Grover Beach, Pismo Beach, Shell Beach, Arroyo Grande, and Oceano

Known for its long sandy beaches and spectacular views of the sunset, the Pismo Beach area sees over 2.5 million tourists each year. Tourism represents just under 10% of the total economic activity of San Luis Obispo County.

Whether people stay in the 5 Cities area for riding the dunes in a four-wheel ATV, horseback riding, hiking, surfing, and body boarding or tour the county for the fabulous area wineries, golfing, or horseback riding, the area provides lots of reasons for people to come to Pismo Beach to live and vacation.



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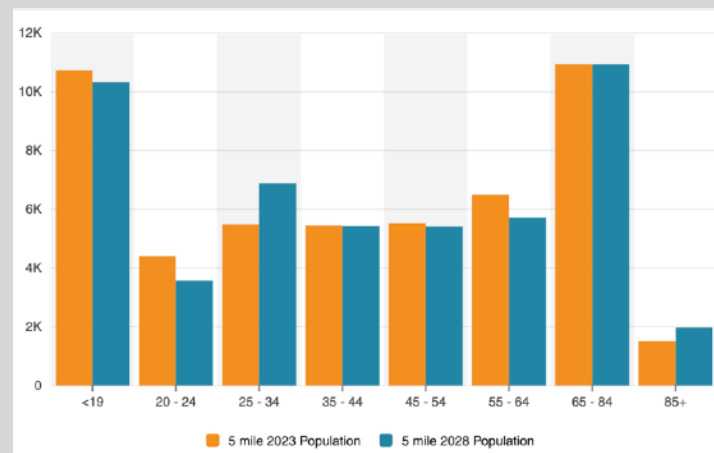
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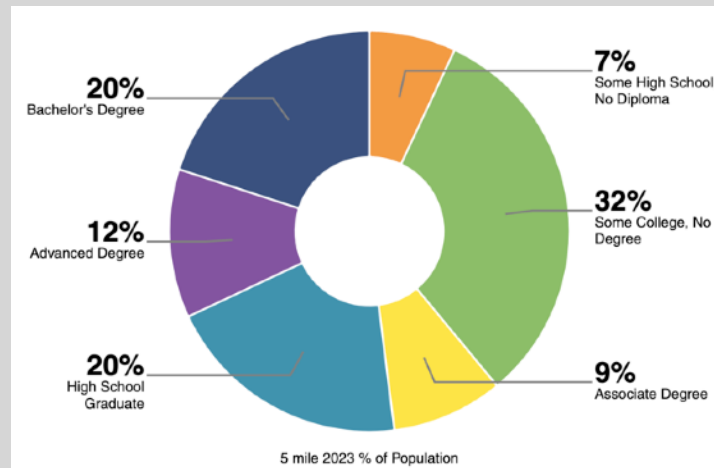
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Demographics

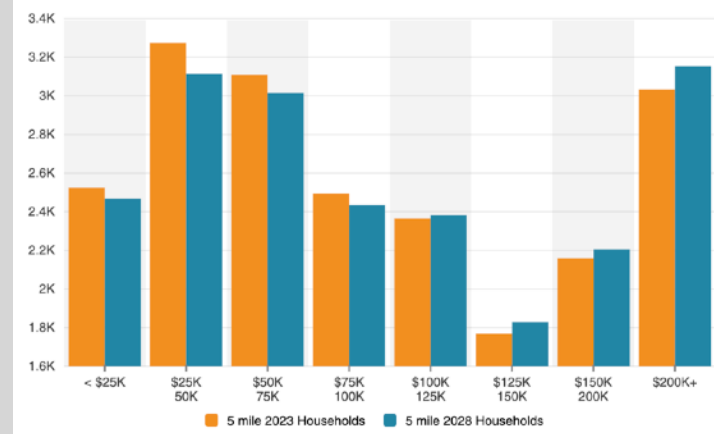
Population By Age



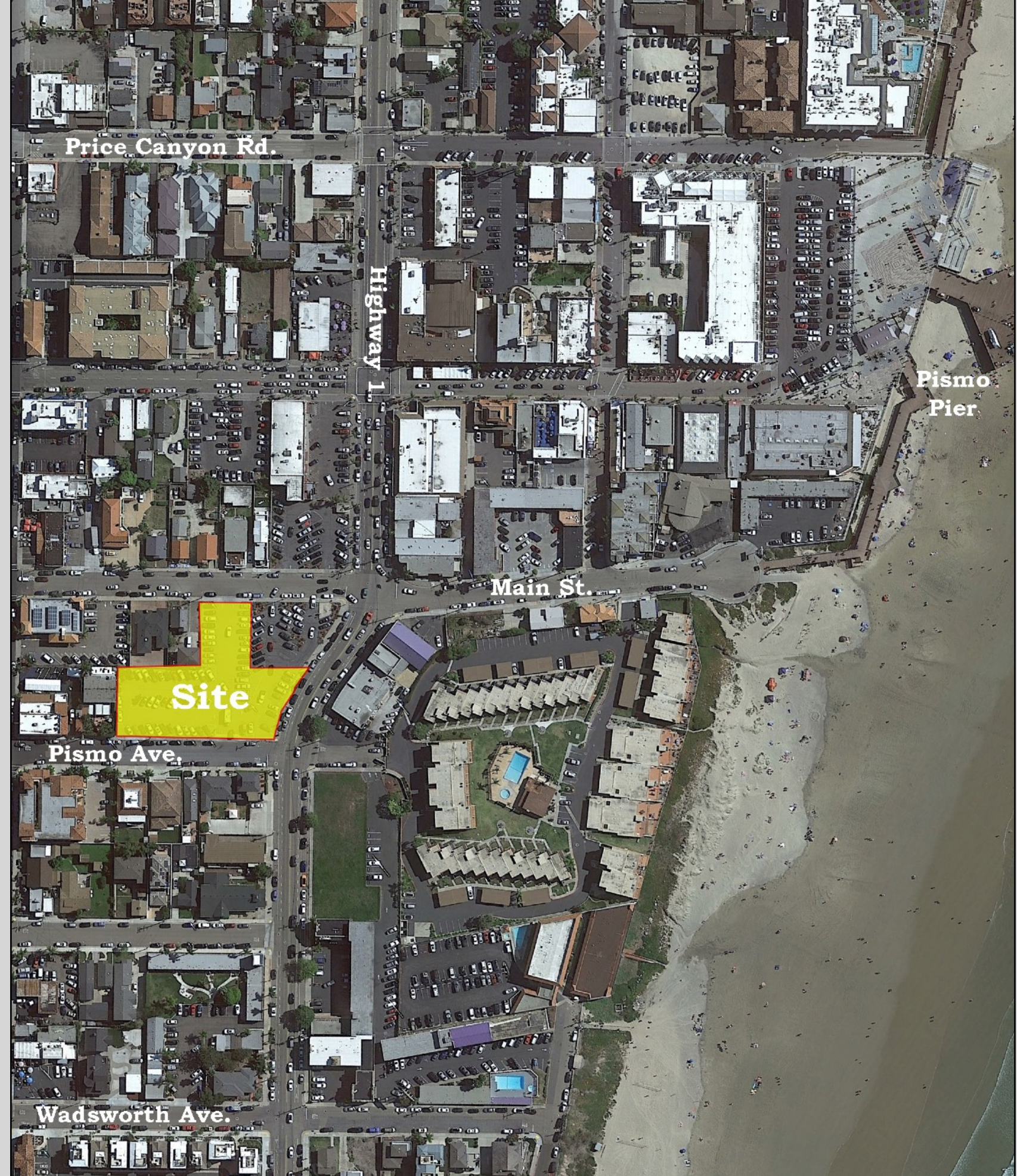
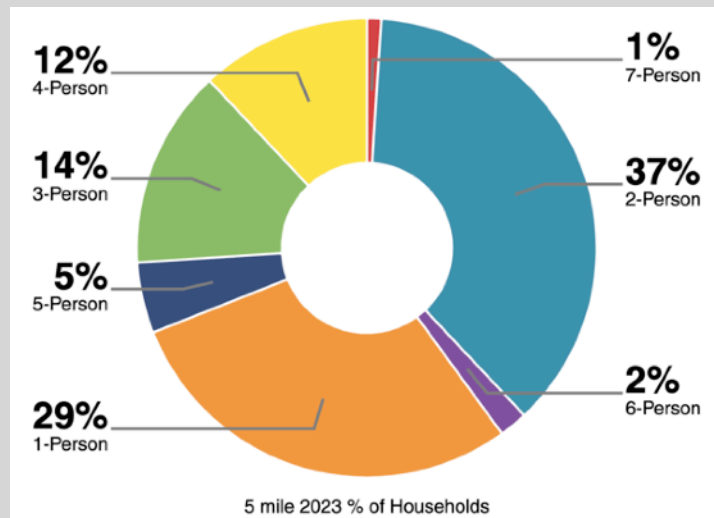
Educational Attainment



Household Income



Household Size



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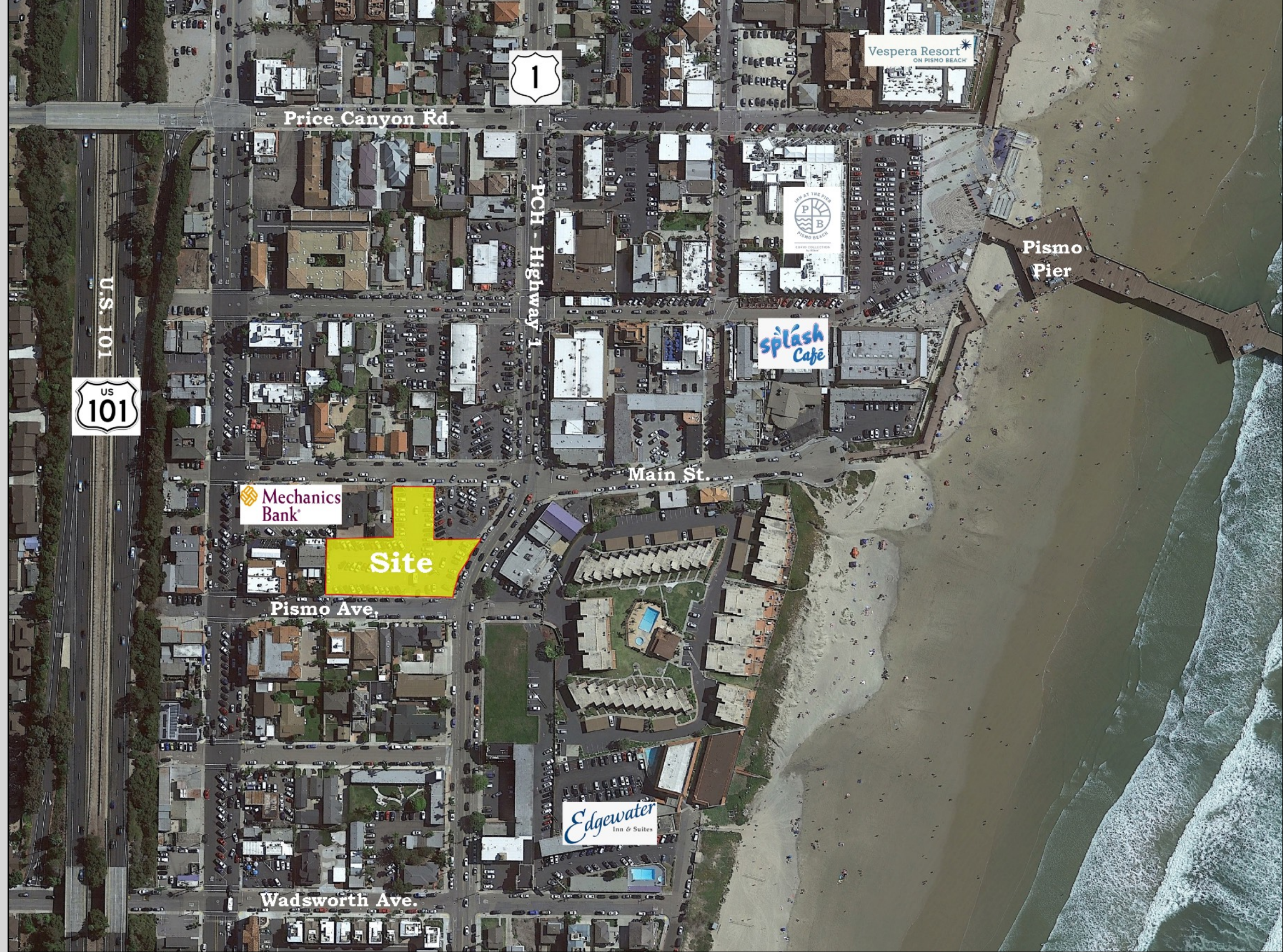
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For More Information

To receive more information please call or email us. Our contact information is below and we look forward to talking to you.

Full Due Diligence Packet is available upon request for qualified buyers.



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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