

FULLY ENTITLED COASTAL HOSPITALITY DEVELOPMENT

1598 EL CAMINO REAL | GROVER BEACH, CA

- 7.29 Acre Mixed-Use Site
- 186 Total Hotel Units
- 7 Residential Lots

THE OPPORTUNITY

- Two Hotels | Up to 186 Keys
- 93-Key La Quinta – Brand Approved
- Second Hotel – Major Flag Potential
- Vesting Tentative Tract Map Approved
- Development Incentives in Place
- Highway 101 Visibility
- < 2 Miles to Pismo Beach

PRIME CALIFORNIA CENTRAL COAST LOCATION

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Broker Cooperation Welcome

Entitled Coastal Hotels + SFR Development Opportunity

1598 El Camino Real | Grover Beach, California 93433

A rare opportunity to acquire a 7.29-acre fully entitled mixed-use development site in Grover Beach, California. The project is approved for two hotels totaling up to 186 guest rooms along with seven residential lots. The development sits within California's highly desirable Central Coast hospitality corridor near Pismo Beach and benefits from strong tourism demand and limited new hotel supply.

Investment Highlights

- 7.29 acre mixed-use development site across two parcels
- Approved for two hotels totaling up to 186 guest rooms
- 93-key La Quinta Inn & Suites by Wyndham with brand approval
- Second hotel site with major brand potential such as Hilton, Marriott, Hyatt, etc.
- Seven residential lots with potential multifamily conversion subject to city approvals
- Vesting Tentative Tract Map approved
- Development incentives including key money, deferred DIFs and TOT reimbursements
- High barrier to entry coastal hospitality market

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Project Overview

- The offering includes a fully entitled hospitality and residential development site positioned along Highway 101 in Grover Beach, California. The project benefits from completed entitlements, an approved Vesting Tentative Tract Map, and secured Development Impact Fees providing a clear path to vertical construction.
- The first phase consists of a 93-room La Quinta Inn and Suites with Spanish Mediterranean inspired architecture and full amenities including pool, spa, breakfast area, meeting space, fitness center, and a unique self-pour beverage wall. Additional phases include a second hotel site and residential component.



Location Advantages

The property is strategically positioned along Highway 101 with strong visibility and access. The site sits less than two miles from Pismo Beach and near the cities of Arroyo Grande and San Luis Obispo. The surrounding region benefits from year-round tourism driven by coastal recreation, wineries, outdoor attractions and regional retail destinations.

Development Opportunity

This offering provides developers and investors with a significantly de-risked opportunity due to completed entitlements, secured development incentives and advanced construction documentation. The property allows immediate progression toward construction while reducing entitlement risk and timeline uncertainty.

Included With Sale

- Approved entitlements and development rights
- Vesting Tentative Tract Map
- Construction drawings and architectural plans
- Permits and agency approvals
- Development agreements
- Technical studies and project documentation

