

LOMA VISTA INN & GARDENS

Legendary Big Sur Property & Former Home of Iconic Big Sur Bakery

47540 CA-1 | Big Sur, CA 93920



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PROPERTY HISTORY

Founded in 1908, Loma Vista Inn has served visitors to Big Sur for more than 117 years. It was first built by John Pfeiffer, a member of one of Big Sur's earliest settler families, as guest lodging just up the road from the Pfeiffer homestead. When Highway 1 opened in 1933, forever changing access to the remote region, Loma Vista became Big Sur's central commercial and community hub, with a diner, an inn, a famed begonia nursery, and the first gas station on Highway One. That same year, the Pfeiffer family donated the remainder of their land to the State of California to preserve the redwood forests and Big Sur River corridor, leading to the creation of Pfeiffer Big Sur State Park. Loma Vista is the parks closest commercially zoned neighbor and one of only approximately a dozen commercial properties along an expansive hundred miles of California coast, which sees upwards of 7 million visitors annually. Translated to "view of the hill," Loma Vista overlooks the Santa Lucia Mountain Range, and is nestled between both Ventana Alila and the famed Post Ranch Inn. Still family owned and operated, Loma Vista has remained a central gathering space for the community and visitors alike, hosting events, cultural programming, education, retail, and dining. In 2001, the original inn became home to the iconic Big Sur Bakery, a beloved staple on the coast. But in 2024, tragedy struck when the bakery burned down in a kitchen fire, destroying the historic building and leaving a void in the Big Sur community.



EXECUTIVE SUMMARY

ASKING PRICE

\$8,950,000



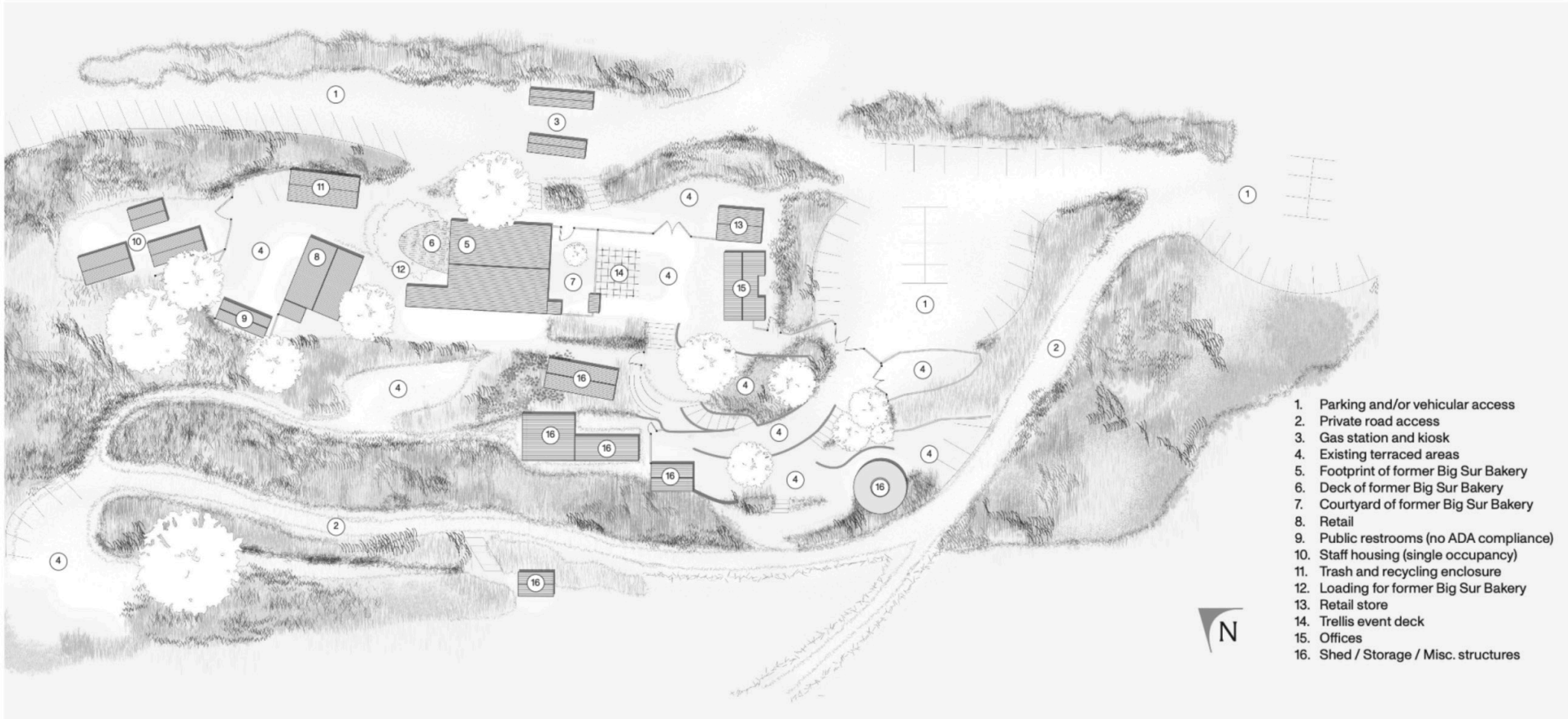
Mahoney and Associates is pleased to present to the market the iconic Loma Vista Inn & Gardens, located at 47540 Highway One in Big Sur, California. For decades, the Big Sur Bakery resided on the property, but that building was burned down in 2024. That structure was removed and a gravel pad remains today. In addition to its redevelopment potential, Loma Vista is being offered with existing, income-producing businesses, including a well-established wedding venue, the historic Shell gas station, and five retail spaces, three of which will be delivered vacant, providing immediate leasing and repositioning upside. This is a rare chance to steward a legacy property while shaping the next chapter of Big Sur hospitality.

Opportunities of this scale and pedigree are nonexistent in Big Sur. Loma Vista is one of only 14 commercially zoned properties along this stretch of Highway One, which attracts more than 7 million visitors annually. Its continuous commercial use and established footprint position it uniquely within a regulatory environment where new development is exceptionally constrained. Preliminary engagement with County and Coastal Commission staff indicates support for visitor-serving redevelopment, subject to formal approvals, making this one of the only viable pathways to new hospitality in the region.

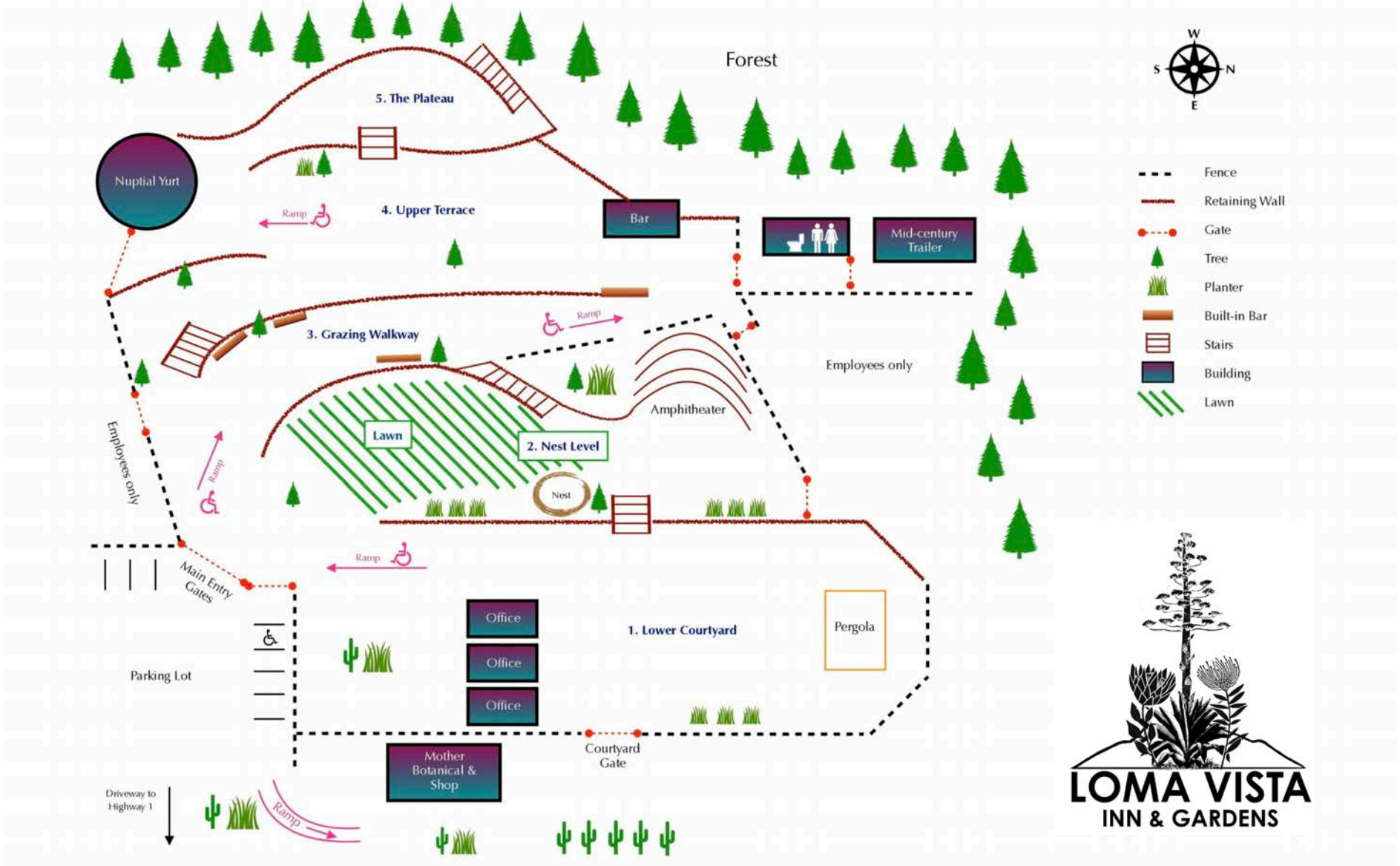
PROPERTY OVERVIEW

Address	47540 Highway 1, Big Sur, CA 93920
APN	419-311-020
Lot Size	± 3.49 Acres
Building Size	± 3,000 SF
Year Built	1948
Zoning	CGC-D(CZ)
Wedding Venue	Website Link

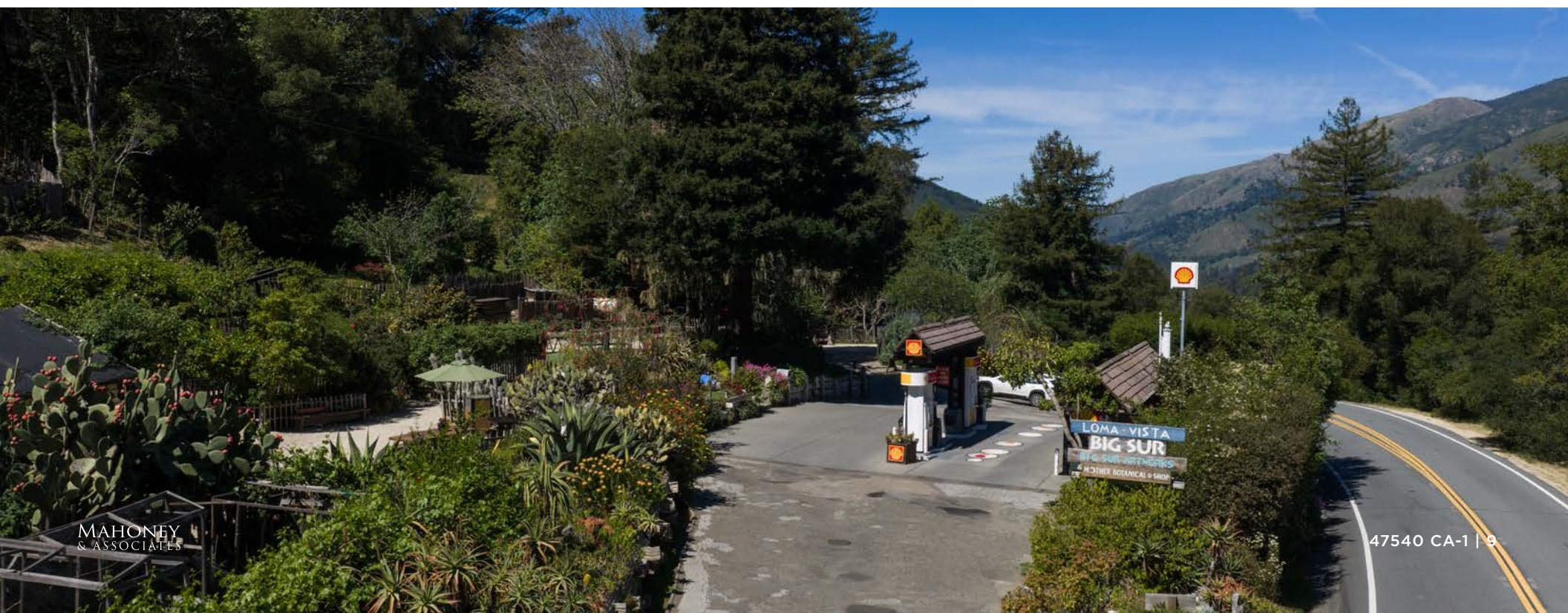
SITE PLAN



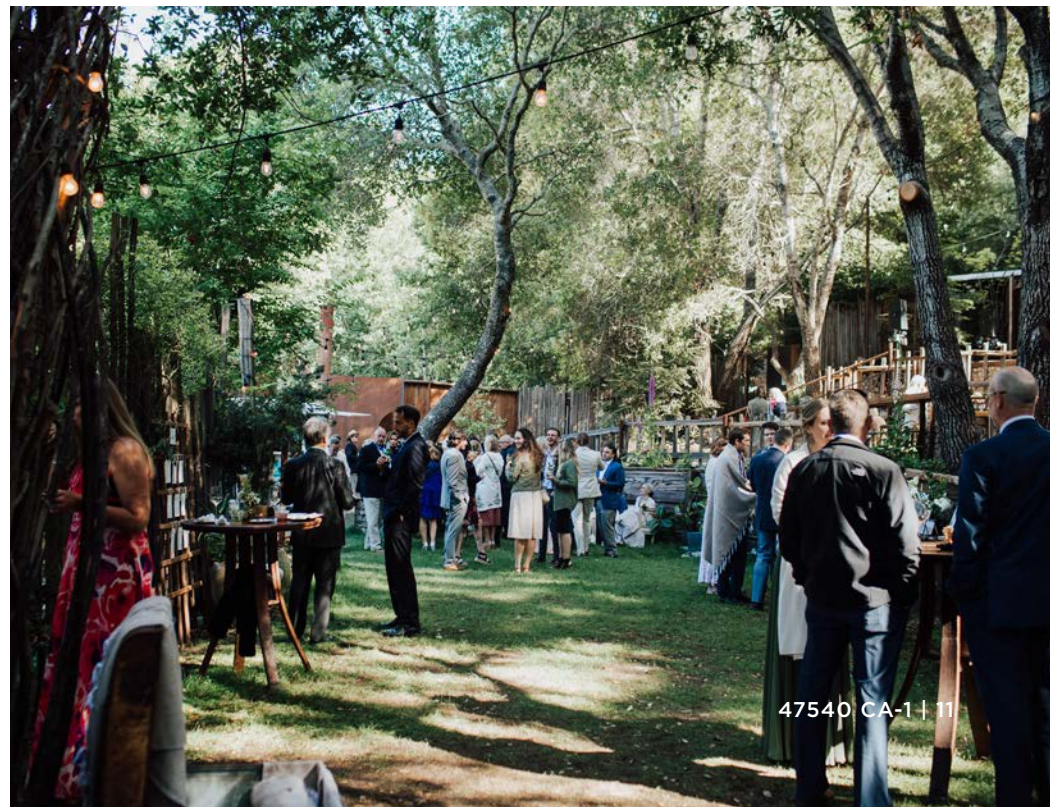
WEDDING VENUE SITE PLAN



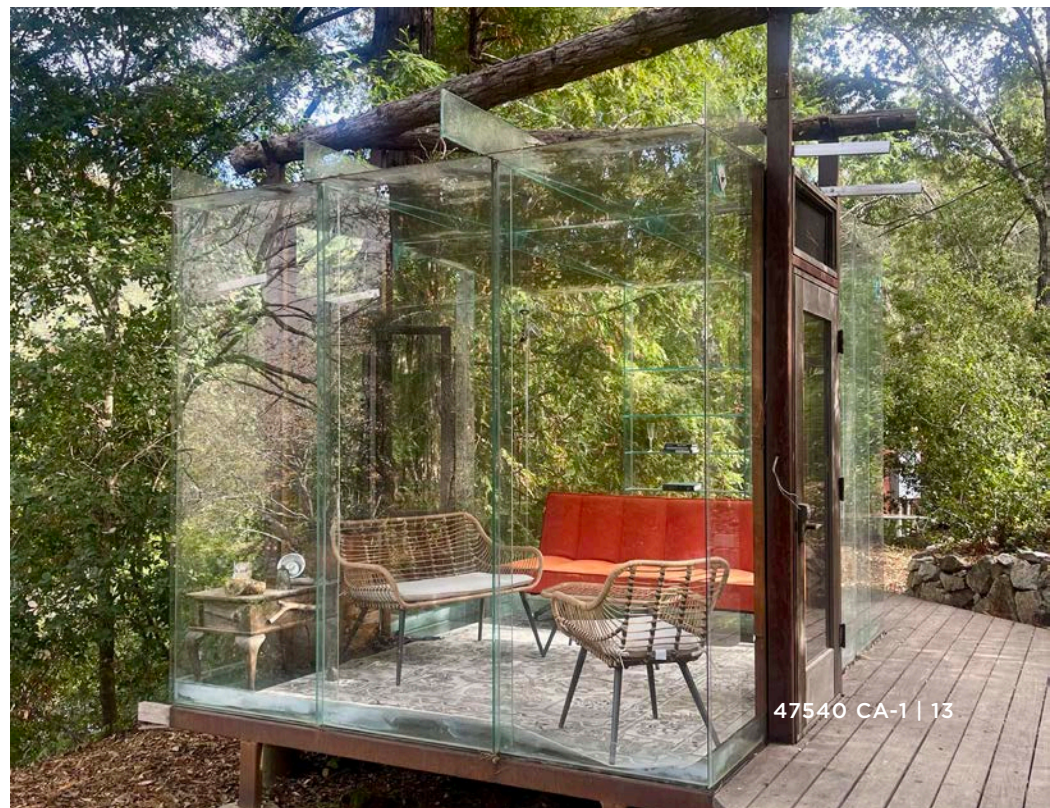
The Lower Courtyard is the lowest area, and the Plateau is the highest. The elevation change is represented on the map by stairs connecting each level, and by gentle ramps (noted with pink arrows facing the uphill direction.) Each level is accessible by both ramp and stairs.











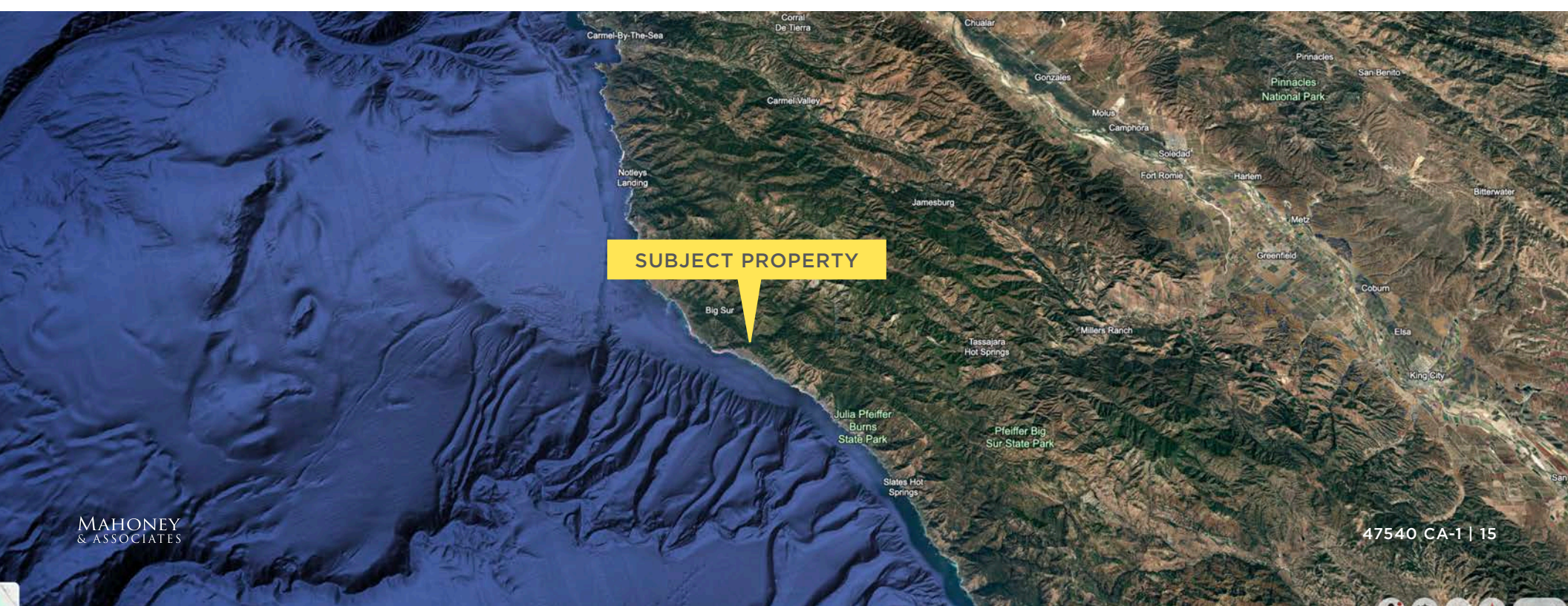


LOCATION OVERVIEW

47540 CA-1



SUBJECT PROPERTY



MAHONEY & ASSOCIATES

UNEQUALED COMMITMENT TO OUR CLIENTS' NEEDS AND SATISFACTION...
MAHONEY & ASSOCIATES WORKS TIRELESSLY ON MAXIMIZING REAL ESTATE
VALUES.

With our Collaborative Team of Real Estate Professionals and Consultants, Mahoney & Associates works to maximize your property's potential, whether for selling, leasing or trading. In everything we do, there is just one driving principle: client satisfaction.

For over 40 years, Mahoney & Associates has been known as a local and regional trusted industry leader, founded by John Mahoney. Our clients span every industry, so we serve them with broad, creative and diverse expertise and a market knowledge that touches every facet of commercial real estate, from raw land development to sophisticated 1031 Single-and Multi-Tenant Net Leased exchanges in other states. In every transaction we enter, beyond the beams and masonry or ROI, one mission alone drives us all and that is representing your interests as if they were our own.

We would be honored to sit down with you—listen to your story, understand your goals, learn about your property, and explore the challenges and opportunities you face. Every property has its own unique potential, and we've found that no single solution fits all. That's why we're committed to creating customized strategies that reflect your vision and respect the interests of all stakeholders involved.

There's nothing more rewarding to us than driving past a property where we've partnered with an owner and seeing the transformation—a thriving new business, a revitalized income stream, a heartfelt tribute to a loved one, or a once-forgotten landmark brought back to life. These outcomes remind us that our work is about more than just real estate—it's about legacy, impact, and community.

We look forward to working with you to bring that vision to life.

SOLD PROPERTY HIGHLIGHTS

40+ Years of Commercial Real Estate Represented

\$4 BILLION

IN TRANSACTION VOLUME

2,000+

ASSETS SOLD

6,000,000

SQUARE FEET LEASED

1,750+

LEASE TRANSACTIONS

DISCLAIMER

Mahoney & Associates (M&A) hereby advises all prospective purchasers of property as follows: All materials and information received or derived from M&A and its directors, officers, agents, advisors, affiliates and/or any third-party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters. Neither M&A and its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. M&A will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing. EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE. Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third-party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. M&A makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. M&A does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by M&A and in compliance with all applicable fair housing and equal opportunity laws.

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