

Approved Hotel Development

950 Aero Dr., San Luis Obispo, CA

Shovel-Ready, Outstanding Location

Directly Adjacent to San Luis Obispo Airport

FOR SALE



Contact:

Steve McCarty
mccarty@mccartydavis.com
805.431.2671
CalBRE#: 00977930

Steve Davis
davis@mccartydavis.com
805.704.5727
CalBRE#: 01843738

www.McCartyDavis.com
641 Higuera Street, Suite 201
San Luis Obispo, CA 93401
805.543.1801
Updated: 2/3/2026

McCarty  **Davis**
Commercial Real Estate

Property Overview

McCarty Davis is pleased to offer the rare opportunity to purchase 950 Aero Dr., a fully entitled hotel project located directly adjacent to the San Luis Obispo Airport and centered in the new health care and tech corridor of San Luis Obispo. Construction documents have been approved.

Property Facts

- APN: 053-412-027
- +/- 5.03 AC; 219,542 SF
- Zoned: BP-SP (Business Park - AASP)
- 202 hotel rooms (90 Home2 Suite rooms and 110 Hilton Garden Inn rooms)
- 3 floors
- 213 parking spaces (22 EV charging station spaces)

Financials

Sale Price: \$11,000,000

Additional Info

Entitlements, approved construction drawings and an extensive due diligence package available for qualified buyers.



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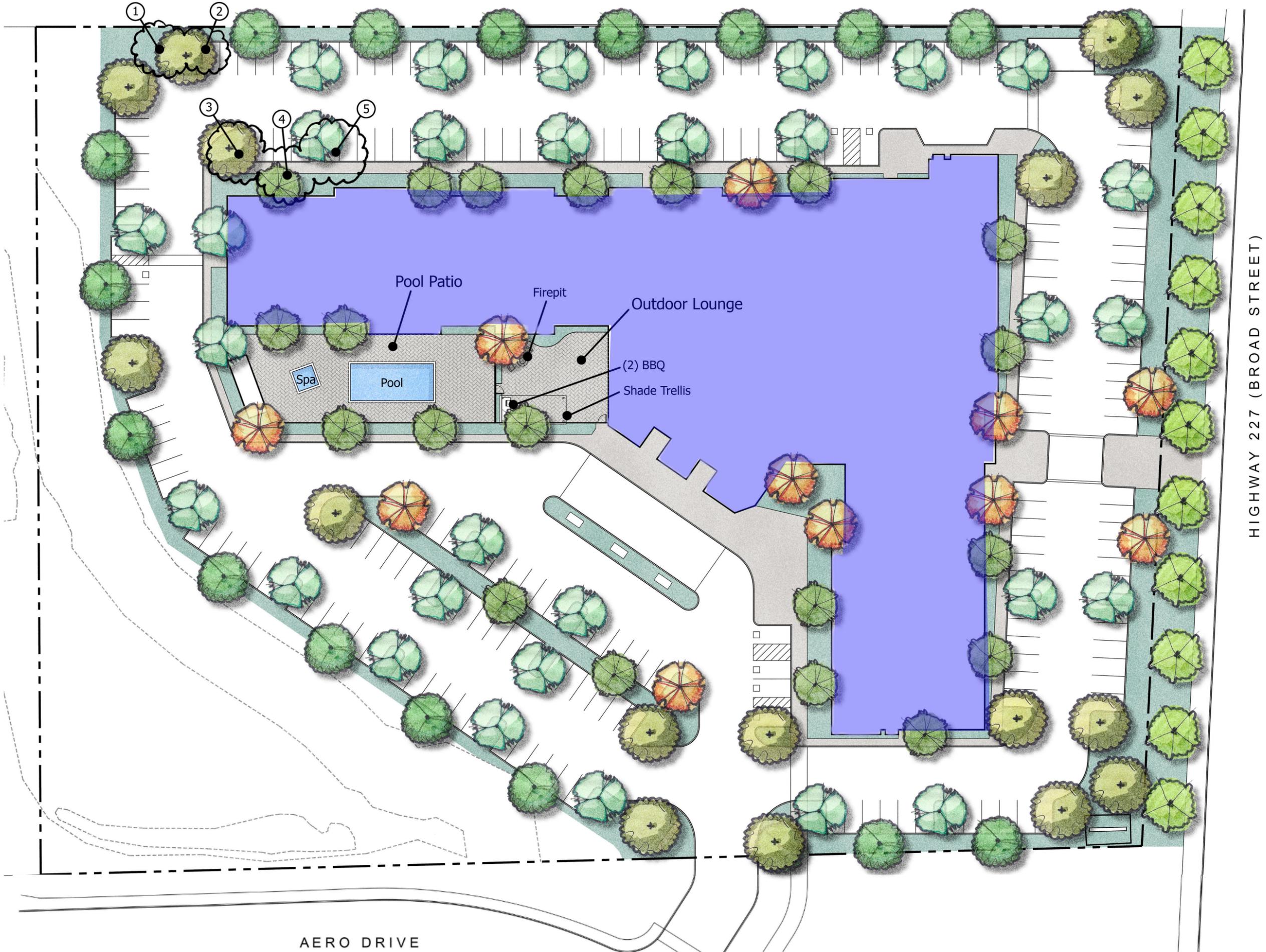
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Area Information	
Average Daily Vehicle Count Broad St and Aero Dr.	+/- 18,022
See Map to the Left *1,2,3 and 5 mile radius from subject site	The stars on the map represent large hotels in San Luis Obispo and their proximity to the subject site. The nearest hotel to the airport is approximately 2.4 miles away.

2025 San Luis Obispo County Airport (SBP) Data	
Passenger Count	811,905 passengers (8.7% increase over 2024)
Direct Flights from SBP	<ul style="list-style-type: none"> • Dallas • Denver • Las Vegas • Phoenix • Portland • San Diego • San Francisco • Seattle • Los Angeles (Seasonal)

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Marigold Shopping Center



And More

Airport Business Center



And More



Subject



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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.



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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