

# Waterfront Leased Investment

901 Embarcadero, Morro Bay, CA

**FOR SALE**



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Updated: 2/18/2026

**McCarty**  **Davis**  
Commercial Real Estate

## Property Overview

McCarty Davis is pleased to offer the opportunity to purchase the leasehold interest at 901 Embarcadero in Morro Bay. This multi-tenant building is located on the waterfront with high foot traffic and great visibility.

## Property Facts

- +/- 7,150 SF building with +/- 5,790 of tenant space
- 100% Occupied

	Unit Size	Tenant
<b>Suite A</b>	+/- 1,600 SF	Poppy Boutique
<b>Suite B</b>	+/- 2,385 SF	Flying Dutchman
<b>Suite C</b>	+/- 435 SF	The Dough Connection
<b>Suite D</b>	+/- 1,370 SF	Blue Shells

## Financials

**Sale Price: \$2,200,000; 6.5% Cap Rate**

## Additional Info.

Due diligence packet available upon request

This is the purchase of the leasehold interest with 34 years remaining on current lease.

There is the opportunity to add boat slips on the water area included in the lease providing an additional income source.



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*\*Photo taken looking south from the famous Morro Rock. As you can see slip space is limited in The Bay.*

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**For More  
Information**

*To schedule a  
showing 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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