



For Sale: Owner-User or Investment Opportunity

Professional Office Condo

Address	575 Price Street Suite 102 Pismo Beach, CA 93449
Parcel	005-132-040
Total Area	± 438 SF
Year Built	1984 (Recently Remodeled)
Current Zoning	C-1 Commercial South 101 Corridor
Parking	1.3 / 1,000 Ratio 31 Total Spaces; plus Street Parking

HIGHLIGHTS

- › First floor office condo at Pismo Beach's only three-story office building
- › Efficient, private layout with a welcoming waiting/reception area and large, private office
- › Downtown Pismo location; walking distance of "restaurant row"
- › Easy access to north and southbound Hwy 101
- › Signage visible from both Price Street and Hinds Avenue

Sale Price:

\$270,000 | \$616.44 PSF

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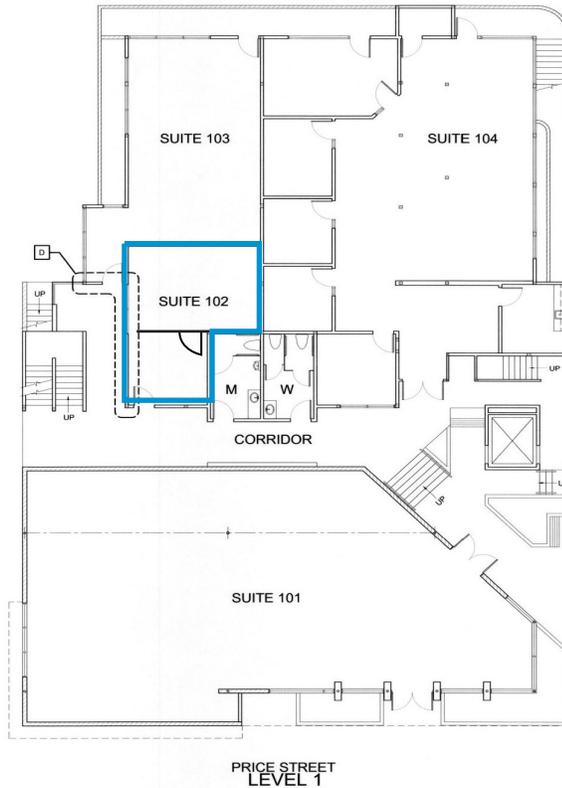
Accelerating success.



PHOTO GALLERY



Floorplan | Suite 102



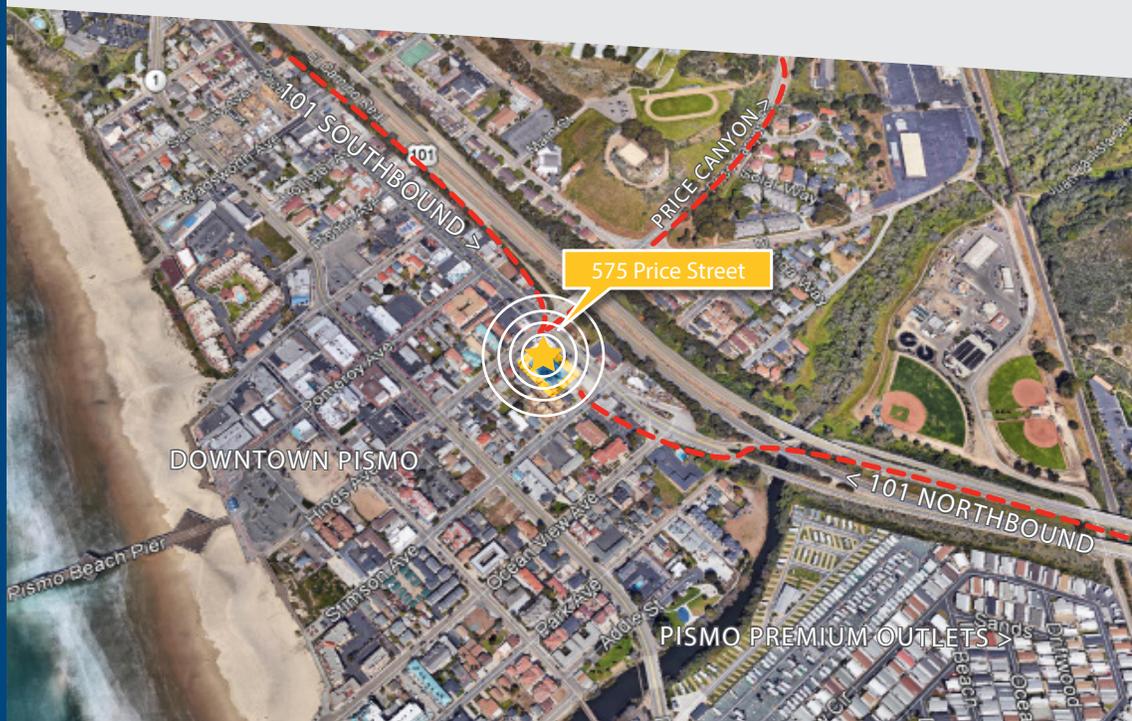
Address
 575 Price Street
 Suite 102
 Pismo Beach, CA

Area
 ± 438 SF

Parking Spaces
 31 Reserved Onsite, Additional
 Local Street Parking

Sale Price:
 \$270,000
 \$616.44 PSF

575 Price Street stands proudly between Santa Maria and San Luis Obispo, directly off Hwy 101 in Pismo Beach. Paired with Price Street Plaza's 31 parking spaces and direct access to Price Canyon Rd-- this location offers **incomparable** convenience, exposure and accessibility.



Welcome to Pismo Beach, California.

DRIVE TIME DEMOS (10 MILES)



Current Population
(2025)

100,945



Projected Population
Growth (2030)

+0.99%



Average Household
Income (2025)

\$137,059



Average Household
Size (2025)

2.30



Daytime Population (2025)

117,195



Median Home Value (2025)

\$932,144

THE AREA

Pismo Beach is the last true, classic California beach town, located on the San Luis Obispo County Central Coast along six miles of the Pacific Ocean. The city offers a variety of accommodations for the young and the young-at-heart in a safe, relaxing environment, just outside the San Franciscan crowds and Los Angeles traffic. Pismo Beach enjoys moderate climate, ocean views and sunsets, fine restaurants, and the relaxing atmosphere unique to such coastal communities.

THE MARKET

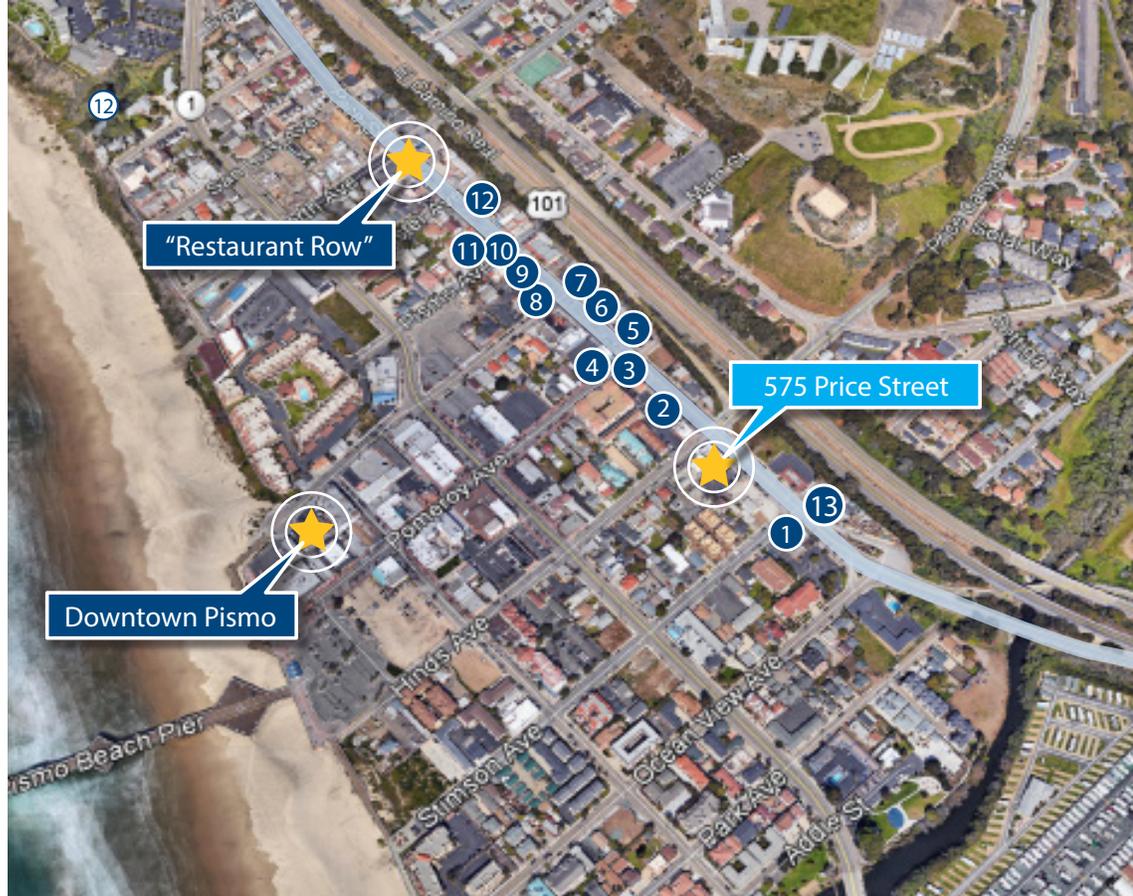
Pismo's downtown core area has naturally developed to serve this undeniable asset. The City has numerous lodging and dining options for tourists looking to enjoy the plethora of local year-round activities available in Pismo Beach. Luxurious five-star hotels and deluxe vacation rentals leverage opportunity from those visiting Pismo's renowned wineries and local Premium Outlet shopping; while cozy, beachside campsites appeal to the active family and avid hiker, biker, surfer and sea-goer alike. The Pismo Pier acts as the crown jewel anchoring this bustling commercial market, branching from downtown's lively commercial epicenter- and extending 1,200 ft into the Pacific Ocean.

THE ECONOMY

An estimated two million people visit Pismo Beach every year, depositing approximately **\$250 million annually** into the city's flourishing local economy.



Getting to know Pismo Beach



"RESTAURANT ROW"

- ① Rosa's Italian Restaurant
- ② Thai Talay Restaurant
- ③ The Cracked Crab
- ④ Kulturhaus
- ⑤ Me & Ed's Pizza
- ⑥ Alex's BBQ
- ⑦ Beachin' Biscuits
- ⑧ Giuseppe's Cucina Italiana
- ⑨ Honeymoon Cafe
- ⑩ Penny's All American Cafe
- ⑪ Del's Pizzeria
- ⑫ Papi's Grill
- ⑬ Ada's Fish House



DRONE PHOTOGRAPHY

