

# 801

MAIN STREET  
CAMBRIA, CA

**FOR SALE**

## MARTY INDVIK

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D 805.440.6861

CalDRE: #00961882

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.



COMMERCIAL REAL ESTATE SERVICES  
CENTRAL CALIFORNIA

## PROPERTY OVERVIEW

Investors and Owner/Users your chance to own a piece of Cambria. A unique opportunity in a unique part of the central coast on the iconic Pacific Coast Highway. Cambria is a well established destination for tourists and locals alike. 100% leased with a nice retail mix. Good stability with tenants with the leases rolling over which offers upside to adjust leases according to market.

Well maintained with recent investment on roof, exterior and interior painting. Zoning is Commercial Retail and allows for many uses. All of this in a market with essentially a 0% commercial vacancy rate! A great long term hold!

Offering Price: \$1,495,000

Annual NOI = \$87,600  
(5.86% Cap Rate)

Available SF: ±3,966

Project NOI = \$105,600\*  
(7.06% Cap Rate)

*\*assumes all units brought to same base rental on roll over*

Lot SF: ±.09 Acres

Zoning: CR

APN: 022-123-020

County: San Luis Obispo

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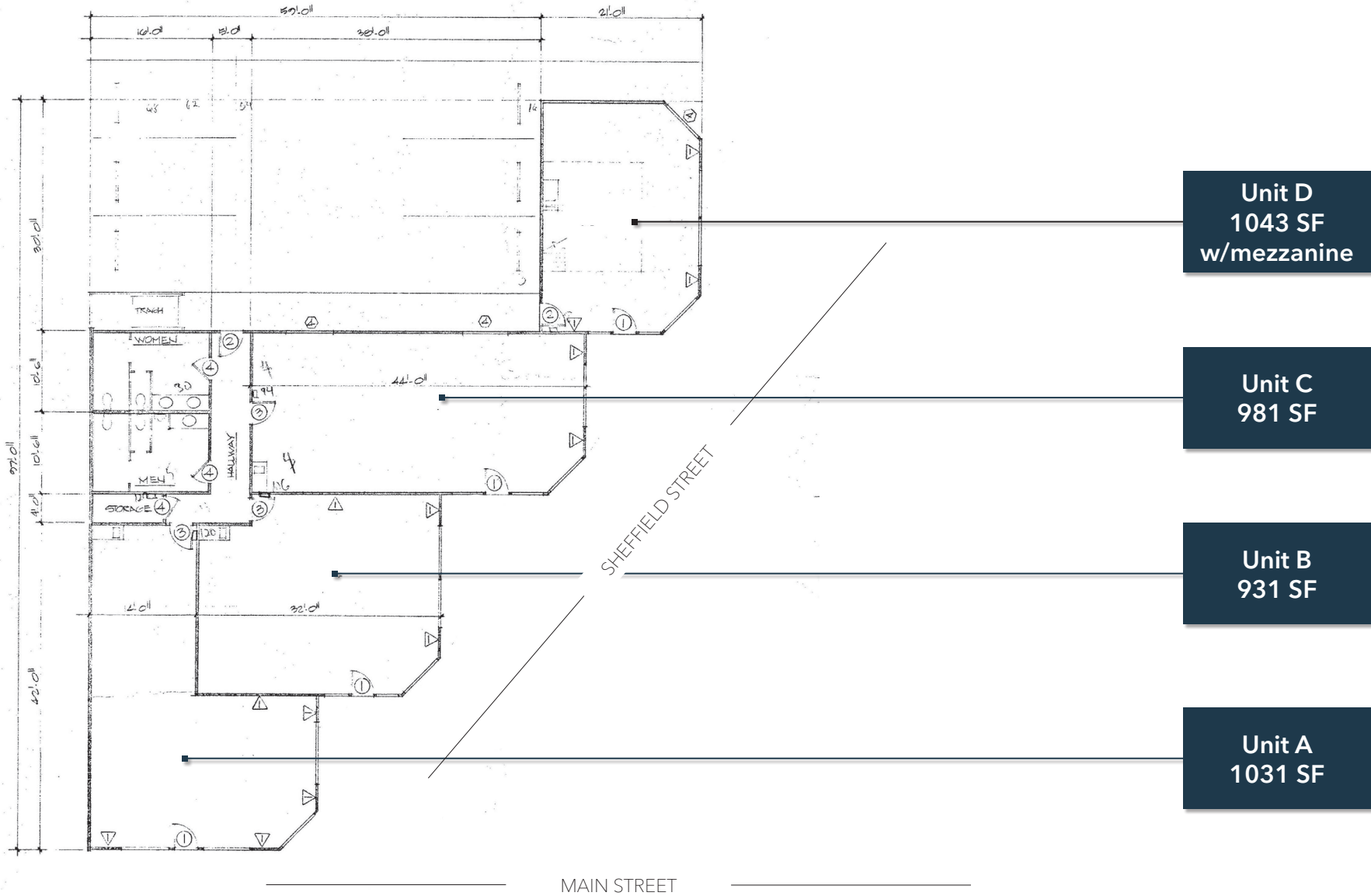
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## EXTERIOR PHOTOS



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## FLOOR PLANS



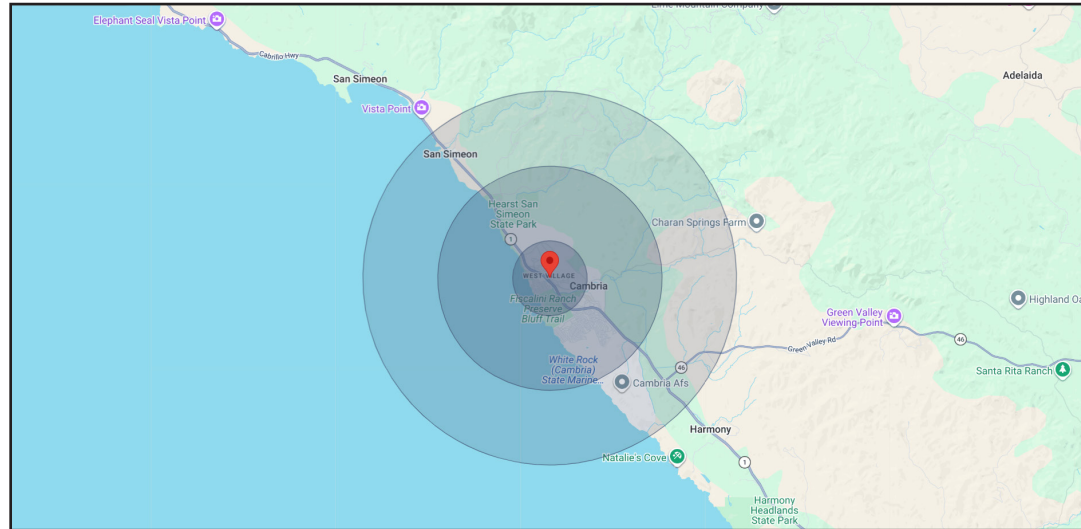
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## LOCATION: CITY OF CAMBRIA



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## DEMOGRAPHICS



RADIUS DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
<b>POPULATION</b>			
Total Population	1,617	5,292	6,241
Average Age	56.3	58.8	58.9
Average Age (Male)	57.4	59.1	58.9
Average Age (Female)	57.6	61.2	61.8
<b>HOUSEHOLDS &amp; INCOME</b>			
Total Households	756	2,500	2,933
# of Persons per HH	2.1	2.1	2.1
Average HH Income	\$113,516	\$113,349	\$113,714
Average House Value	\$1,013,398	\$958,160	\$935,683

*Demographics data derived from AlphaMap*

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COMMERCIAL REAL ESTATE SERVICES

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Our real estate services are tailored to exceed the needs of our local, national, and international clients by combining the latest technology, resources, and market intelligence with over 40 years of expertise to optimize results.

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