

PARCEL FOR SALE

350 PISMO AVE.

PISMO BEACH, CA



APN: 005-076-027

Contact: Scott Taylor, MBA
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David Moskowitz
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OVERVIEW

350 Pismo Ave. is a mixed use development lot in downtown Pismo Beach, less than 1 block from the sand!

Sale Price:
\$3,900,000

- .73 acre (31,582sf) lot with frontage on Dolliver St.
- Overlapping zoning classifications of RR (Resort-Residential) and C-1 commercial zoning
 - Allows for retail, office, condos, apartments, STRs, and more.
- Lot is currently leased as a revenue generating paid parking lot



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PROPERTY USAGES

Current usage is as a paid parking lot, but due to split R-R and C-1 zoning, 350 Pismo Ave. offers a wide variety of permitted development plans.

R-R (Resort-Residential):

- All permitted uses under R-1, R-2, or R-3 zoning guidelines
- All R-4 dwellings (hotels/motels) subject to approval based on traffic access, noise allowances, etc.
- Vacation rentals/STRs

C-1 Commercial Zoning:

- Non-manufacturing commercial businesses (retail store, service establishment, office space, etc.)
- Affordable housing/STRs permitted in the upper stories of the building



*Detailed city guidelines available upon request

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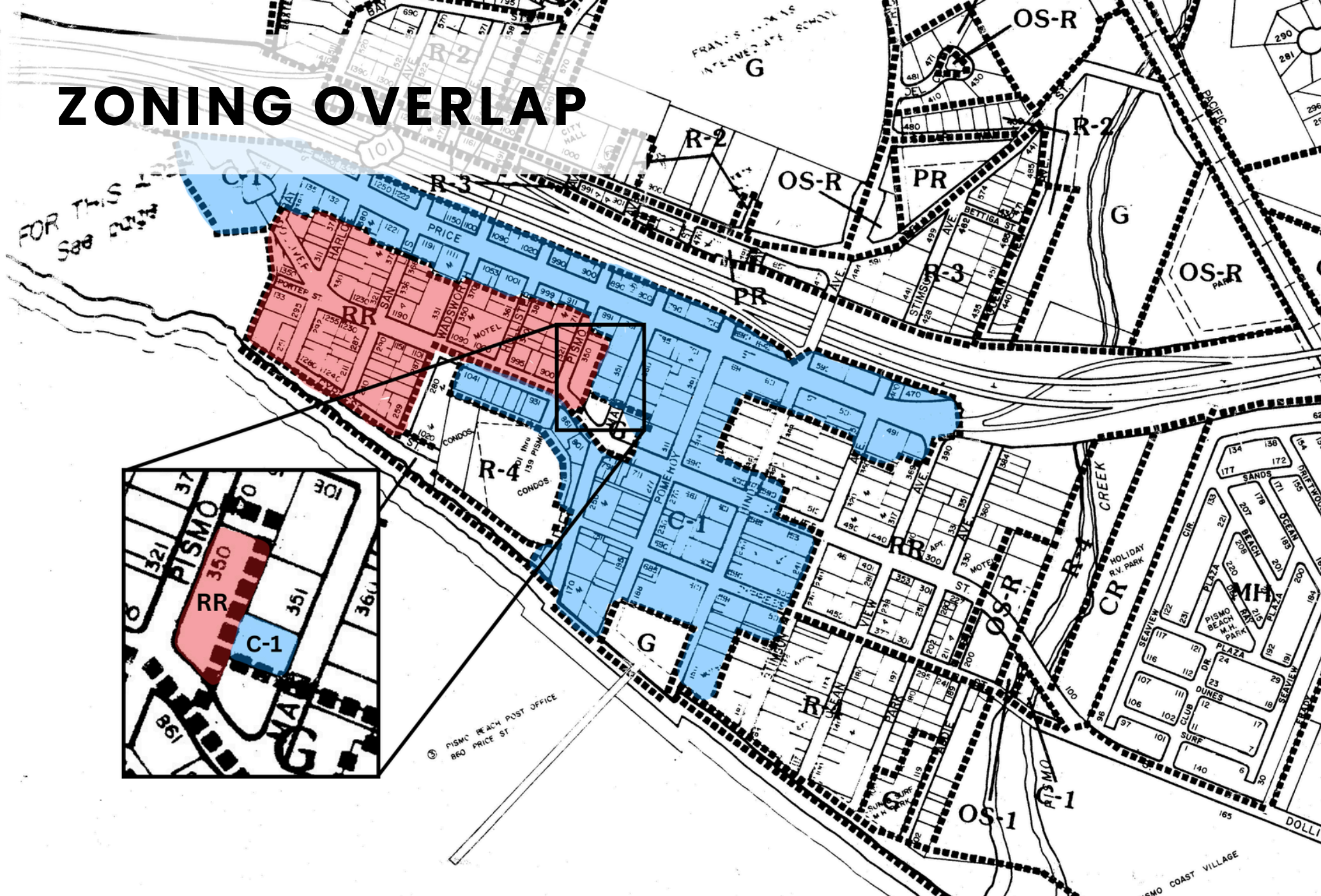
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ZONING OVERLAP



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LOCAL ECONOMY

Situated perfectly between the major population hubs of Los Angeles and the SF Bay Area, this idyllic California beach town of 8000 people pulls approximately 2.5 million visitors each year.

Whether it's off-roading at the Oceano Dunes or wine tasting at some of the best vineyards in the state, Pismo Beach and the surrounding countryside provide an amazing stay to everyone who visits.

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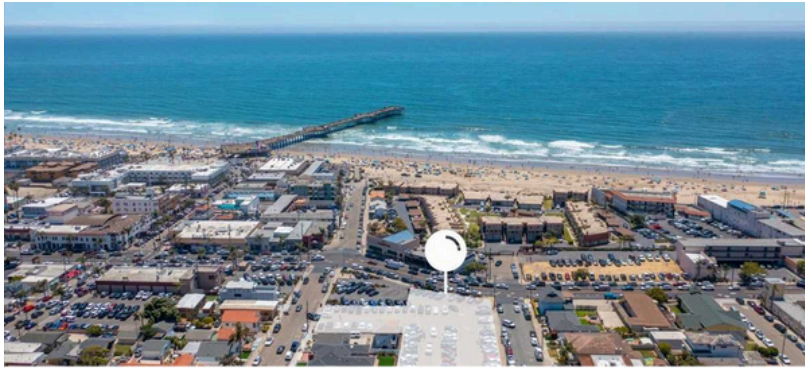
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PROPERTY PHOTOS



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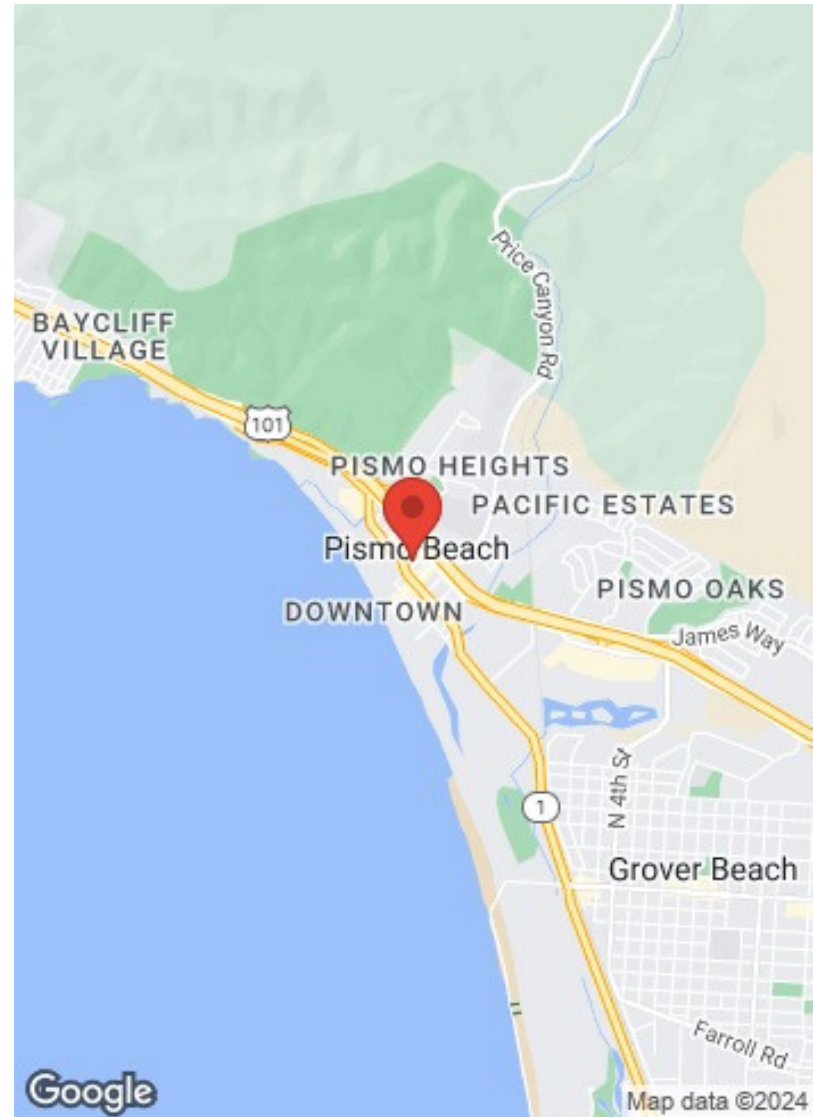
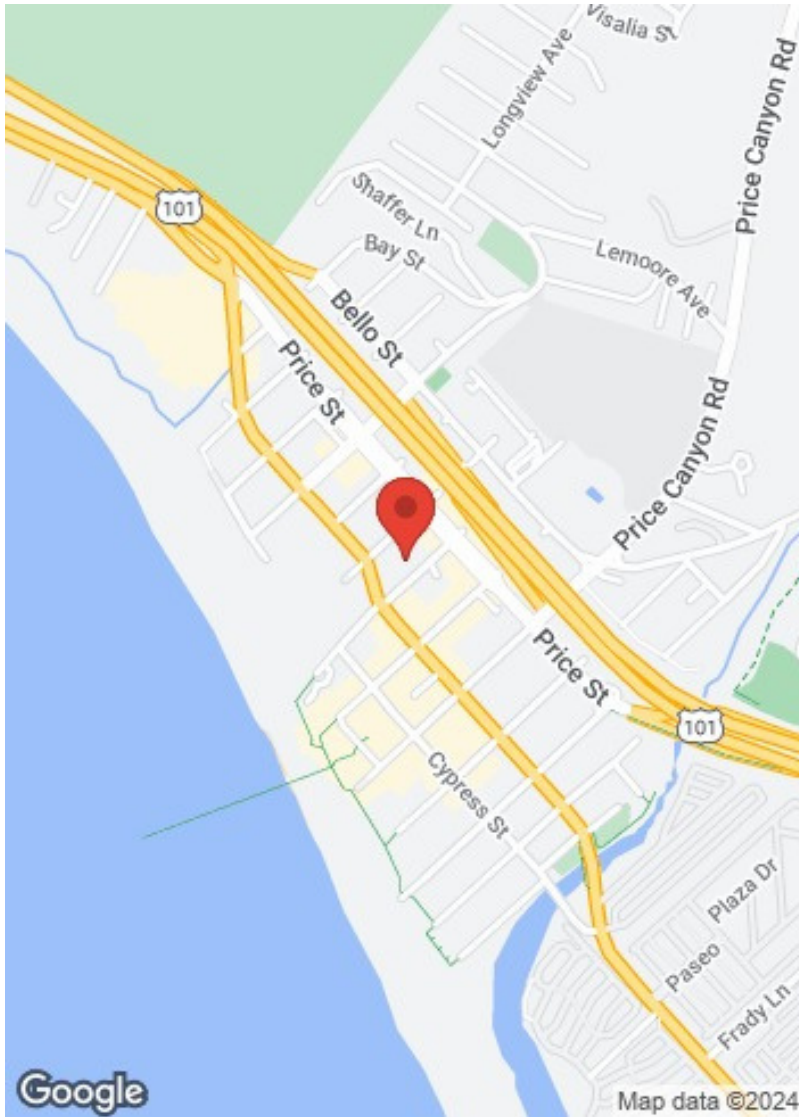
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LOCATION MAP



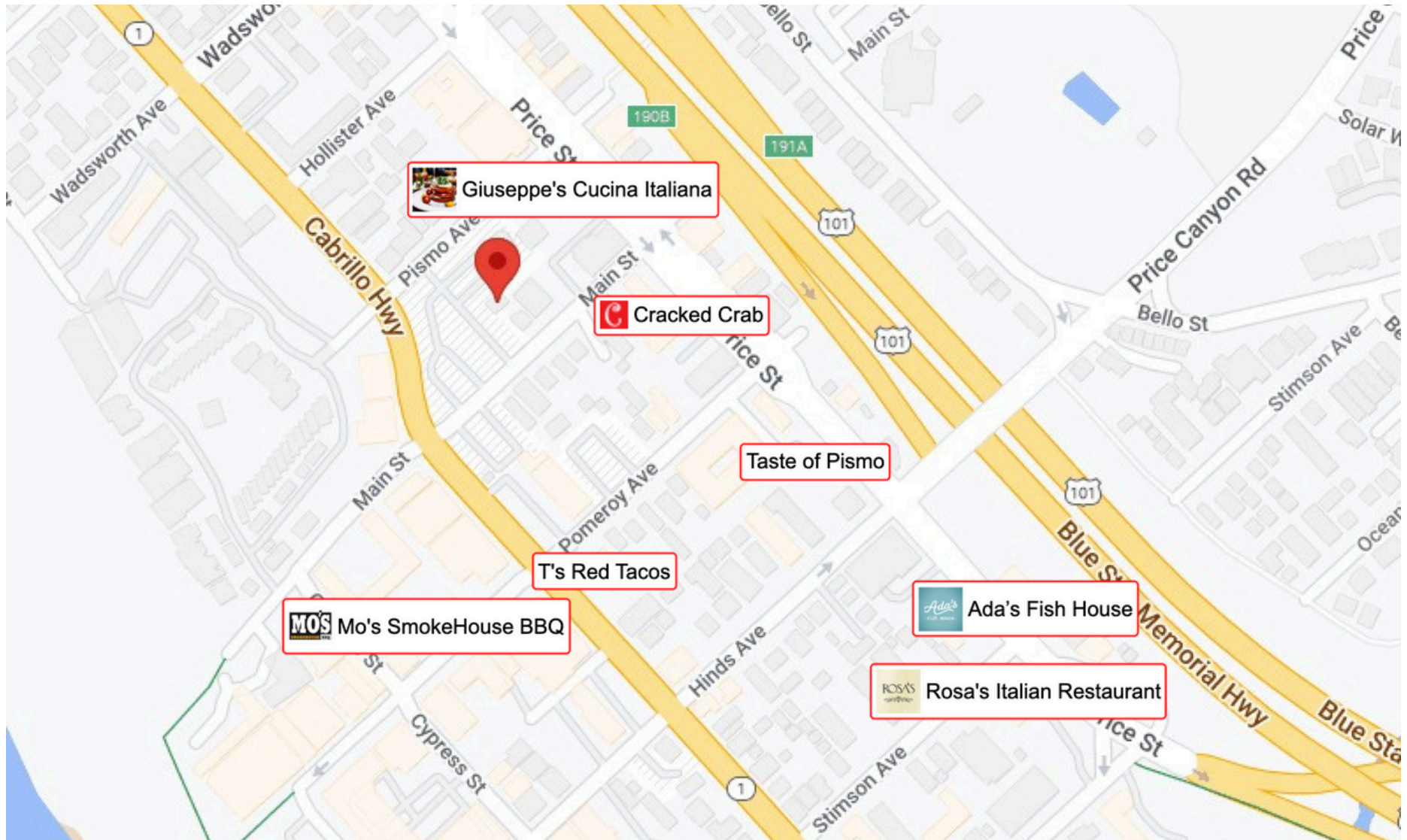
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BUSINESS MAP



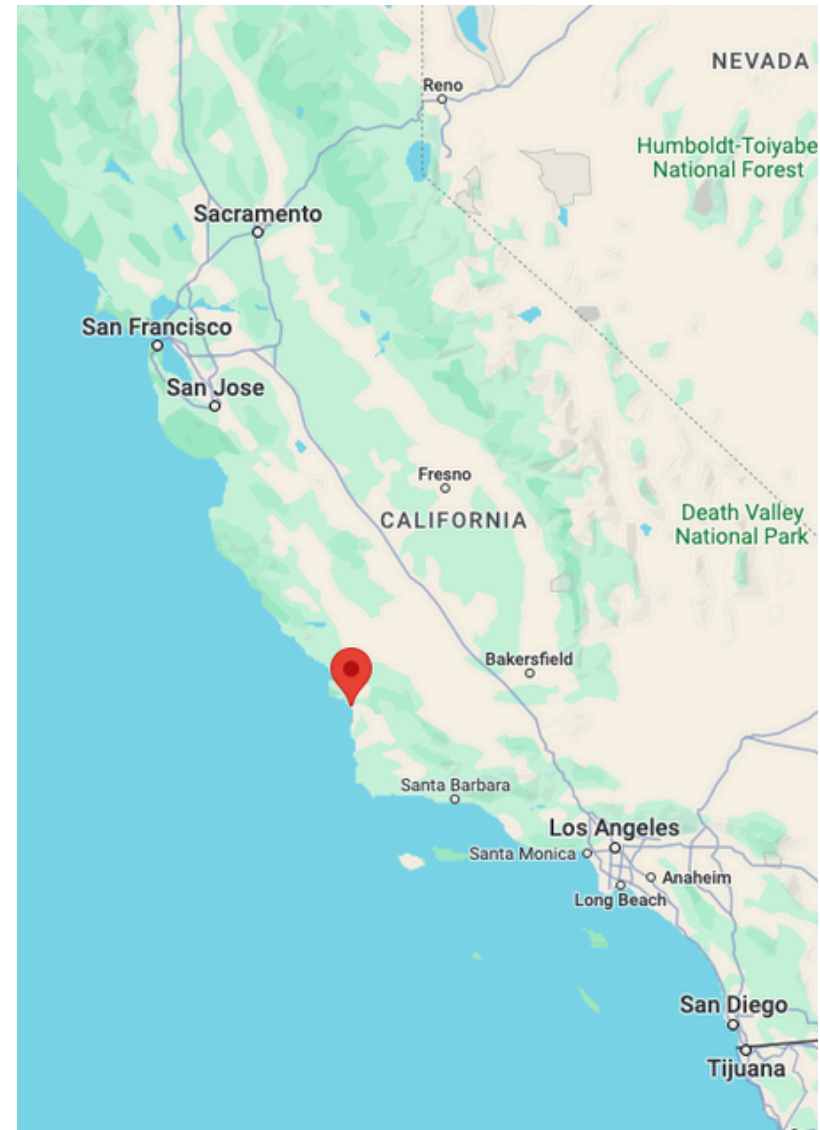
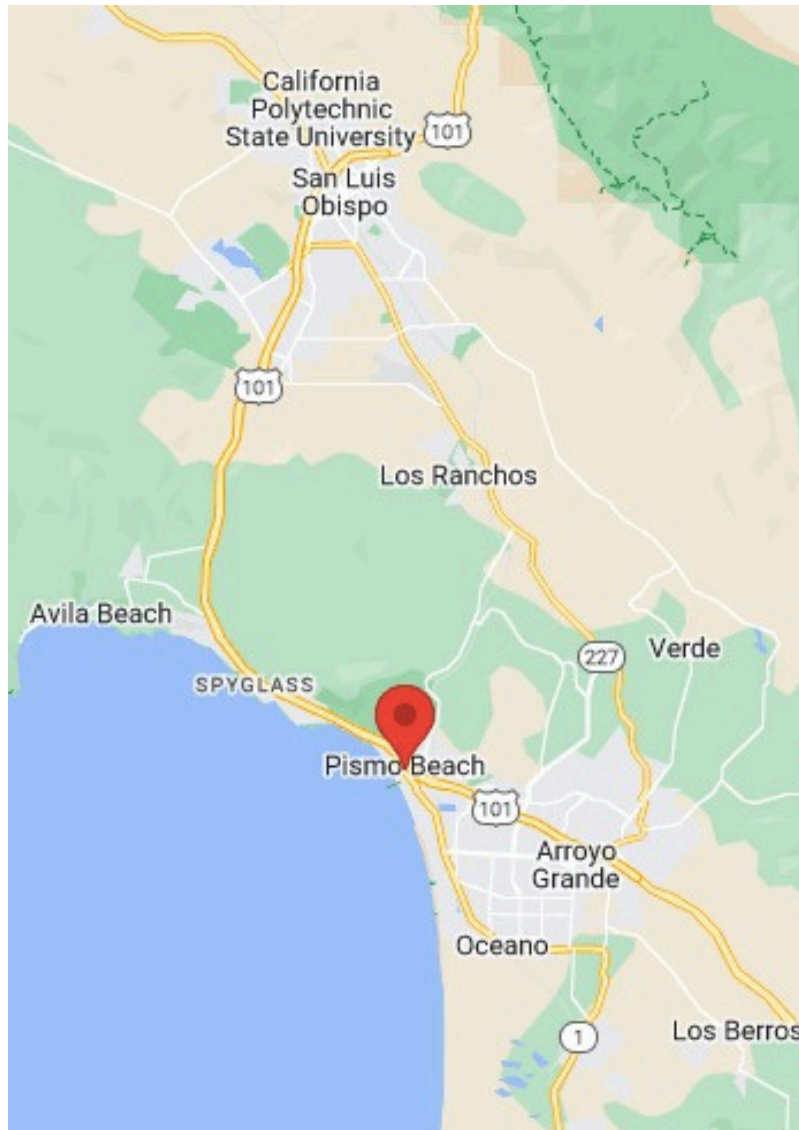
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REGIONAL MAPS



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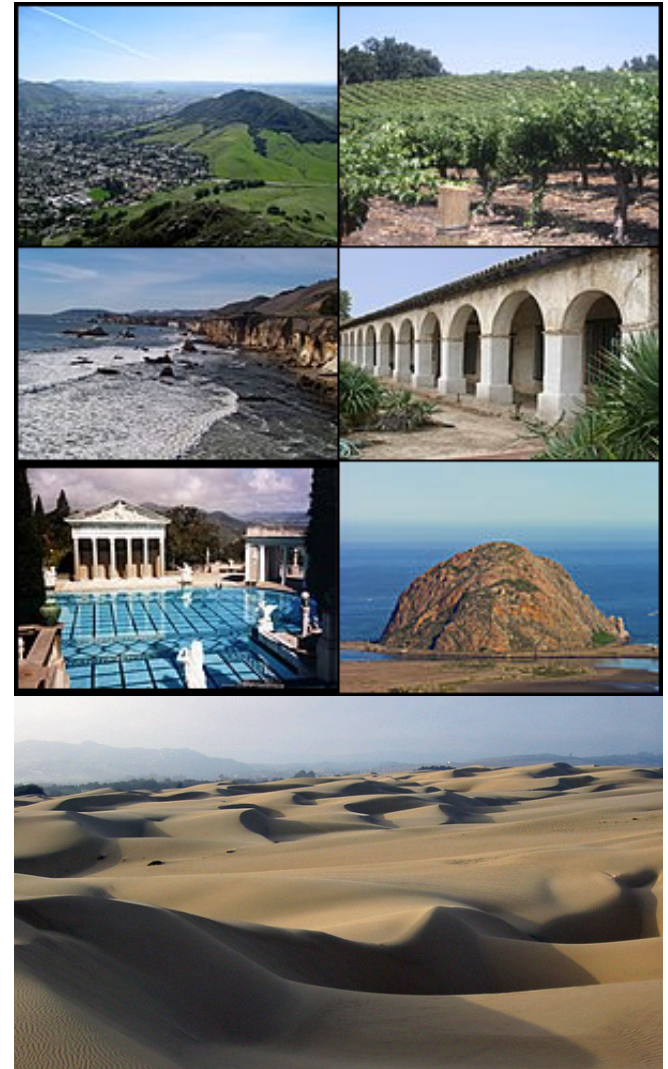
SAN LUIS OBISPO COUNTY

San Luis Obispo County, officially the County of San Luis Obispo, is a county on the Central Coast of California. As of the 2020 census, the population was 282,424. The county seat is San Luis Obispo.

Junípero Serra founded the Mission San Luis Obispo de Tolosa in 1772, and San Luis Obispo grew around it. The small size of the county's communities, scattered along the beaches, coastal hills, and mountains of the Santa Lucia range, provides a wide variety of coastal and inland hill ecologies to support fishing, agriculture, and tourist activities.

California Polytechnic State University has almost 20,000 students. Tourism, especially for the wineries, is popular. San Luis Obispo County is the third largest producer of wine in California, surpassed only by Sonoma and Napa counties. Strawberries are the largest agricultural crop in the county.

To the south are Avila Beach and the Five Cities region, which consists of Pismo Beach, Grover Beach, Arroyo Grande, Oceano, and Halcyon. Just south of the Five Cities, San Luis Obispo County borders northern Santa Barbara County. Inland, the cities of Paso Robles, Templeton, and Atascadero lie along the Salinas River, near the Paso Robles wine region.



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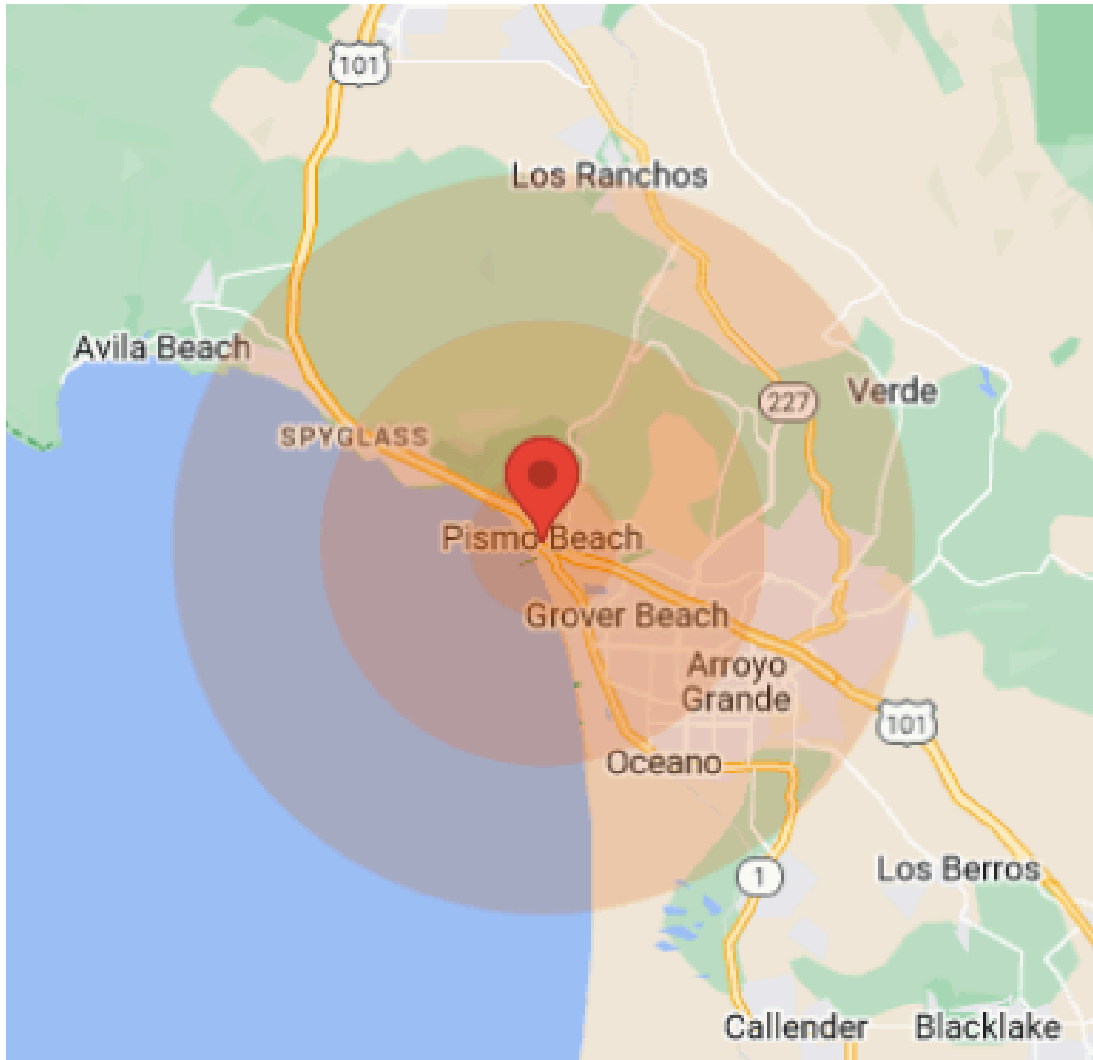
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DEMOGRAPHICS



Population	1 Mile	3 Miles	5 Miles
Male	420	12,516	25,241
Female	503	12,870	26,417
Total Population	923	25,386	51,658

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	72	3,783	7,960
Ages 15-24	43	2,854	6,334
Ages 25-54	368	9,824	19,154
Ages 55-64	129	3,426	7,044
Ages 65+	311	5,499	11,166

Race	1 Mile	3 Miles	5 Miles
White	870	21,774	44,339
Black	N/A	69	108
Am In/AK Nat	1	51	104
Hawaiian	N/A	3	3
Hispanic	84	5,472	11,618
Multi-Racial	104	6,122	12,650

Income	1 Mile	3 Miles	5 Miles
Median	\$28,378	\$51,676	\$56,271
< \$15,000	185	1,230	1,903
\$15,000-\$24,999	114	1,351	2,215
\$25,000-\$34,999	71	920	2,116
\$35,000-\$49,999	53	1,566	3,119
\$50,000-\$74,999	100	2,218	3,980
\$75,000-\$99,999	56	1,439	2,817
\$100,000-\$149,999	6	1,178	2,579
\$150,000-\$199,999	N/A	530	1,348
> \$200,000	N/A	511	1,082

Housing	1 Mile	3 Miles	5 Miles
Total Units	1,435	13,922	25,408
Occupied	630	11,109	21,636
Owner Occupied	290	5,764	13,006
Renter Occupied	340	5,345	8,630
Vacant	805	2,813	3,772

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PROFESSIONAL BIO: SCOTT TAYLOR

- Licensed California real estate agent and broker for 15 years; commercial broker for 8
- Licensed as a broker in California, Arizona and Nevada, with Scott Taylor Team members in each region
- Certified Forms and Contracts expert with the California Association of Realtors
- Professional Standards Committee Chairman for the California Central Coast Region of the National Association of Realtors
- Former Managing Broker for Keller Williams Realty from 2017-2020
- Former member of the Board of Directors for the California Association of Realtors Central Coast Region, 2017-2020
- BS in Finance from University of Utah, emphasis in Real Estate and Risk Management
- MBA from CSU Dominguez Hills, emphasis in Management and Organizational Behavior



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KW COMMERCIAL - GLOBAL

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