



1136 E Grand Ave

Arroyo Grande, California 93420

Offered At
\$1,725,000

4
BEDROOMS

3
BATHROOMS

2,288
SQ FT

0.92
ACRE LOT

+ ADU
GUEST HOUSE

ABOUT THE PROPERTY

Set on nearly an acre in the heart of Arroyo Grande, this recently renovated home has 1 of only 90 vacation rental licenses permitted in the city and is transferable to the new owner. Automatic sliding power gates provide security and convenience with a horseshoe-paver driveway with plenty of room to park. There is access off Linda Drive if one wants to store RVs, boats or other large items. A versatile accessory dwelling unit (ADU) adds space for guests, extended stays, or rental income. Property has genuine development potential and previously held full entitlements to build "East Grand Village" — 24 two-bedroom condos and 2 commercial units. This is a rare opportunity for an owner-occupant or investor alike.

LOCATION

Minutes from the coastline and Arroyo Grande Village, residents enjoy easy access to beaches, boutique shopping, local wineries, and dining, plus scenic trails for hiking and biking — the best of small-town charm and coastal California living.

FEATURES

- Automatic sliding power gates
- Central air conditioning
- Accessory dwelling unit (ADU)
- Prior development entitlements
- Horseshoe paver driveway
- Renovated kitchen with quartz
- Licensed vacation rental
- Minutes to the beach

LOT & PARCEL



Parcel boundary shown is a visual representation only, not a legal document.



CONTACT

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Site, Opportunity & Contact

THE OPPORTUNITY

1136 E Grand Ave offers a rare combination: a fully renovated, income-producing home on nearly an acre, paired with genuine long-term development upside. The property holds 1 of only 90 vacation rental licenses permitted in the City of Arroyo Grande — fully transferable to the new owner — and previously held full entitlements for “East Grand Village,” a 24-unit two-bedroom condominium project plus 2 commercial units, making this a compelling hold for an owner-occupant, income investor, or developer alike.

THE ENTITLED PLAN: EAST GRAND VILLAGE

“East Grand Village” is the architect's rendering of the development this site was previously fully entitled to build — representing approved development potential that may offer a path for a future owner, subject to current City of Arroyo Grande review and requirements.

24

RESIDENTIAL UNITS

2

COMMERCIAL UNITS

2-BED / 2.5 BATH

+ ROOF DECK FLOOR PLANS



View from upper deck



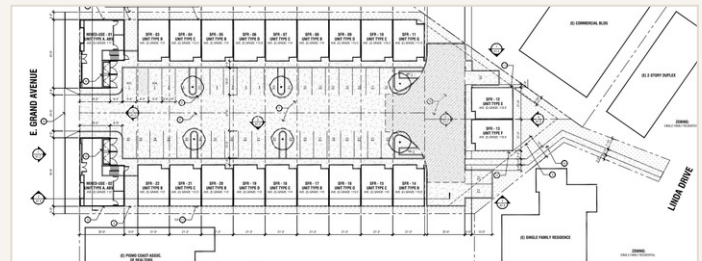
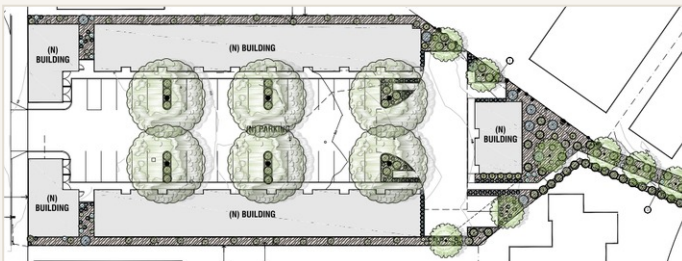
Ground-floor retail



View from drive aisle

Landscape & Site Plan

Parking & Building Layout



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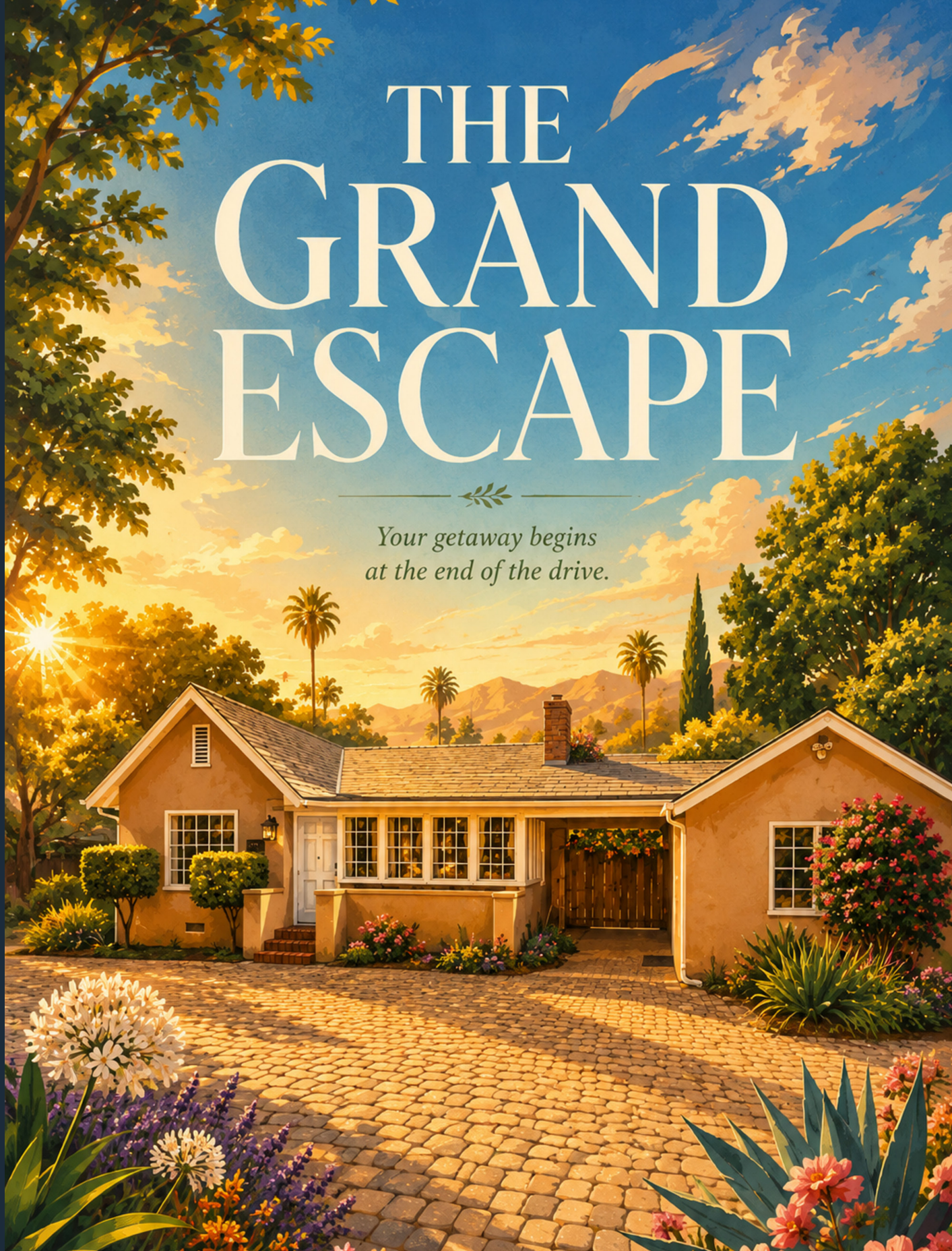
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THE GRAND ESCAPE

*Your getaway begins
at the end of the drive.*



STARRING: PISMO STATE BEACH | MONARCH BUTTERFLY GROVE
WINE ADVENTURES | PISMO PRESERVE | DINOSAUR CAVES PARK
HISTORIC VILLAGE OF ARROYO GRANDE | LOPEZ LAKE
ARROYO GRANDE FARMERS MARKET | CLARK CENTER

Interior Highlights

Thoughtfully renovated throughout, the home's interiors blend warm, coastal-modern finishes with comfortable, flexible living spaces — ready to move in or rent out from day one.



Bright, open living room with restored fireplace



Primary bedroom



Renovated bathroom



Bunk room



Kitchen & dining area

Outdoor Living & Curb Appeal

Nearly an acre of usable grounds — a gated, paver-lined entrance, a shaded patio with a private koi pond, and room to store RVs, boats, or trailers off Linda Drive.



Gated front entrance with paver driveway



Shaded patio & koi pond



Private gated access



Private paver patio & entry



Detached finished storage room

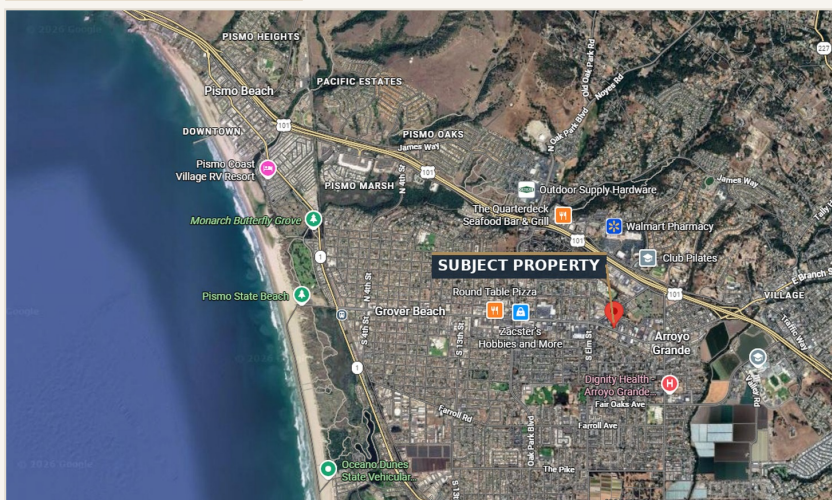
Location & Neighborhood

Positioned along the E. Grand Ave corridor, the property sits minutes from the coast, downtown Arroyo Grande Village, and Highway 101 — close to shopping, dining, parks, and local attractions throughout the Five Cities area.

REGIONAL HIGHLIGHTS



AREA MAP



Map data © 2026 Google. Subject property location approximate.

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