

**100% Fully Leased: Ground Leased Retail Building in Cayucos, CA**  
Retail For Sale | 148 N Ocean Ave Cayucos, CA 93430



**CENTRAL CA  
COMMERCIAL**



Sale Price	<b>\$454,500</b>
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#### OFFERING SUMMARY

Building Size:	1,924 SF
Lot Size:	3,942 SF
Price / SF:	\$236.23
Year Built:	1960
Zoning:	CR
Market:	San Luis Obispo
Submarket:	Coastal SLO
Cross Streets:	Ocean Ave & D Street
APN:	064-113-028

#### PROPERTY HIGHLIGHTS

- Fully Leased Investment w/ Long Term Tenant
- Rare 100 Year Ground Lease w/ 77+ Years Remaining
- Zero Landlord Responsibility | Rent Increases Based on CPI
- 22+ Year Operating History | Proven Track Record in Coastal Market
- Future Value-Add Opportunity: Full Site Redevelopment
- Leased Thru 1/14/2102 + 3-4% CPI Increases Every Year In Jan
- (12) Easy Monthly Payments of \$1,908.88 Totaling \$22,906.56/Year
- Direct Access to Pacific Coast Highway (Highway 1)
- Premier Coastal Location: Just One Block From Cayucos Beach & Pier
- Superior Location w/ Limited Competition | Strategic Trade Area
- 7 Mi North Of Morro Bay & 20 Mi Northwest of Downtown SLO
- Tourist Destination, High Traffic Flows, Great Tenant Mix
- Just South of Big Sur/Hearst Castle - Core Downtown Location

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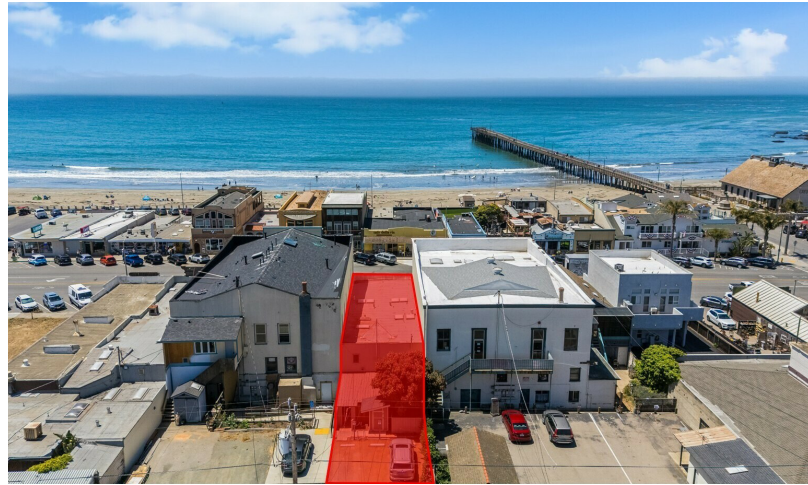
### PROPERTY DESCRIPTION

100% Leased Investment Opportunity: Prime location offering ±3,000 SF of single tenant retail shop space just one block from the iconic Cayucos Beach & Pier. The property is located in the heart of Cayucos, a vibrant and charming beachside town in San Luis Obispo County, which draws over 7 million visitors annually. Strategically positioned just 7 miles from Morro Bay and 20 miles from downtown San Luis Obispo, the property also benefits from direct access to the Pacific Coast Highway (Highway 1), which draws more annual visitors than Yosemite National Park and provides seamless connectivity to Big Sur and other major tourist destinations.

The property is secured by a rare 100-year ground lease with approximately 77 years remaining, offering long-term stability and minimal landlord responsibilities. The tenant has established a 22+ year operating history at this location, providing a proven track record and consistent performance in a high-traffic coastal market. The property consists of annual increases that are tied to the Consumer Price Index (CPI) indexed which has historically averaged 3-4% year to year.

### LOCATION DESCRIPTION

Located in the heart of downtown Cayucos, this property sits just one block from the historic Cayucos Pier and the Pacific Ocean, offering prime visibility and easy pedestrian access. The property is situated along the town's main commercial corridor, surrounded by popular cafes, shops, and beachside attractions that draw consistent year-round foot traffic. Cayucos is a classic Central Coast beach town known for its walkability, surf culture, and small-town charm. It is positioned directly off California State Route 1 (Pacific Coast Highway), providing seamless access for both locals and travelers heading between San Luis Obispo, Morro Bay, Big Sur, and beyond.



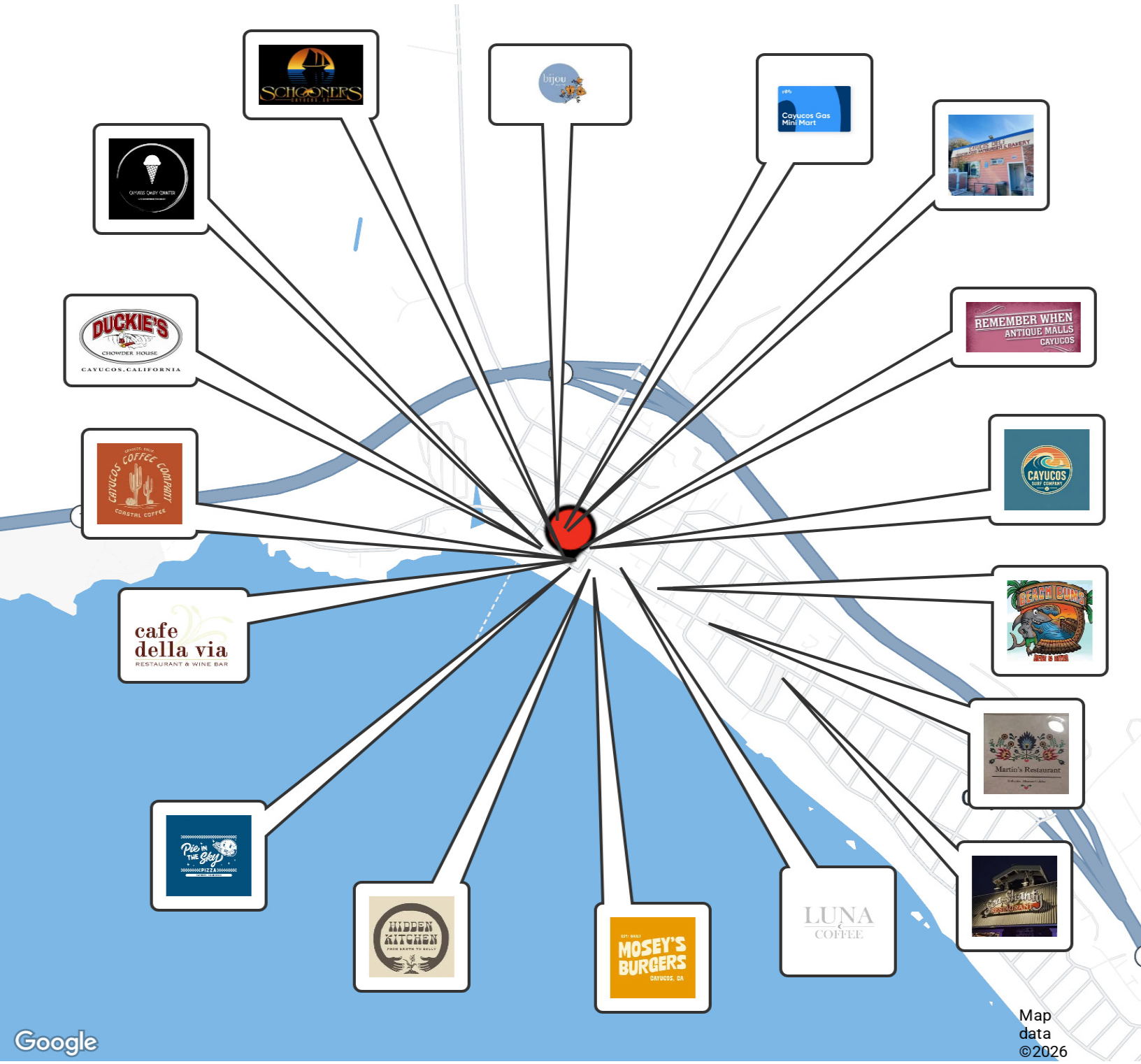
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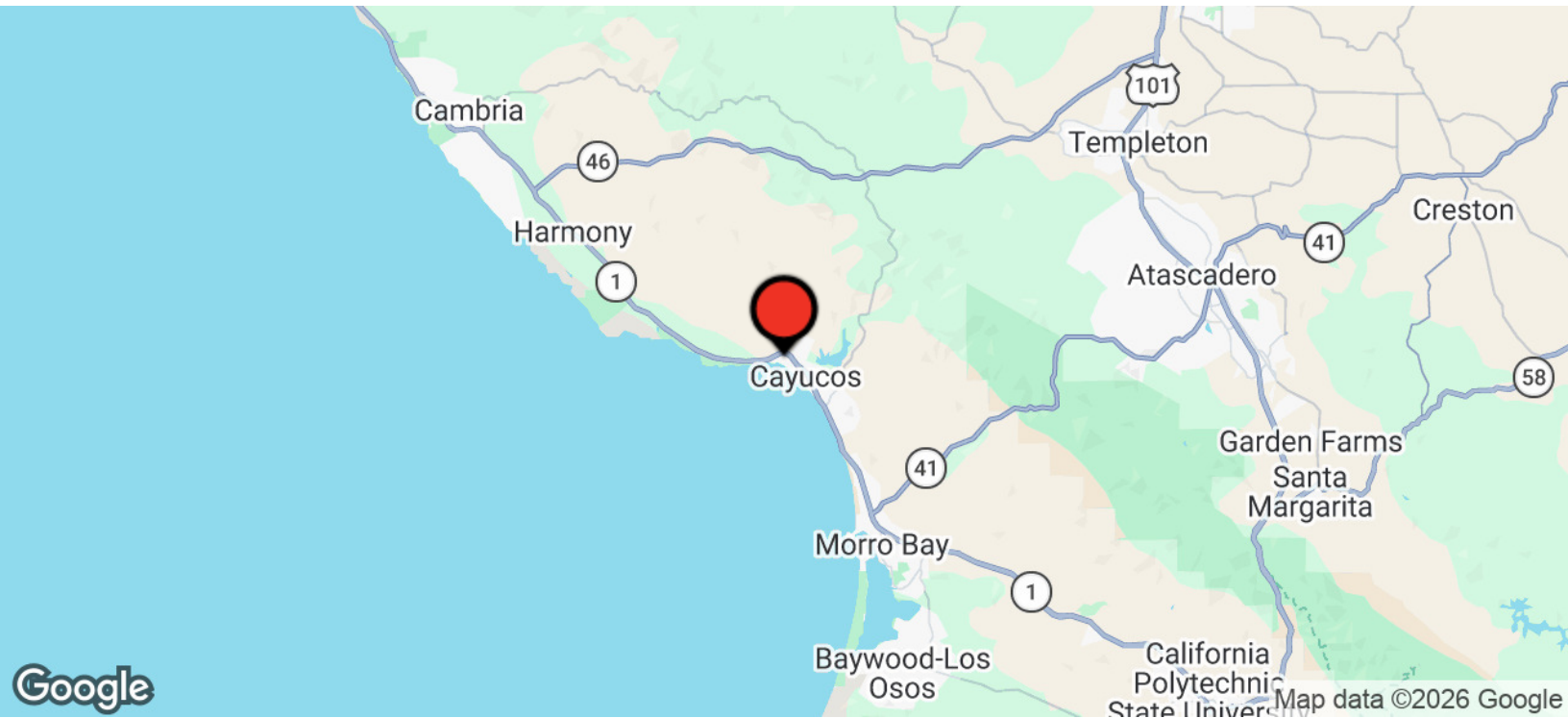
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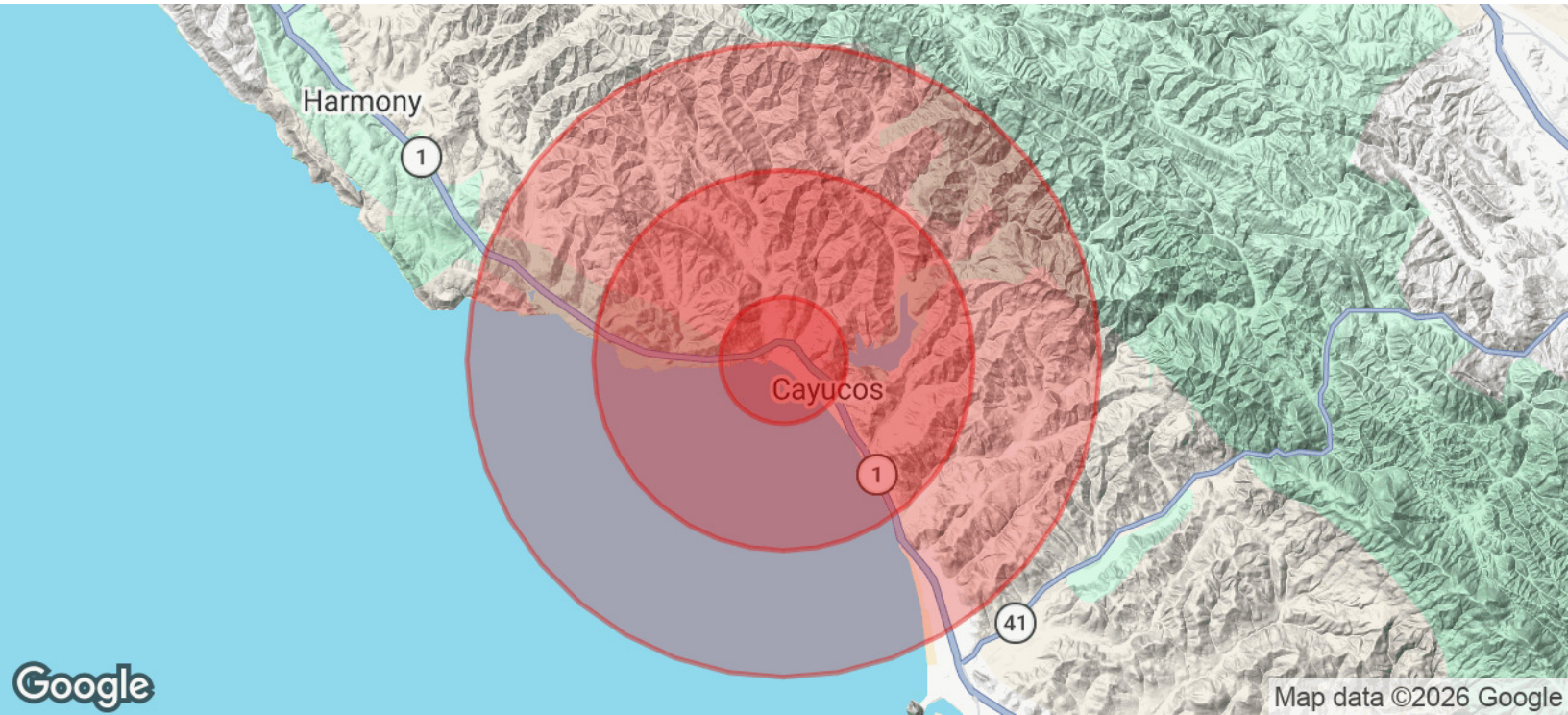
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<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Population	1,147	2,484	6,748
Average Age	54	53	51
Average Age (Male)	52	52	50
Average Age (Female)	56	55	52

<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Households	599	1,231	3,136
# of Persons per HH	1.9	2	2.2
Average HH Income	\$92,660	\$119,824	\$120,674
Average House Value	\$1,245,214	\$1,254,147	\$1,120,890

<b>ETHNICITY (%)</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Hispanic	11.6%	12.4%	16.9%

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