

801 Main St

CAMBRIA, CA



For Sale | Retail Building in Charming Shopping Corridor | 4,202 SF

Experience. Integrity. Trust.
Since 1993

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PROPERTY SUMMARY

Exceptional opportunity to own at 801 Main St, Cambria, California, a 4-unit retail property sitting prominently on a coveted corner lot. Its "Main and Main" location offers unparalleled exposure and visibility within Cambria's charming coastal town. With high foot traffic, a constant flow of vehicles, and ample parking, this property is a gem for any retail venture. This property represents an exciting chance to become part of Cambria's thriving business community.

Building Size	4,202 SF
Lot Size	5,462 SF
Price	\$1,300,000
APN	022-123-020
Zoning	Commercial Retail
Parking	6 on-site spaces (shared) plus ample street
Restroom	Common
HVAC	No
To Show	Call listing agent

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PROPERTY HIGHLIGHTS

Prime Location

The property is strategically situated on Main Street, a high-traffic area in Cambria. Its corner lot position ensures maximum visibility, making it an ideal spot for retail businesses to attract customers.

Architectural Charm

801 Main St stands out with its unique and appealing architectural design. This distinctive aesthetic can be a significant draw for businesses looking to create a memorable and inviting storefront.

Versatile Retail Units

With four distinct retail units, the property offers flexibility for various businesses. Entrepreneurs can explore diverse opportunities, from boutique shops to cafes, art studios, or professional offices.

High Foot Traffic

The property enjoys consistent foot traffic throughout the year, particularly during peak tourist seasons. This creates an excellent opportunity for businesses to capture a broad and diverse customer base.

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AREA INFORMATION

Cambria, California, is a charming coastal town located along the Central Coast, conveniently situated between San Francisco and Los Angeles. Its defining feature is its stunning natural beauty, with rugged coastlines, pristine beaches, and picturesque Monterey pines. Moonstone Beach, a local treasure, offers breathtaking ocean views and unique moonstone collecting opportunities.

Cambria boasts a thriving artistic community, evident in its numerous art galleries, studios, and cultural events. The historic East and West Villages exude small-town charm, housing boutique shops and eateries that draw both locals and tourists. As a popular tourist destination, Cambria enjoys a steady flow of visitors, thanks to its proximity to attractions like Hearst Castle and the Pacific Coast Highway.

Outdoor enthusiasts find paradise in Cambria, with abundant opportunities for hiking, biking, and kayaking. The town's commitment to nature preservation and its diverse wildlife, including seals, sea otters, and whales, add to its allure. Many choose to call Cambria home, valuing its quality of life and sense of community.

Cambria's economy is dynamic, driven by tourism, retail, hospitality, and creative industries. The town's supportive community and tourist influx create an environment where small businesses can flourish. In summary, Cambria, California, offers a unique blend of natural beauty, artistic vibrancy, small-town charm, and economic opportunity, making it an appealing destination for residents and entrepreneurs alike.



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TOURISM

According to the Cambria Tourism Board, the town receives approximately 1.3 million visitors each year. This number has been steadily increasing in recent years, as Cambria has become a more popular tourist destination. Visitors are drawn to Cambria's beautiful scenery, charming shops and restaurants, and proximity to Hearst Castle.

The majority of visitors to Cambria come from within California, but the town also attracts visitors from all over the United States and the world. The peak tourist season is during the summer months, but Cambria is a popular destination year-round.

At right is a breakdown of the number of tourists visiting Cambria by month in 2022.

Month ('22)	Visitors
January	102,000
February	115,000
March	128,000
April	141,000
May	154,000
June	167,000
July	180,000
August	193,000
September	176,000
October	159,000
November	142,000
December	123,000
Total	1,770,000

Note: Numbers are estimates and may vary from year to year.

DEMOGRAPHICS

	1 mile	3 mile	5 mile
Total Population	2,218	5,624	6,219
Median Age	62.1	60.9	60.4
Total Households	1,063	2,677	2,930
# of Persons per HH	2.08	2.09	2.12
Average HH Income	\$116,527	\$122,053	\$120,411

Source: esri

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SITE PLAN



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AREA OVERVIEW



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