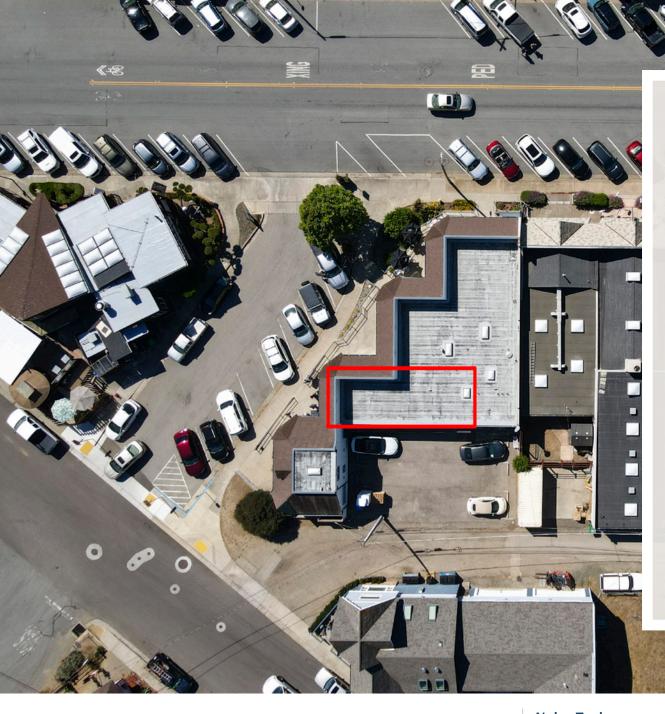


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PROPERTY SUMMARY

Discover an exceptional retail opportunity at 801 Main St, Cambria, California, where this 4-unit retail property sits 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. Suite C, a spacious 1,000 SF unit, is now available for lease, presenting an exciting chance to become part of Cambria's thriving business community.

> Size 1,012 SF

\$2,500/mo NNN Rate

1-5 years Term

Available Now

Commercial Retail Zoning

6 on-site spaces (shared) plus **Parking**

ample street

Restroom Common

> HVAC No

Call listing agent To Show

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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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DEMOGRAPHICS

	<u>1 mile</u>	3 mile	<u>5 mile</u>
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



FLOOR PLAN



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