

801 Main St

CAMBRIA, CA

RATE REDUCED



For Lease | Retail Space in Charming Shopping Corridor | 1,012 SF

Experience. Integrity. Trust.
Since 1993

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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 |
| Rate | \$2,500/mo NNN |
| Term | 1-5 years |
| Available | Now |
| 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.



DEMOGRAPHICS

| | <u>1 mile</u> | <u>3 mile</u> | <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

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FLOOR PLAN



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AREA OVERVIEW



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