

HWY 101



A Avenue

Subject Property

Offering Memorandum | For Sale in Pismo Beach

# Unique Flex Commercial Building

271B Five Cities Drive | Pismo Beach, CA

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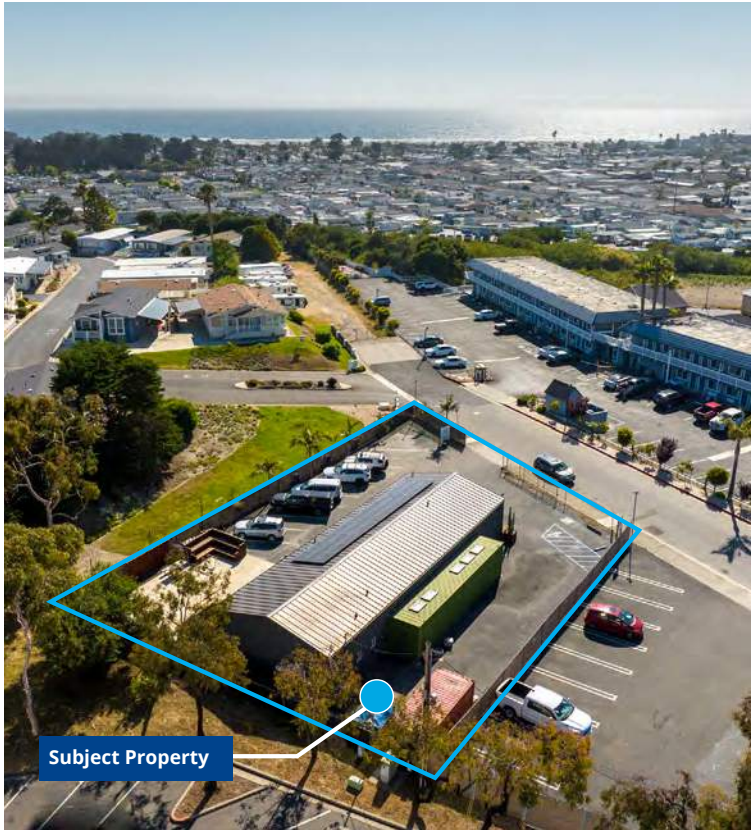




# The Opportunity



Accelerating success.



## Property Summary

Colliers | San Luis Obispo is proud to present the Subject Property commonly known as 271 B Five Cities Dr, Pismo Beach, California. You will not find a more versatile commercial building in the City of Pismo Beach.

Rare warehouse building with yard and parking converted into an industrial style office building. The C-2 Zone allows the widest array of uses in the City of Pismo Beach. Metal building has been significantly renovated over the last five+ years and currently includes a modern, industrial-style office/showroom layout with 9 parking spaces. Spectacular location just of HWY 101, adjacent to the Pismo Outlets and California Fresh market. Building will be delivered vacant. Opportunities for a building like this are few and far between on the Central Coast.

## Property Highlights

- Excellent Owner-User / Investment Opportunity.
- Great location with its close proximity to HWY 101, Downtown Pismo Beach, and other services in the immediate area.
- Class A office improvements with beautiful design elements, though building can easily be converted to a warehouse use.
- C-2 Zoning allows for a wide variety of uses. Wine-tasting, automotive, storage, fitness, & showroom are just a few options for this office/industrial/retail flex space.



# Property Specs

## Civic Address

271B Five Cities Drive  
Pismo Beach, CA

## Asking Price

\$1,125,000 (\$436.05 PSF)

## Property Type

Flex/Office/Industrial/Retail

## APN

005-242-071

## Building Area

± 2,580 SF

## Land Area

± 0.32 Acres | ±14,121 SF

## Asking Price

\$1,125,000 | \$436.05 PSF

## Zoning

C-2 Commercial

## Year Built

1975; with ongoing remodel  
& improvements since 2016



## Key Highlights

- Excellent Owner-User / Investment Opportunity.
- Great location with its close proximity to HWY 101, Downtown Pismo Beach, and other services in the immediate area.
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# Site Plan

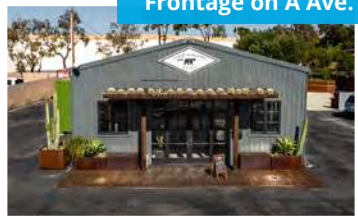
Entrada Drive

A Avenue

The Grove at Pismo Beach

Five Cities Drive >>

Appealing Entry and Frontage on A Ave.



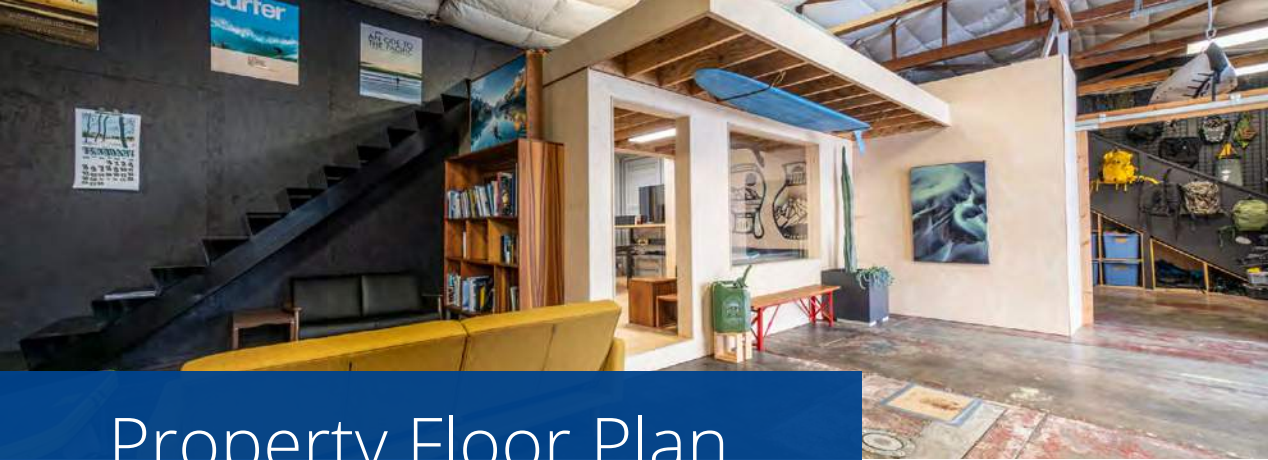
Outdoor Patio & Event Space with Roll-up Door. Potential for yard area.



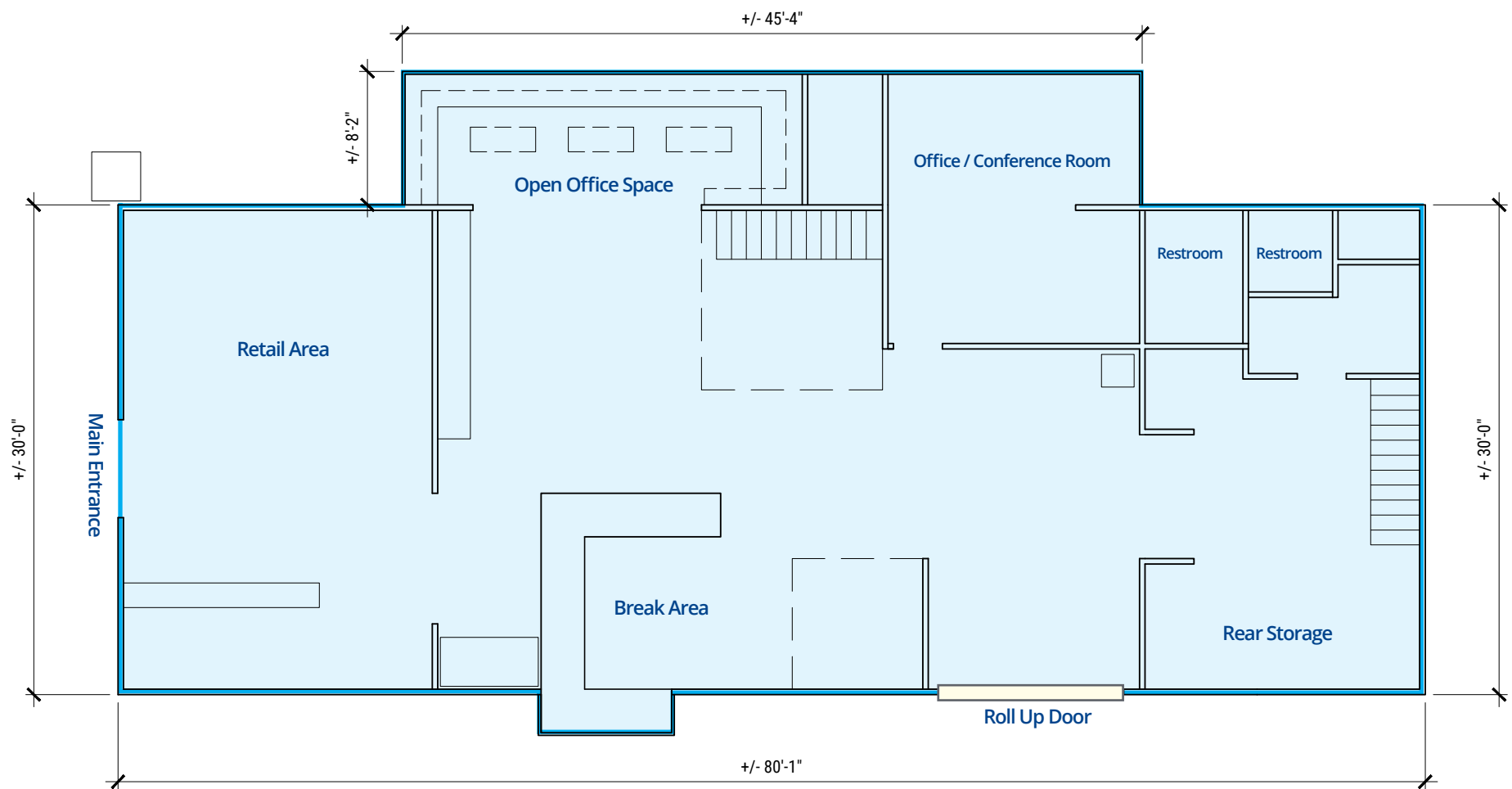
Physical Therapy Specialists

Pismo Beach Premium Outlets



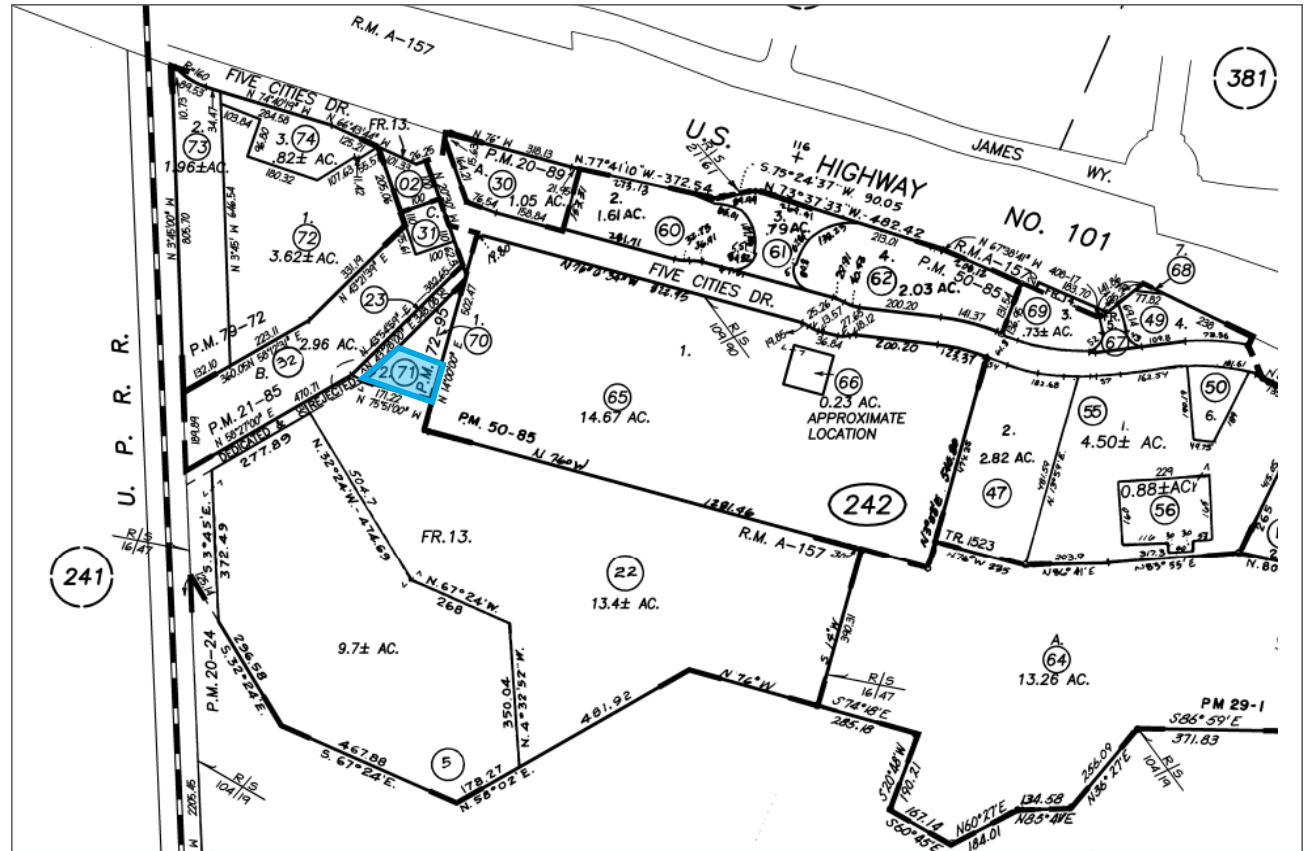


# Property Floor Plan



\*\* Plan is approximate. Buyer to verify layout and size.

# Property Mapping



## The Zoning

The property is located in the C-2 zone which allows for the widest array of uses in the city Pismo Beach office, retail, and industrial/flex uses. This property would be ideal for uses such as a wine tasting room/brewery, real estate or other professional office, general retail, outdoor retail sales and service, industrial, and many more.

## The Remodel

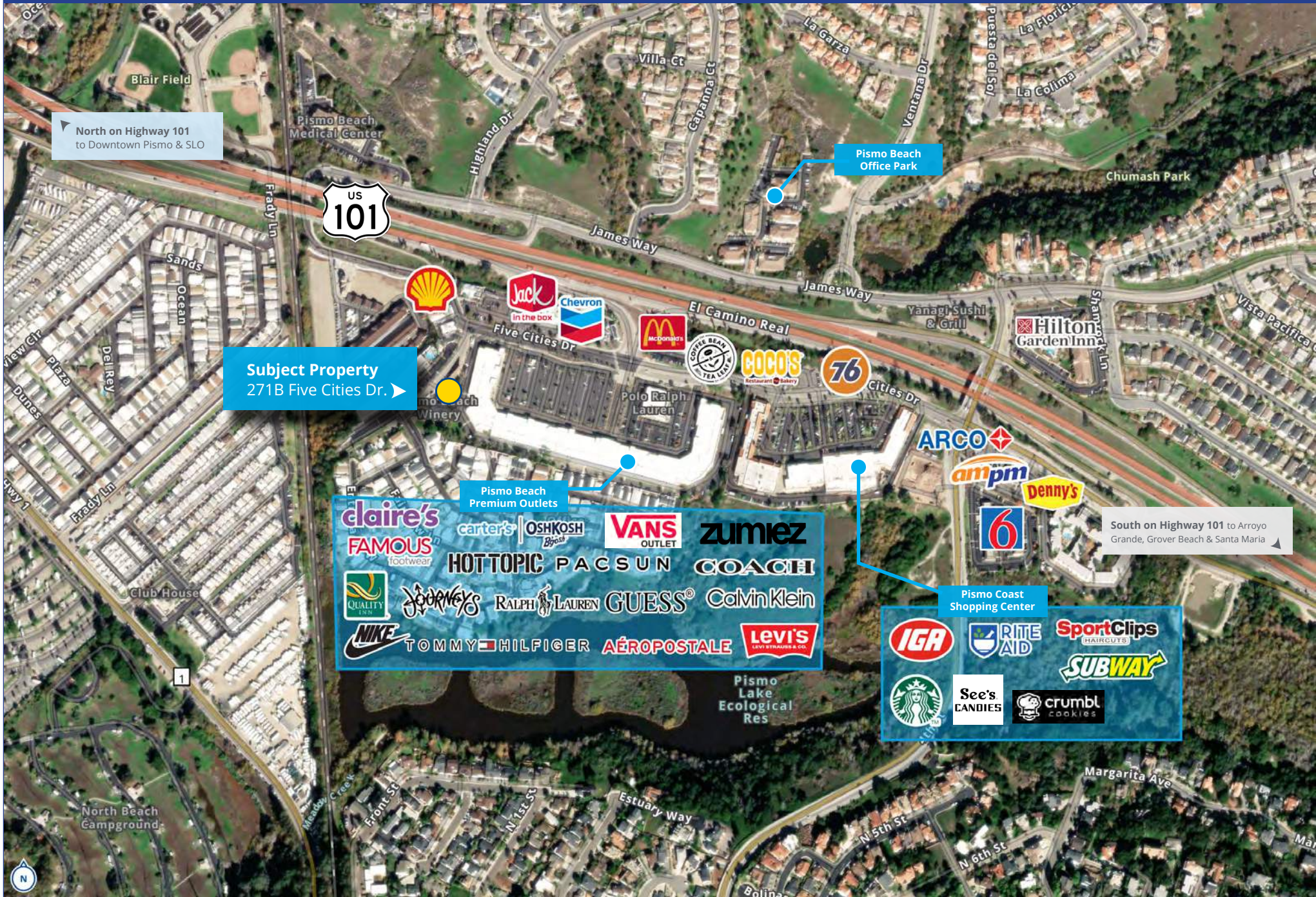
Over the past 5+ years the Seller has remodeled the property significantly. The beautiful design elements are immediately recognizable and include exterior artwork, landscaping, incorporated storage containers with the building structure for an office and break area, and yard space for entertaining.

## The Location

The property is located just off Hwy 101 and is approximately a ½ mile from Downtown Pismo Beach and sits adjacent to the Pismo Beach outlets and the Pismo Coast Shopping Plaza. Pismo Beach enjoys a moderate climate, ocean views and sunsets, fine restaurants, and the relaxing atmosphere unique to such coastal communities. Luxurious five-star hotels and deluxe vacation rentals leverage opportunity for those visiting Pismo Beach where an estimated two million people visit Pismo Beach every year, depositing approximately \$250 million annually into the city's local economy.



# Local Highlights





# Property Specs & Photo Gallery

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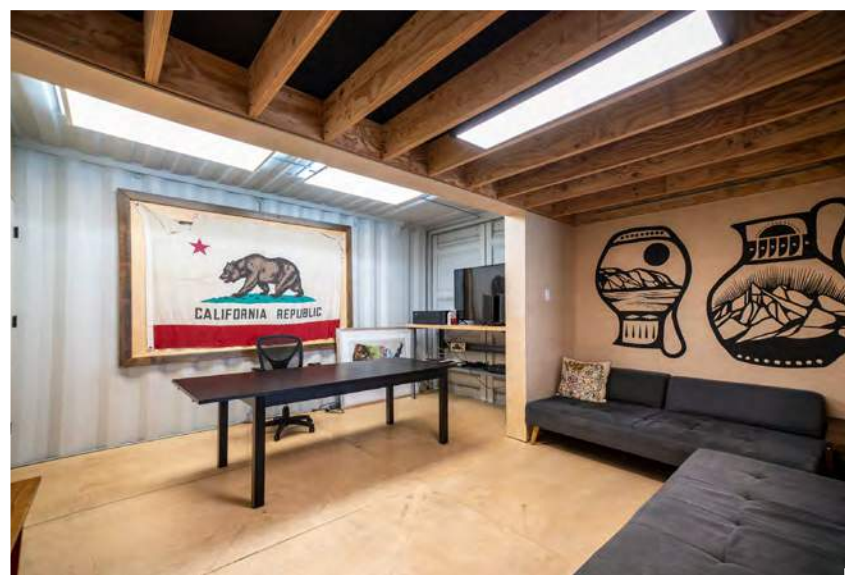
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