



EVERLYGROVE

— HOTEL BROKERS —



**2490 Main Street
Restaurant**

OFFERING AT : \$1,290,000

Premier Morro Bay Restaurant Opportunity



EVERLYGROVE TRANSACTION TEAM



AARON GRAVES
AARON@EVERLYGROVE.COM
BROKER



LAURA ENGLISH
LAURA@EVERLYGROVE.COM
MARKETING



ASHLEY LAVACOT
ASHLEY@EVERLYGROVE.COM
OPERATIONS



CHRIS OH
CHRIS@EVERLYGROVE.COM
REGIONAL MANAGER



JOHN SIMPSON
JOHN@EVERLYGROVE.COM
REVENUE MANAGEMENT



FALLON WILLIS
FALLON@EVERLYGROVE.COM
HUMAN RESOURCES

2490 Main Street Restaurant

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 **805-704-0334**
Lic#01787901





THE OFFERING

Offering at \$1,290,000, a turn key restaurant opportunity designed for immediate activation. The space is already built out and operationally ready, allowing a new operator to step in and execute their concept with minimal upfront work. It can seamlessly serve as an on site dining venue for a hotel looking to enhance the guest experience, or function as a leased restaurant for an independent restaurateur. With its versatility and existing improvements, the property offers both convenience and strong upside potential.





PROPERTY INFORMATION



Sale Price: \$1,290,000

Location Information

Building Name	No Name
Street Adress	2490 Main St
City, State, Zip	Morro Bay, CA 93442
County	San Luis Obispo
APN#	068-333-026
Zoning	Commercial

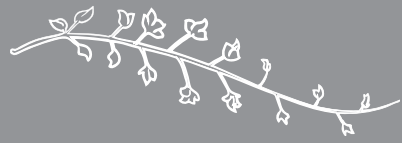
Building Information

Number of Buildings	1
Building Size	2,200 Square Feet
Year Built	1953
Year Last Renovated	2026
Condition	Excellent
Roof	New Shingles
Foundation	Concrete
Plumming	Brand New
Electrical	Brand New

Potential Rental Revenue

Per Square Foot	\$2.50 - \$3.00
Per Year	\$66,000 - \$80,000



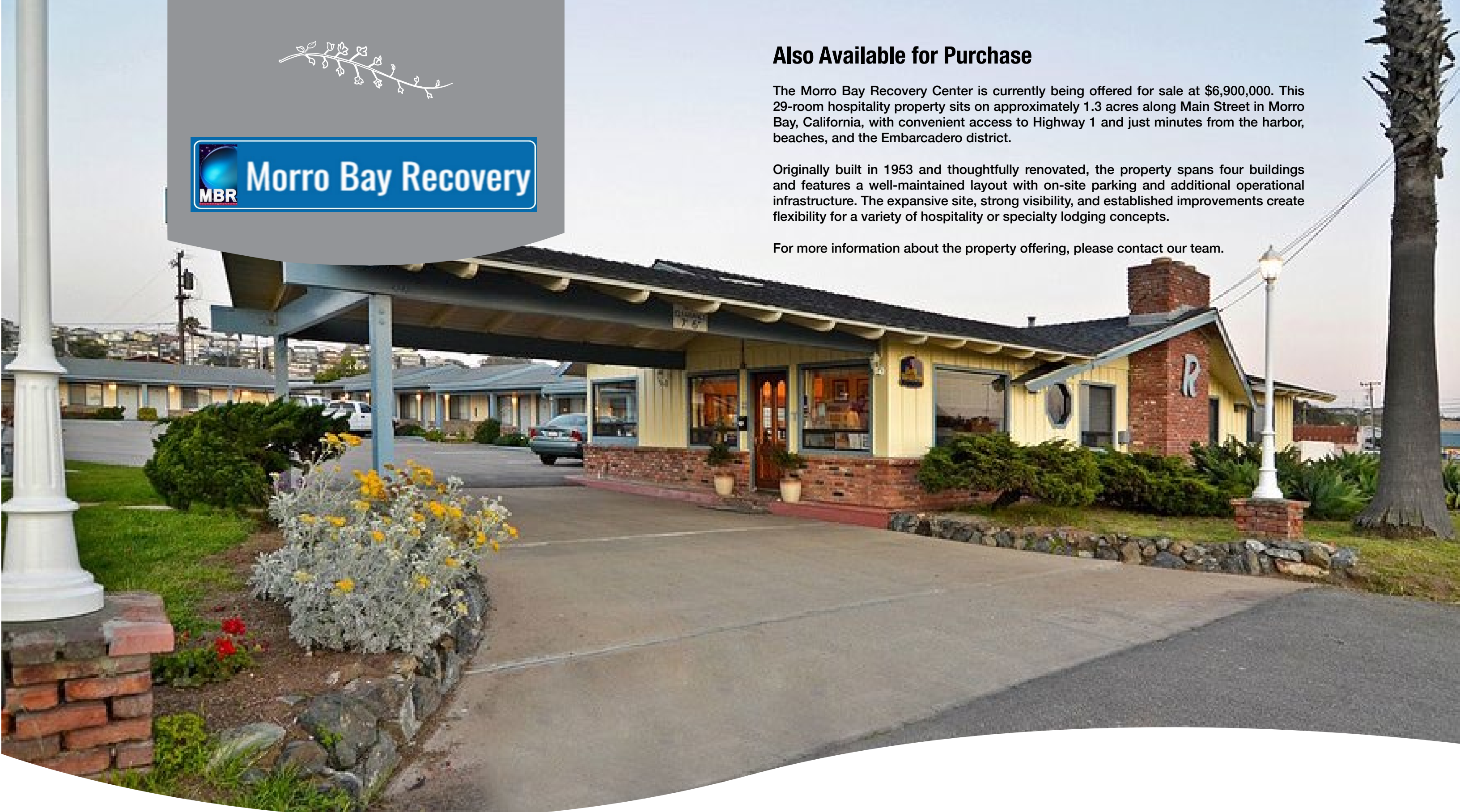


Also Available for Purchase

The Morro Bay Recovery Center is currently being offered for sale at \$6,900,000. This 29-room hospitality property sits on approximately 1.3 acres along Main Street in Morro Bay, California, with convenient access to Highway 1 and just minutes from the harbor, beaches, and the Embarcadero district.

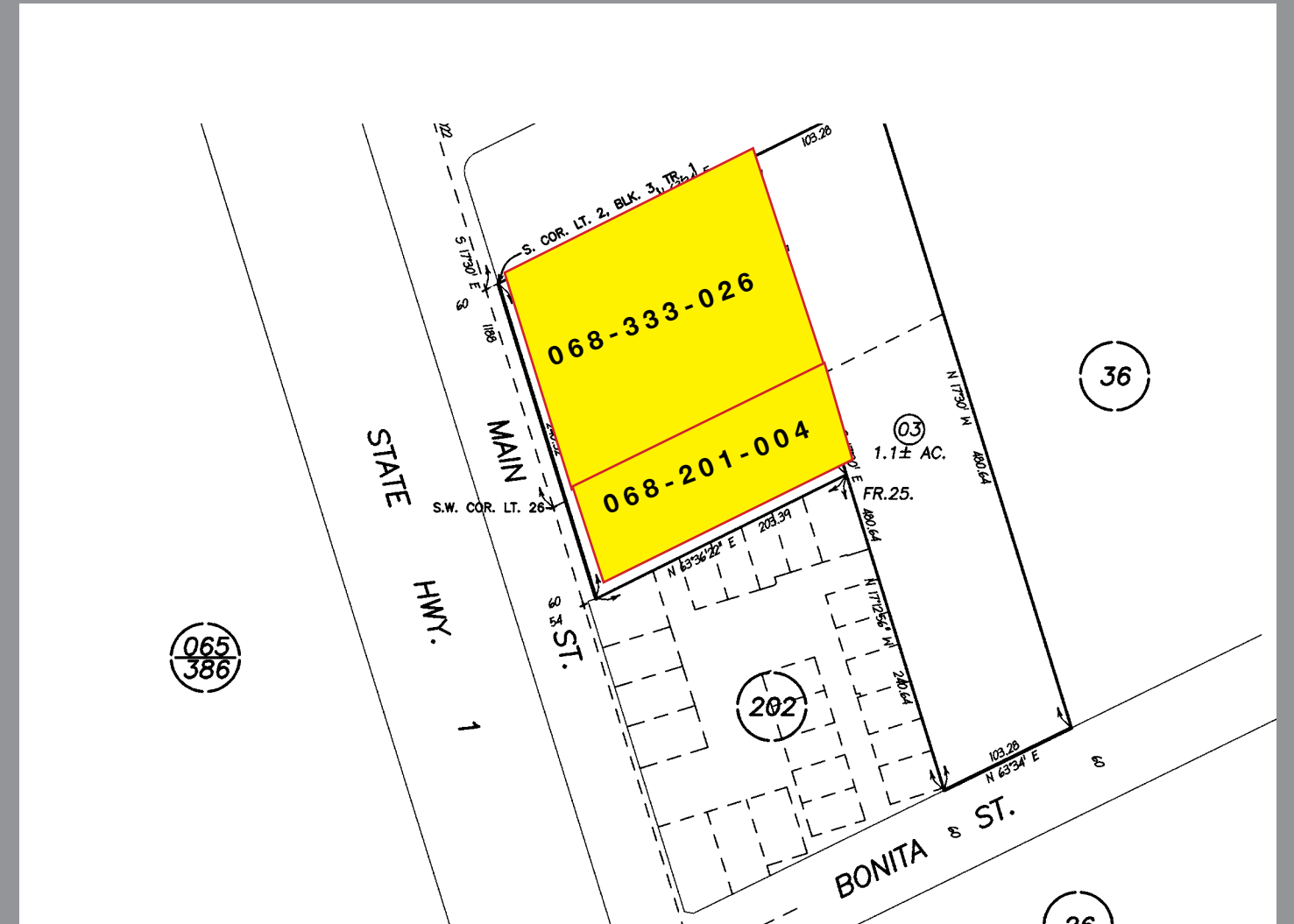
Originally built in 1953 and thoughtfully renovated, the property spans four buildings and features a well-maintained layout with on-site parking and additional operational infrastructure. The expansive site, strong visibility, and established improvements create flexibility for a variety of hospitality or specialty lodging concepts.

For more information about the property offering, please contact our team.



MAPS

PARCEL MAP





DEMAND DRIVERS

Morro Bay is supported by strong coastal tourism and consistent drive market demand. The vibrant Embarcadero anchors visitor activity with waterfront dining, shopping, and harbor access, while its location along California State Route 1 captures steady Highway 1 travelers. Proximity to California Polytechnic State University generates recurring university related visitation, and regional attractions such as Hearst Castle and Montaña de Oro State Park further drive year-round leisure demand, reinforcing the strength of the local hospitality market.



Welcome to

Morro Bay

California

Nestled on California's Central Coast, Morro Bay is the southern gate to the Highway 1 Big Sur corridor. This vibrant and growing coastal community is a haven for craft businesses and landmark attractions, and is located just 15 minutes west of San Luis Obispo.





MORRO ROCK
An iconic land mark and central coast destination

MORRO STAND BEACH
MORRO BAY OYSTER COMPANY
THE HARBOR HUT
THE GREAT AMERICAN FISH COMPANY

ROSE'S BAR AND GRILL
SUN-N-BUNS BAKERY
DORN'S

THE DUTCHIE

THE SAVORY PALETTE

SUSHI & SAKE

GROGGY SCALLYWAG COFFEE HOUSE

TAQUERIA EL GUERO DISTILLERY



The Embarcadero

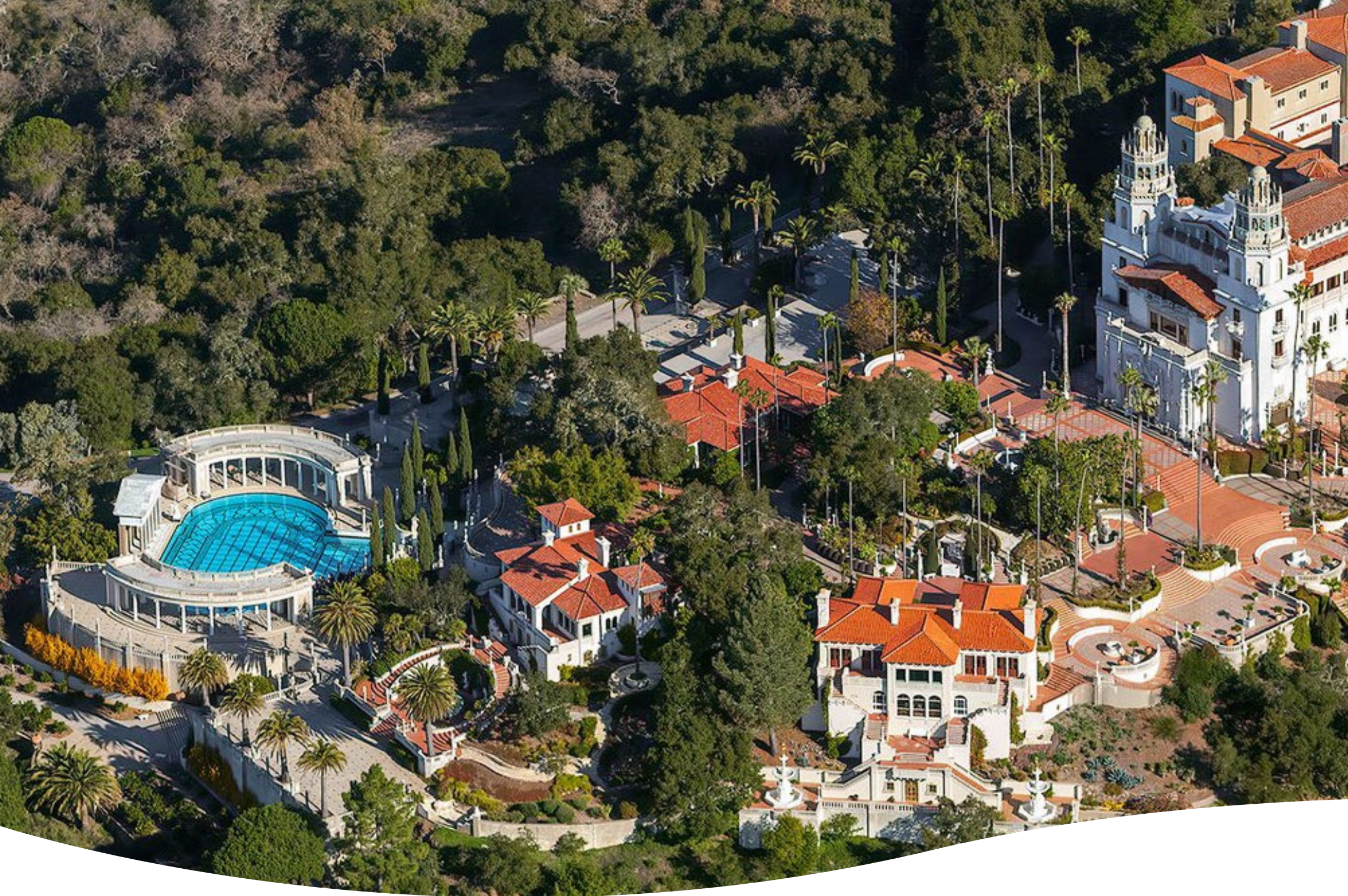
The Embarcadero serves as the vibrant heart of Morro Bay, drawing steady foot traffic year round with its waterfront dining, boutique shopping, and panoramic harbor views of Morro Rock. Lined with seafood restaurants, wine tasting rooms, kayak rentals, and whale watching departures, the Embarcadero offers an authentic working waterfront experience that blends tourism with local coastal culture. Its walkability and concentration of attractions make it a primary driver of visitor activity and hospitality demand within the market.



Montana De Oro State Park

Montaña de Oro State Park, located just a short drive from Morro Bay, draws visitors year-round with its rugged cliffs, sandy beaches, and extensive hiking and biking trails. Its dramatic coastal scenery and outdoor recreation opportunities make it a key driver of lodging, dining, and tourism activity in the Morro Bay area, attracting both day-trippers and overnight visitors seeking an authentic Central Coast coastal experience.





Hearst Castle

Hearst Castle, just a short drive from Morro Bay, is one of California's most visited landmarks, attracting over 750,000 guests annually. Perched above the coastline, the historic estate showcases opulent architecture, art collections, and sweeping Pacific views. As a year-round destination along Highway 1, it drives significant visitor traffic and overnight stays in the Morro Bay area. Visitors may even spot zebras grazing along Highway 1, remnants of Hearst's once-private zoo.



Highway 1

California's Highway 1 is a heavily traveled coastal route that brings steady visitor traffic to Morro Bay. Serving as a central stop along the Central Coast, it connects travelers exploring Big Sur, Cambria, and surrounding destinations, generating consistent year-round visitation from road-trippers, leisure travelers, and international tourists. Its accessibility and visibility along this iconic corridor make Morro Bay a natural hub for lodging, dining, and recreational activity.

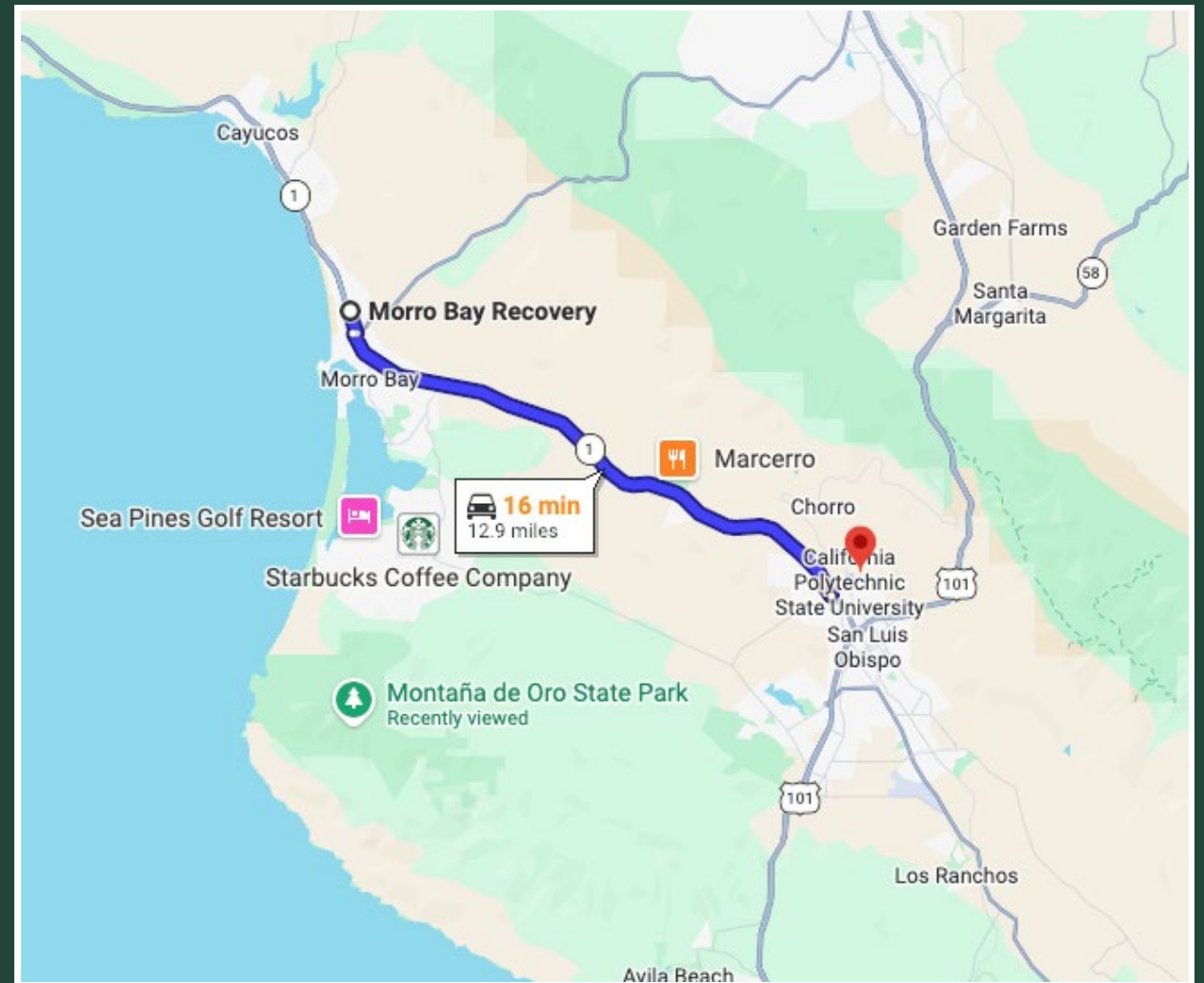




CAL POLY

22,000 Students
9,00- Acer Campus
2.6 Billion Annually in Economic activity

California Polytechnic State University, located about 16 minutes from Morro Bay, enrolls more than 23,000 students, making it one of the largest and fastest-growing campuses in the California State University system. The university is a major economic engine for the Central Coast, generating an estimated \$2.6 billion in annual economic impact through spending by the university, its students, faculty, staff, and visitors, and supporting thousands of jobs in education, housing, retail, hospitality, and services across San Luis Obispo and surrounding counties. Its consistent academic calendar and large student population also create recurring demand for lodging, dining, and events throughout the year



Morro Bay, the closest beach town to California Polytechnic State University, is just a 16-minute drive from campus, making it the perfect destination for parents and family members visiting students. Its coastal location offers convenient lodging, dining, and recreational options, providing a comfortable and scenic home-away-from-home during campus visits



Robert E. Kennedy Library
Completed September 2025



Comerford Pavilion
Completed November 2024



Robert E. Kennedy Library
Completed September 2025

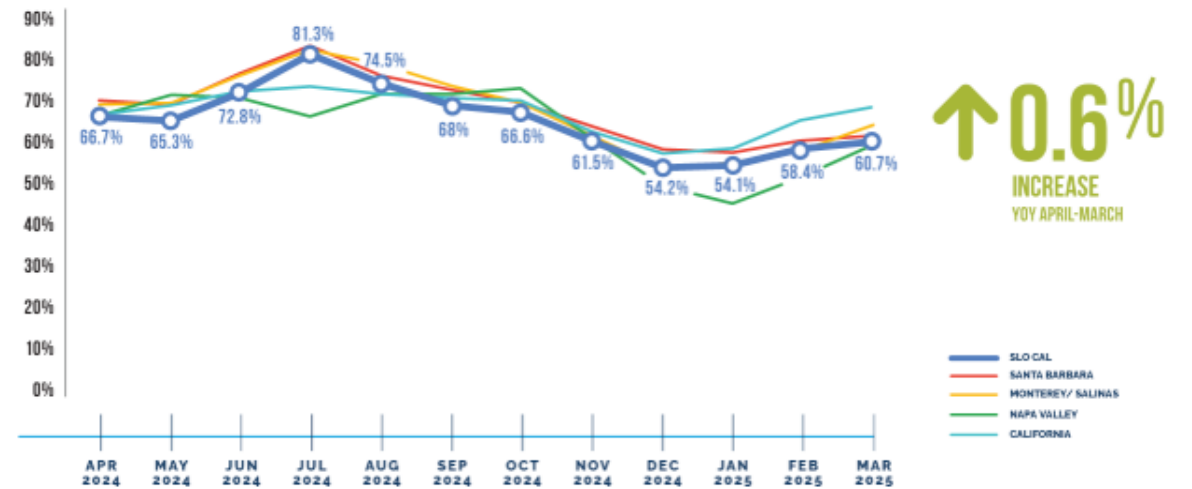




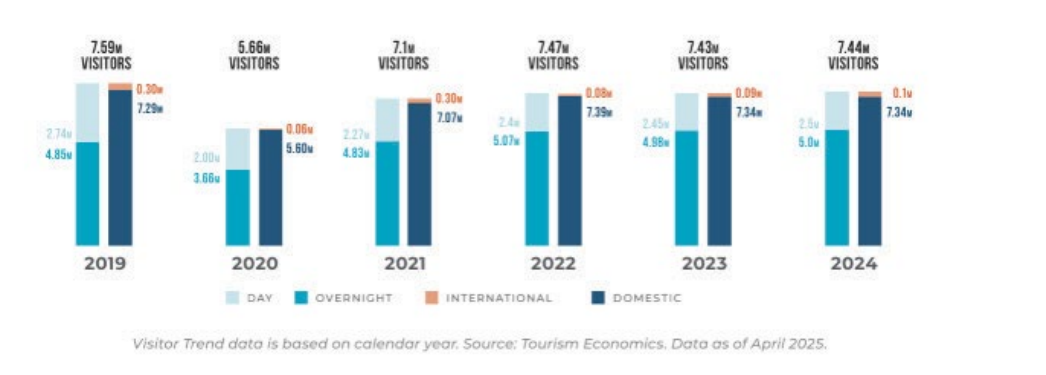
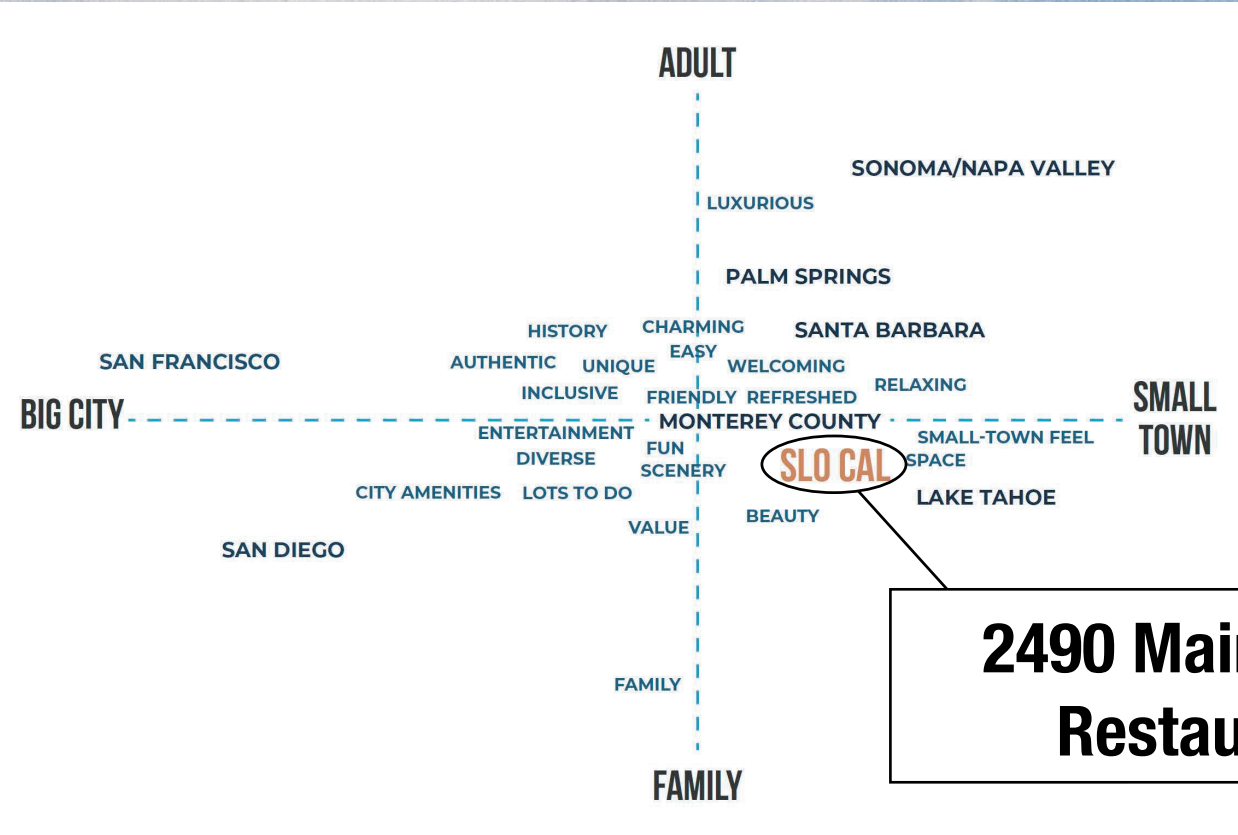
TOURISM DATA

AREA STATISTICS

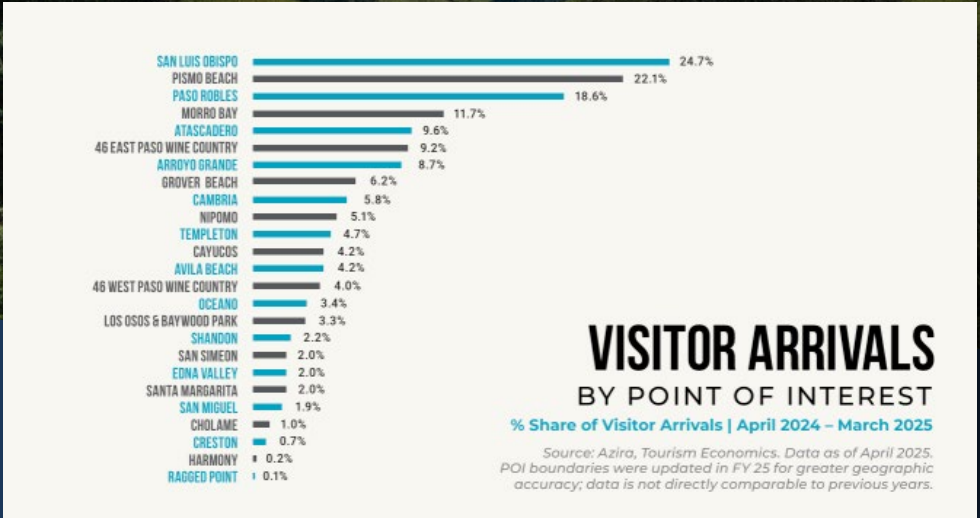
HOTEL OCCUPANCY (OCC)



Source: CoStar Group, STR, LLC., Tourism Economics. Data as of April 2025.



Visitor Trend data is based on a calendar year. Source: Tourism Economics. Data as of April 2025.



VISITOR ARRIVALS BY POINT OF INTEREST

Source: Azira, Tourism Economics. Data as of April 2025. POI boundaries were updated in FY 25 for greater geographic accuracy; data is not directly comparable to previous years.

CROSS-VISITATION



COMMUNITIES PER UNIQUE ARRIVAL
April 2024 - March 2025

LENGTH OF STAY





DAYS
April 2024 - March 2025

Source: Azira, Tourism Economics. Data as of April 2025.

San Luis Obispo County, commonly referred to as “SLO CAL,” is a well-established Central Coast tourism market attracting millions of visitors annually. The region benefits from a diversified tourism base supported by coastal recreation, iconic attractions, outdoor activities, wine country, and year-round events. Highway 1 serves as a primary travel artery through the county, capturing consistent drive-through visitation from regional, national, and international travelers



SALES COMPARABLES

Property	Address	Price	COE
 Grace & Rose Restaurant	745 Park Street Paso Robles, CA	\$1,500,000	12/2025
 2490 Main Street Restaurant	2490 Main Street Morro Bay, CA	\$1,290,000	Subject Property

COMP 1

Grace & Rose Restaurant
Paso Robles, CA

745 Park St

\$1,500,000 **SOLD**



Facts & features

Interior

Bedrooms & bathrooms

- Bedrooms: 3
- Bathrooms: 2.5

Interior area

- Total interior livable area: 2,696 sqft

Property

Lot

- Size: 0.32 Acres

Details

- Parcel number: 009201005

Construction

Type & style

- Home type: SingleFamily

Condition

- Year built: 1915

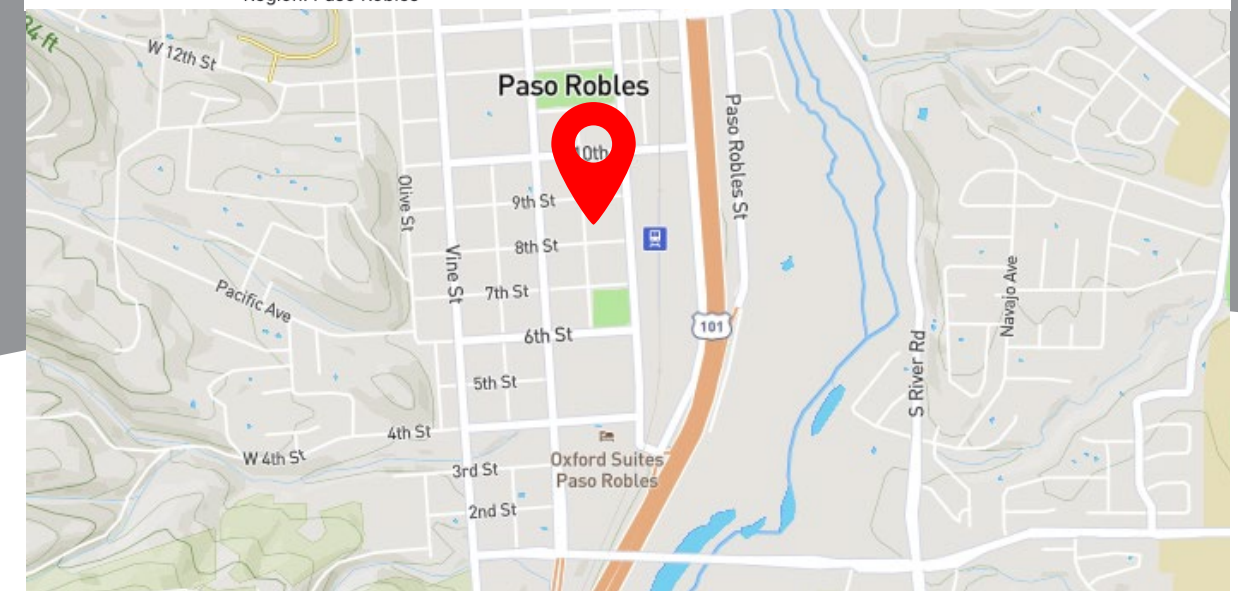
Materials

- wood frame

Community & neighborhood

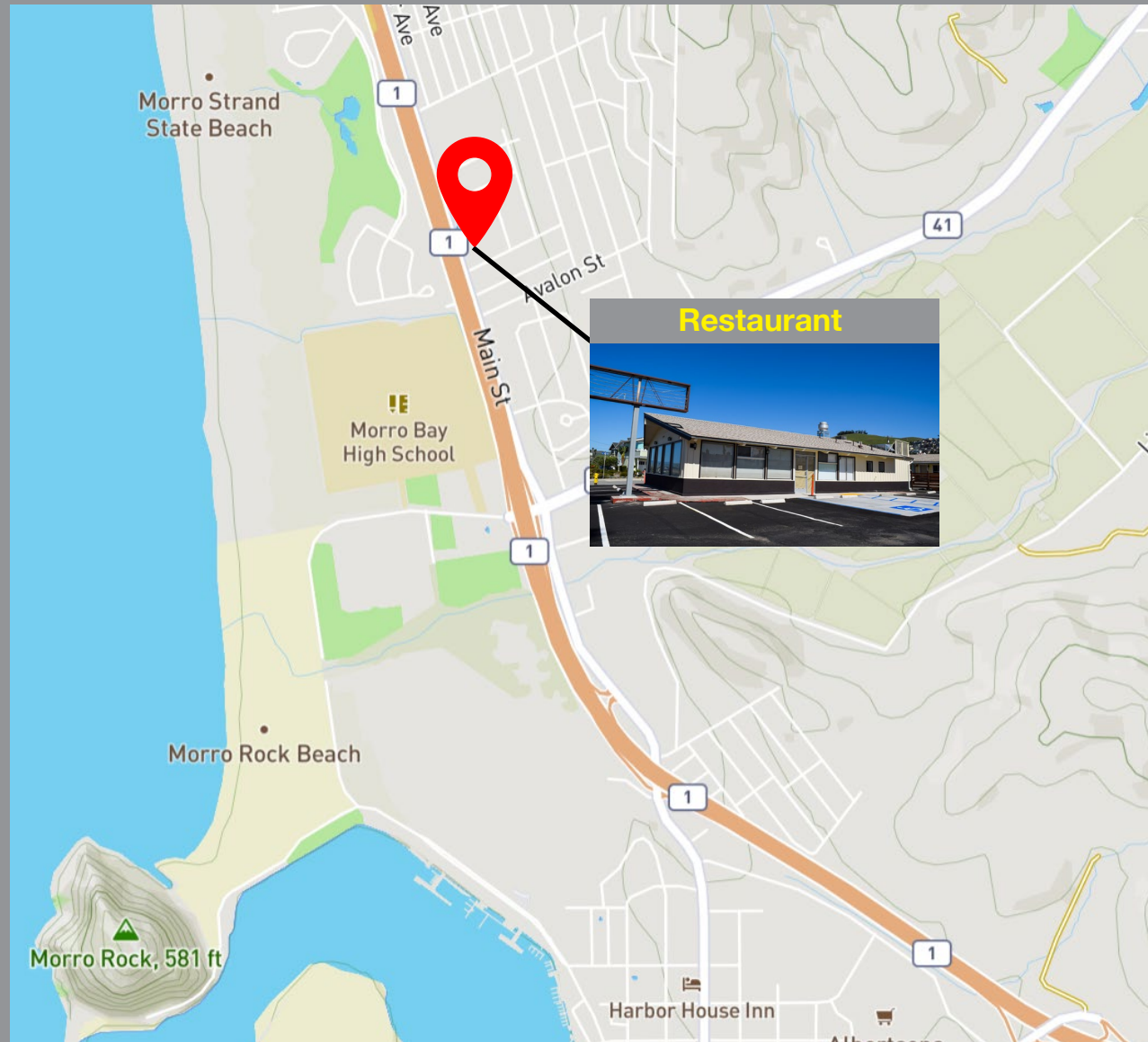
Location

- Region: Paso Robles





DIRECTIONS

**From Northbound Highway 101:**

Take the Highway 41 West exit toward Morro Bay and continue for approximately 14 miles. Merge right onto Highway 1 North toward Cayucos. Take the Main Street exit toward Morro Bay. Turn left onto Main Street and continue for approximately 0.5 miles. The destination will be on your right.

From Southbound Highway 101:

Take the Highway 46 West exit toward Cambria and drive approximately 21 miles. Merge left onto Highway 1 South toward Morro Bay. Take the Main Street exit. Turn right onto Main Street and continue for approximately 0.5 miles. The destination will be on your right at 2460 Main Street.

BY REVIEWING THIS DOCUMENT, YOU VOLUNTARILY AGREE TO THE FOLLOWING:

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Any pro formas, projections, opinions, assumptions or estimates used are purely for those purposes only and do not necessarily represent the current or guarantee the future performance of the property. Everlygrove Hotel Brokers and Seller strongly recommend that prospective purchasers go beyond this offering, by conducting an in-depth investigation of every physical and financial aspect of the property to determine if the property meets their needs and expectations. We also recommend that prospective purchasers consult with their tax, financial and legal advisors on any matter that may affect their decision to purchase the property and the subsequent consequences of ownership. All parties are also advised that in any property the presence of certain kinds of molds, funguses, or other organisms may adversely affect the property and the health of those individuals exposed to them.

Everlygrove Hotel Brokers recommends, if prospective buyers have questions or concerns regarding these issues, that prospective buyers conduct further inspections using qualified professionals. The Seller retains the right to withdraw, modify or cancel this offer to sell at any time and without any notice or obligation. Any sale is subject to the sole and unrestricted approval of Seller. Seller shall be under no obligation to any party until such time as Seller and any other valid parties have executed a contract of sale containing terms and conditions that are fully acceptable to Seller.

The principal officers of Everlygrove Hotel Brokers are Aaron Graves DRE #: 01787901 Aaron@EverlyGrove.com Ph: 805.704.0334, Katelyn Graves DRE #: 02078383 Katelyn@EverlyGrove.com Ph: 805.704.0334.

For more information on these and other exclusive listings, please visit our company website at www.everlygrove.com

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