

RARE CENTRAL COAST LIVING & WORK OPPORTUNITY

±4,000 SF Mixed-Use Building

\$1,700,000 • \$425/SF



2315 ARROYO GRANDE CALIFORNIA 93420 AUTUMN PLACE

PRESENTED BY

JAY PEET

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CA LIC. 01779282



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Mixed-Use Investment Opportunity in Arroyo Grande

2315 ARROYO GRANDE
CALIFORNIA
93420
AUTUMN PLACE

Rare Central Coast Live/Work Opportunity with Commercial Shop, Equestrian Facilities & Multiple Income Streams.

Discover an exceptional mixed-use property designed for business owners, contractors, equestrians, investors, or anyone seeking a true live/work lifestyle. Situated on approximately 2.3 private acres, this versatile property combines a highly functional commercial shop, equestrian improvements, multiple income-producing opportunities, and a comfortable log home—all in one unique Central Coast offering.

The property's centerpiece is the approximately 2,400 square-foot commercial shop, purpose-built for serious work. Equipped with Phase III electrical power, a commercial-grade air compressor, and hard-plumbed compressed air lines throughout the building, the shop is well suited for fabrication, manufacturing, equipment repair, automotive work, woodworking, welding, or a variety of commercial and industrial operations. The expansive workspace offers the flexibility and infrastructure rarely found on rural residential properties.

For horse owners, trainers, or equestrian businesses, the property includes a covered three-stall horse barn with automatic waterers, tack room, hay storage, paddocks, pasture, riding arena, round pen, and horse corrals, providing an ideal setup for boarding, training, or personal use.

Income potential extends well beyond the primary improvements. The property features two full-service RV sites complete with water, sewer, and electrical hookups, along with two additional RV spaces equipped with

water and electrical service, creating excellent opportunities for long-term rentals, workforce housing, or short-term accommodations where permitted. An additional Western-style guest quarters and an included one-bedroom fifth-wheel residence provide even more flexibility for rental income, employee housing, guest accommodations, or multigenerational living.

The residence is a charming approximately 1,600 square-foot single-level log home offering three bedrooms and two remodeled bathrooms. Rich log walls, exposed timber beams, and expansive concrete decks create a warm mountain-lodge atmosphere, while owned solar helps reduce operating costs and adds long-term value.

Additional improvements include a large garage, workshop areas, updated well infrastructure with a new casing, pump, and pressure tank, and abundant room for equipment, trailers, livestock, or future expansion.

Properties that combine commercial-grade infrastructure, equestrian amenities, multiple income-producing improvements, and a quality residence are exceptionally difficult to find on California's Central Coast. Whether you're looking to operate your business from home, expand an equestrian operation, generate rental income, or invest in a highly versatile property, this offering presents an uncommon opportunity.

Schedule your private tour today and experience the flexibility, functionality, and income potential this unique property has to offer.

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SUBJECT PROPERTY

PRICE
\$1,700,000

BUILDING SIZE
±4,000 SF

PPSF
\$425/SF

ZONING
RS

YEAR BUILT
1981

Property & Pricing Summary

LOT SIZE

±100,188 SF

ROLL UP DOORS

Two

UNIT MIX

60/40

HVAC

Forced Air Heat

FLOORS

2

ELEVATOR

None

RESTROOMS

3

APN

091-401-029

POWER

3-Phase Step-up

PARKING

3

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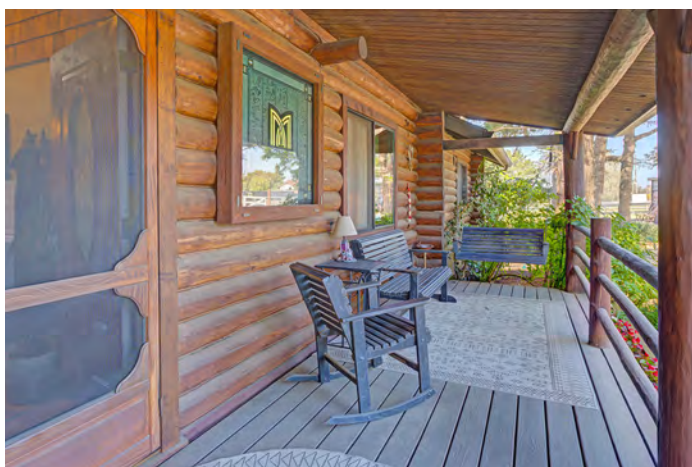
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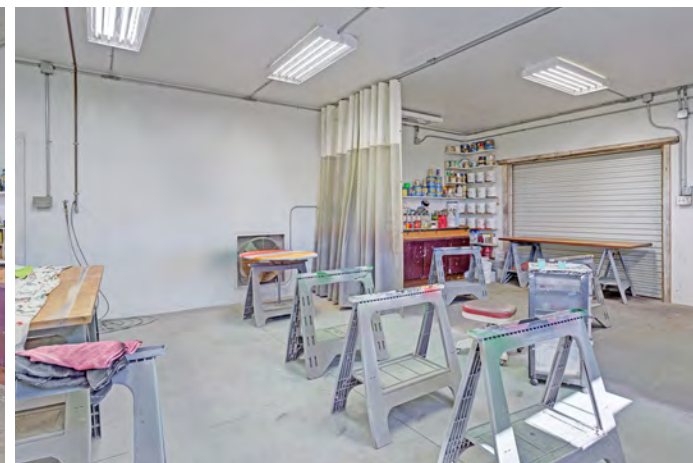
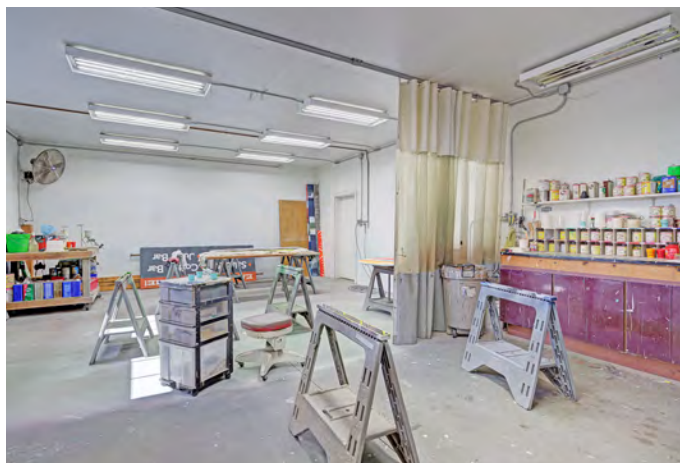
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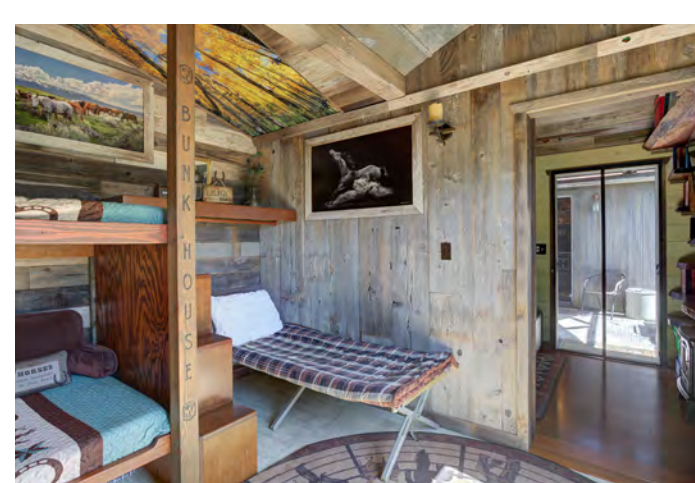
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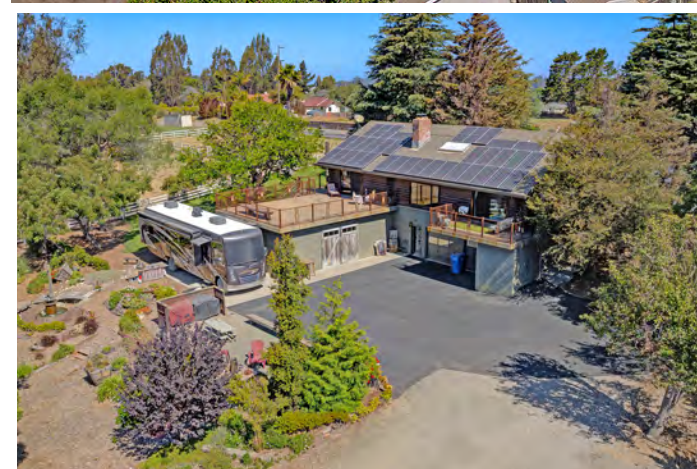
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NEARBY AMENITIES & BUSINESSES

- | | | | |
|----|------------------------------|----|------------------------|
| 1 | Cypress Ridge Golf Course | 11 | Slappy's Chowder House |
| 2 | Blacklace Golf Course | 12 | Pono Pacific Kitchen |
| 3 | The Gardens at Peacock Farms | 13 | Panera Bread |
| 4 | Pacific Dunes Ranch Camp | 14 | Butterfly Grove |
| 5 | Vons | 15 | Ember Restaurant |
| 6 | Dignity Health | 16 | CVS |
| 7 | AJ Spurs | 17 | Walmart |
| 8 | In N Out | 18 | Starbucks |
| 9 | Peacock Cellars | 19 | Red Bee Coffee |
| 10 | Windmill Farms | 20 | Lil Bits Cafe |

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CITY OF SAN LUIS OBISPO ECONOMY

SLO benefits from a diversified and resilient economy anchored by tourism, education, and high-value industry clusters. Tourism is one of the city's—and the broader county's—largest economic drivers, with **direct travel spending reaching about \$2.4 billion in 2024**, accounting for over 10% of the county's GDP.

The leisure and hospitality sector (including accommodations, food service, recreation, and arts) employs a sizable share of the workforce. The arts and culture scene is also a key contributor, generating **more than \$35 million in direct sales** and supporting more than 1,300 jobs in the city.

On the innovation and services side, the region's economic base includes strong education and knowledge-creation roles, anchored by Cal Poly and various technology and design firms. The city's industry clusters with particularly rapid growth include **information & communication technology, building & design, and defense/aerospace manufacturing**. These higher-wage sectors are complemented by stable employment in healthcare and public services. Tourism revenue helps fund city services: for example, about 10% of San Luis Obispo's general fund comes from transient occupancy (hotel) taxes, underscoring the fiscal importance of its visitor economy.

Overall, San Luis Obispo's economy stands out for its blend of traditional strengths (tourism, hospitality, arts) and emerging knowledge-economy sectors, creating both steady day-to-day activity and potential for long-term growth.

Major Employers (SLO Chamber 2023)

Cal Poly	Higher Education	3,000 Jobs
County of SLO	Government	2,900 Jobs
Tenet Health	Healthcare	1,300 Jobs
Cal Poly Corp.	Education Support Svcs.	1,400 Jobs
Mindbody	Software/Technology	900 Jobs
City of SLO	Municipal Government	450 Jobs
Amazon (Last Mile facility)	Logistics	300 Jobs

LIFESTYLE & CULTURE

SLO offers an exceptional quality of life defined by a vibrant cultural scene, deep community engagement, and a year-round outdoor lifestyle. The city's arts and entertainment offerings anchor its character—most notably the weekly *Thursday Night Farmers' Market*, which transforms five blocks of Higuera Street into a pedestrian festival of fresh produce, hot food, and live entertainment. Cultural institutions such as the *San Luis Obispo Museum of Art* and the citywide Public Art Program further enrich the community, while annual events like the San Luis Obispo International Film Festival activate downtown venues including the iconic, solar-powered Palm Theatre.

This dynamic cultural environment is complemented by San Luis Obispo's strong reputation for livability. Frequently recognized as one of the *"Happiest Cities in America,"* SLO benefits from a mild coastal-valley climate, a walkable and historic downtown, and a community ethos centered on health, connection, and balance. The city is also a national leader in active transportation: PeopleForBikes has rated San Luis Obispo the *best city in the United States for bicycling*, reflecting its extensive bike networks, safety initiatives, and strong ridership.

Positioned midway between Los Angeles and San Francisco, San Luis Obispo offers access to major California markets while retaining the charm, pace, and identity of a smaller Central Coast community. Together, its cultural richness, outdoor amenities, and high measured life satisfaction make SLO *one of the most desirable and livable cities on the West Coast*—an environment that consistently attracts residents, students, and visitors seeking a high-quality lifestyle.



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