

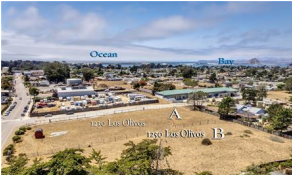
Customer Short

1250 Los Olivos Ave, Los Osos 93402

STATUS: Active

LIST PRICE: \$499,950

West on Los Osos Valley Road, Right on Fairchild, Property is 2nd from SE Corner of Fairchild and Los Olivos



LOT(src): 1.23/53,579 (A)
DAM: 0
SALE TYPE: Standard
ML#: [SC25168371](#)
B TRACT: Other (OTHR)
VIEW: Yes

LOT NUMBER: B
TRACT NUMBER:
ZONE: RMF
LOT DIM:
LEASE: No
AREA: OSOS - Los Osos

PRICE PER SQFT: \$9.33
ORIGINAL \$: \$499,950
GROSS EQUITY:
PRESENT LOANS:
TAX RATE YEAR:
BAC:

1230 Los Olivos Ave, Los Osos 93402

STATUS: Active

LIST PRICE: \$499,950

West on Los Osos Valley Road, Right on Fairchild, Property is on the SE Corner of Fairchild & Los Olivos



LOT(src): 1.18/51,401 (A)
DAM: 0
SALE TYPE: Standard
ML#: [SC25168358](#)
B TRACT: Other (OTHR)
VIEW: Yes

LOT NUMBER: B
TRACT NUMBER:
ZONE: RMF
LOT DIM:
LEASE: No
AREA: OSOS - Los Osos

PRICE PER SQFT: \$9.73
ORIGINAL \$: \$499,950
GROSS EQUITY:
PRESENT LOANS:
TAX RATE YEAR:
BAC:

This parcel is #8 on the Los Osos RMF Building List, for 20 homes (& parcel adjacent, #9 for 23 homes). They are the BEST priced CRMLS-listed Residential Multi Family zoned (RMF), potentially developable properties in Coastal SLO County today (7.25.2025), ocean-side from Nipomo to Ragged Point. This PRIME Coastal location is: 1) Steps from downtown shopping & restaurants in bayside Los Osos. 2) Centrally located between Los Angeles & San Francisco, & loaded with affordable housing options 3) On the same bay and adjacent to the City of Morro Bay. 4) A few minutes South from Cayucos, Cambria, & San Simeon (gateway to Big Sur), and a few minutes North of San Luis Obispo & Pismo Beach. Since apx. 1988, most of Los Osos has been under a building moratorium. For the first time, construction is moving forward. See Tribune Article pdf (on Virtual Tour). During the past 40 years, due to public demand, low construction costs, and reliable storage rental income, many coastal properties zoned RMF, were developed into storage complexes, contributing to current shortages in RMF Zoning for homes, County-wide. Although there are many properties zoned for multi-use, (which also allow residential) there are currently only a total of 8 other RMF zoned properties listed RMF in CRMLS, SLO Coastal County-wide as of 7/25/2025. Other zonings may require construction of commercial units, as well as residential, and may restrict financing. Lowest rates & best terms may be limited to Residential or RMF zonings. Buyer to verify zoning development requirements & details (including building permit issuance timing) with SLO County Planning, and financing with lending institutions. IMPORTANT NOTE to check with SLO County Planning: Due to habitat conservation & sensitive natural resources, the Los Osos Development Plan is VERY conservative. A) If a property is not on the building list yet, it may not be possible to add it to a building list. B) The number the property has on the building list will determine how soon the property may be developed. Properties with large numbers may take 10+ years

