

THE CASS HOUSE

\$5,950,000

Cayucos Historical Hospitality Property

149 Cayucos, Cayucos, CA 93430

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THE CASS HOUSE for sale at \$5,950,000

An extraordinary opportunity to acquire one of California's most iconic and historically significant coastal estates, masterfully restored to reflect the grandeur and elegance of its original 19th-century architecture. Originally constructed in 1876 by Captain James Cass, the renowned Cass House is a landmark destination in the heart of Cayucos, offering an unparalleled blend of historic provenance, refined hospitality, and exceptional commercial versatility along California's coveted Central Coast.

Set on approximately +/- 30,000 sq ft, this distinguished estate is ideally positioned in prime downtown Cayucos—just one block from the Pacific Ocean—with exceptional walkability, visibility, and accessibility. Zoned for commercial and residential use, the property presents a rare opportunity for luxury hospitality, boutique retail, fine dining, private events, or use as an exclusive residential estate.

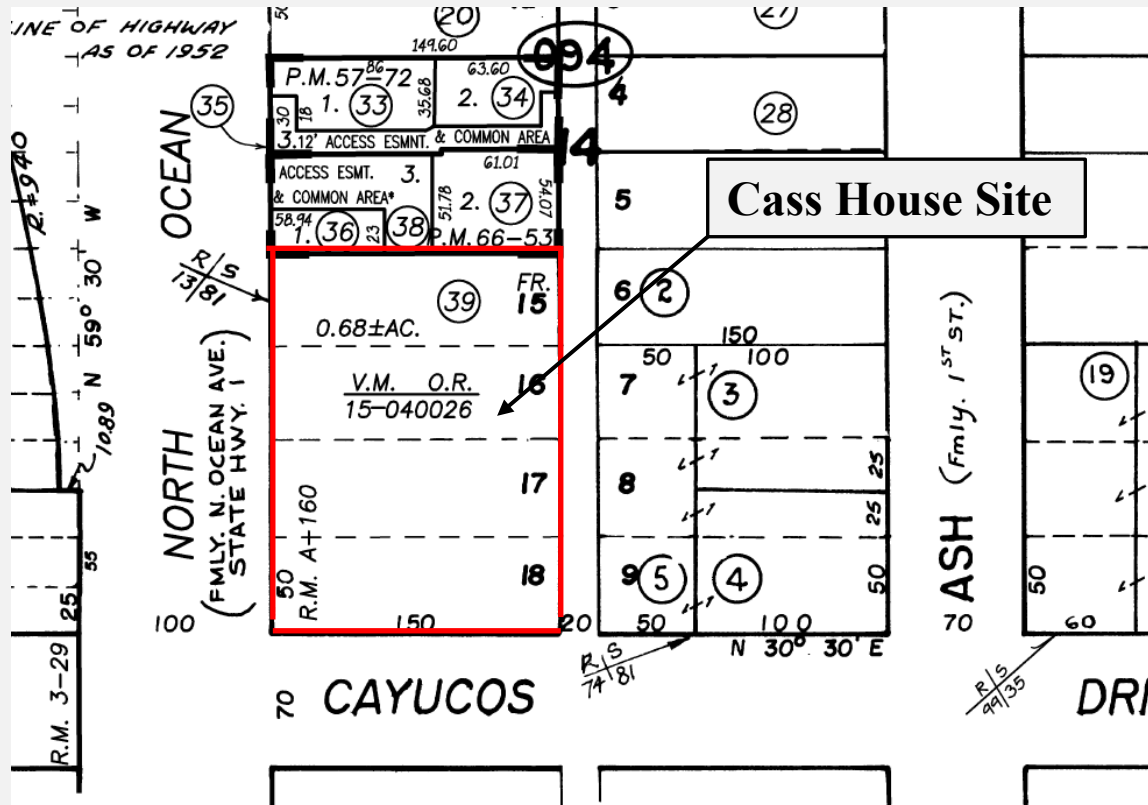


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Cayucos, a charming coastal California town, boasting a diverse and dynamic demographic that contributes to its unique character. The Cass House, a historic landmark in Cayucos, serves as a focal point for visitors and locals alike, attracting a varied clientele. International tourists exploring the picturesque California coast often find themselves drawn to this elegant retreat, while wine enthusiasts visiting the nearby Paso Robles wine region frequently make it their base. Cayucos is a short drive from Paso Robles, Morro Bay, and Highway 1 to Big Sur.

The property is positioned at the corner of North Ocean Avenue and Cayucos Drive on one parcel spanning four lots with on-site parking via the adjacent alley-way.



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THE CASS HOUSE was operated as an elegant five-bedroom boutique inn, complete with a separate guest house, delivering guests an authentic and memorable experience in one of California's most charming beach communities. Fully furnished and offered with FF&E included, the estate encompasses approximately 4,299 sq ft and features five luxurious en-suite guest accommodations, formal entertaining spaces, and beautifully curated indoor and outdoor gathering areas.



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This rare turnkey offering encompasses multiple potential revenue streams, thoughtfully integrated into a cohesive hospitality destination:

- **Cass House Bed & Breakfast** — A fully restored Victorian mansion with five en-suite guest rooms, reception hall, banquet and formal dining rooms, and a commercial-grade kitchen plus two ground floor bathrooms.
- **Cass House Bar & Grill** — A fully built-out restaurant space equipped with a wood-fired oven, Argentina grill, professional kitchen infrastructure, and beer and wine taps, poised for immediate reopening, including a Type 41 liquor license.
- **“Al Fresco” Dining Pavilion** — An elegant covered outdoor dining venue and event use for coastal entertaining.
- **Bijou Bakery** — A celebrated artisanal bakery operated by a Le Cordon Bleu-trained chef, currently under a flexible month-to-month lease.
- **Outdoor Wedding & Event Venue** — Romantic gardens, manicured lawns, elegant gazebo, and a picturesque wedding arbor create an exceptional setting for weddings, retreats, and private celebrations.
- **Guest House** — Ideal for luxury bridal accommodations, private guest quarters, or on-site management.



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Additional estate features include commercial dry and cold storage facilities, public restrooms, laundry room, dedicated on-site parking, hardwood floors, courtyards and gardens, vegetable and herb gardens designed for farm-to-table culinary experiences, and water-view elements that further enhance the property's coastal appeal.

The property's outdoor spaces have been thoughtfully designed to create a seamless indoor-outdoor lifestyle experience, with beautifully landscaped grounds, intimate courtyards, balconies, dining terraces, and garden pathways that invite relaxed coastal entertaining.



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