

# LAND FOR SALE

## 10 ACRES ZONED M-SP

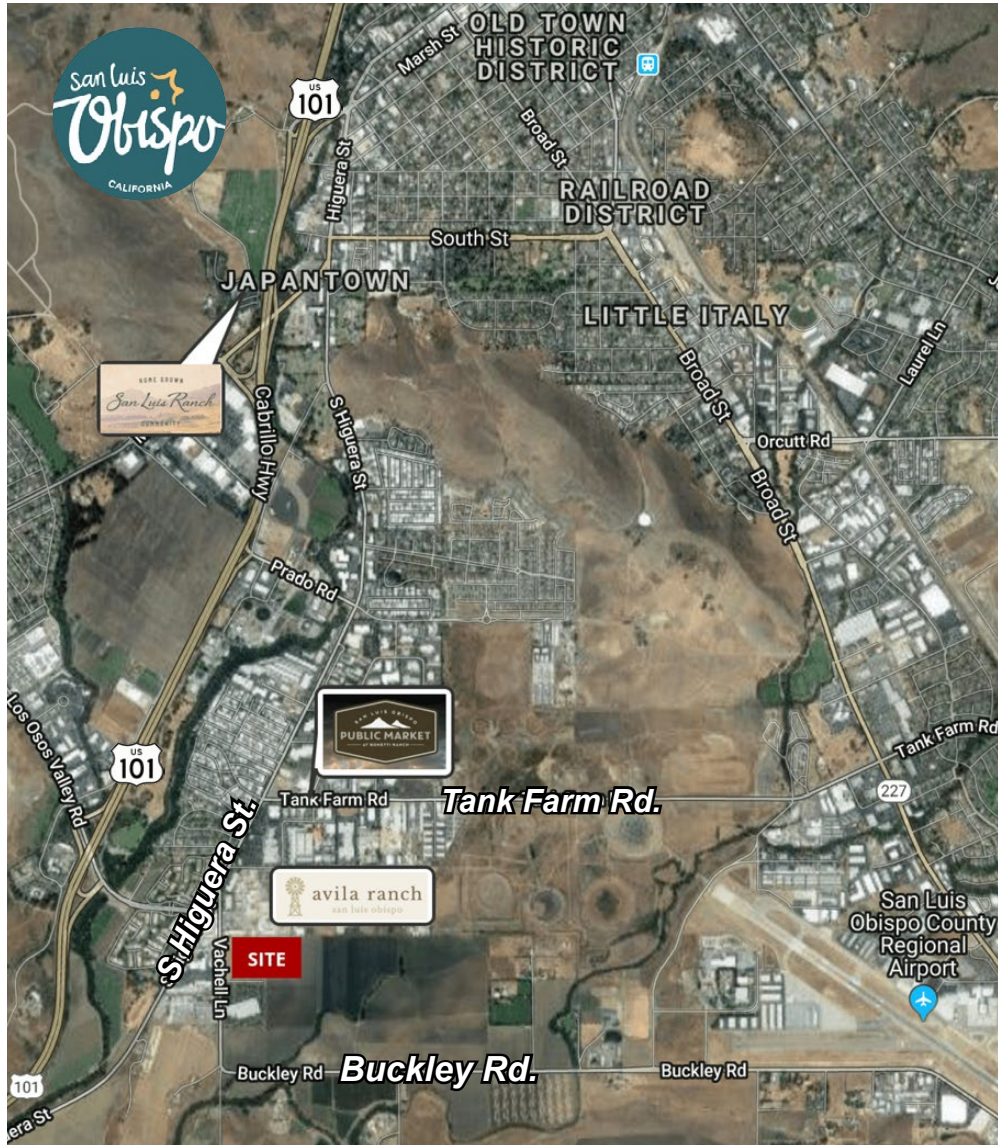
120 Venture Dr., San Luis Obispo, CA 93401

### PROPERTY INFORMATION

- SALE PRICE:** \$4,900,000
- PROPERTY TYPE:** Industrial Land
- LOT SIZE:** 9.38 Acres  
+/- 408,593 SF
- ZONING:** M-SP  
(Manufacturing)
- APN:** 053-259-001

### PROPERTY OVERVIEW

This nearly 10 acre parcel is located by Tank Farm Road and S. Higuera Street in the city limits of San Luis Obispo. With great proximity to Highway 101 this parcel lends itself to a single or multi-building development. Zoned Manufacturing (M-SP) offers a wide variety of allowable uses. Rare opportunity to buy a parcel of this size in San Luis Obispo.



Marty Indvik  
mindvik@lee-associates.com  
D 805.782.9000 x1217  
CalDRE #961882

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.



# LAND FOR SALE

## 10 ACRES ZONED M-SP

120 Venture Dr., San Luis Obispo, CA 93401

Our outline relative to fees is provided. I would encourage you to reach out to the planning department should you want to verify information relative to your proposed uses and concepts.

[CLICK to see the Fee Schedule.](#)



Zoned M. Zoning Regulations:  
[City of San Luis Obispo](#)



Airport Area Specific Plan for the city of San Luis Obispo: [CLICK HERE](#)

While located in the city limits land use is also under the purview of the Airport Land Commission: [Airport Land Use Plan](#)

Property is in Safety Area 2 as it relates to the airport. This site is subject to city wide fees as well as Airport Area Specific Plan (AASP) fees.

Recently approved residential and commercial developments in close proximity:

AVILA RANCH: [avilaranchslo.com](http://avilaranchslo.com)

SAN LUIS RANCH: [sanluisranch.com](http://sanluisranch.com)

SLO PUBLIC MARKET | BONETTI RANCH: [slopublicmarket.com/about](http://slopublicmarket.com/about)

Marty Indvik  
mindvik@lee-associates.com  
D 805.782.9000 x1217  
CalDRE #961882

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

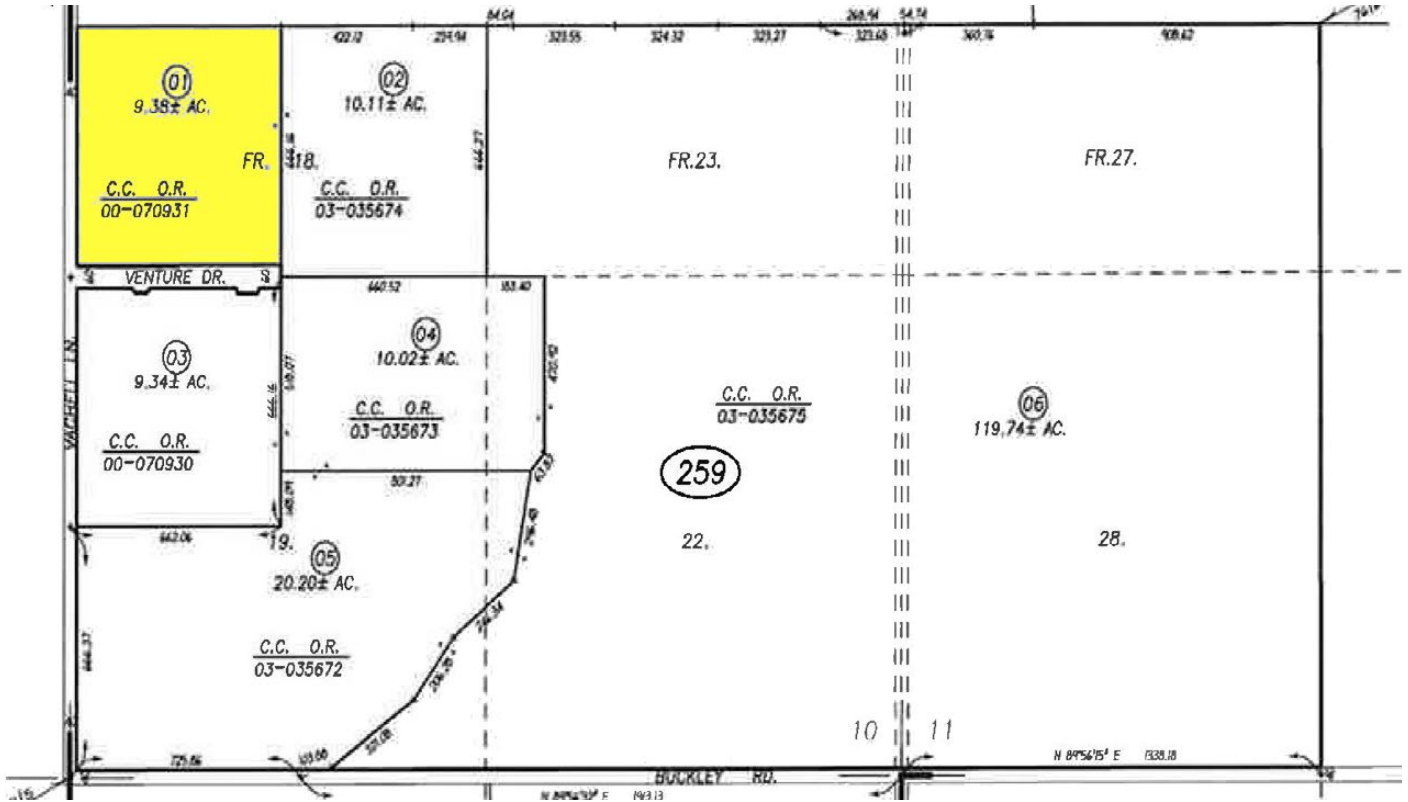
# LAND FOR SALE

## 10 ACRES ZONED M-SP

120 Venture Dr., San Luis Obispo, CA 93401



	1 MILE	5 MILES	10 MILES
Total Households	1,563	23,927	40,316
Total Population	3,763	55,925	107,068
Average HH Income	\$63,177	\$65,168	\$69,330



Marty Indvik  
mindvik@lee-associates.com  
D 805.782.9000 x1217  
CalDRE #961882

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.