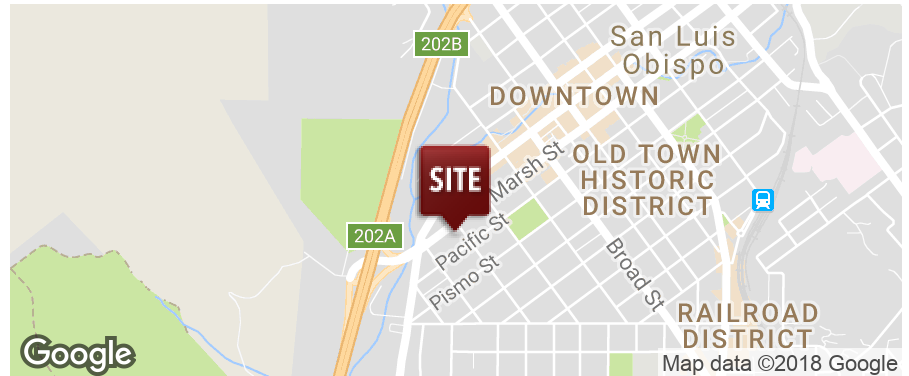


RETAIL FOR LEASE OR SALE

1227-1229 Carmel Street, San Luis Obispo, CA 93401



- LEASE RATE:** \$1.50/SF/month
- NNN:** est. \$.30/SF
- SALE PRICE:** \$3,500,000
- BUILDING SF:** 12,000 SF
- LOT SIZE:** 0.6 Acres
- APN:** 002-508-013
- ZONING:** CS
Service Commercial
- LOADING DOCK:** One (1) w/ truck well, double doors
- PARKING:** 23 Spaces
- RESTROOMS:** Four (4)
- HVAC:** Throughout
- AVAILABLE:** August, 2018



PROPERTY OVERVIEW

Great opportunity to lease or purchase this 12,000 SF retail building in **downtown San Luis Obispo** located near the intersection of Higuera and Marsh Streets intersect and close to Hwy 101 on and off ramps. This section of town is experiencing a renaissance with new mixed-use projects and micro-breweries springing up in the neighborhood. Easy access, good parking, loading dock and truck well provide elements for many potential uses. Currently demised into two spaces (2,000 SF & 10,000 SF) with separate electrical, restrooms and HVAC. There are two sets of restrooms in each space, newer roof and 5 - 5 ton

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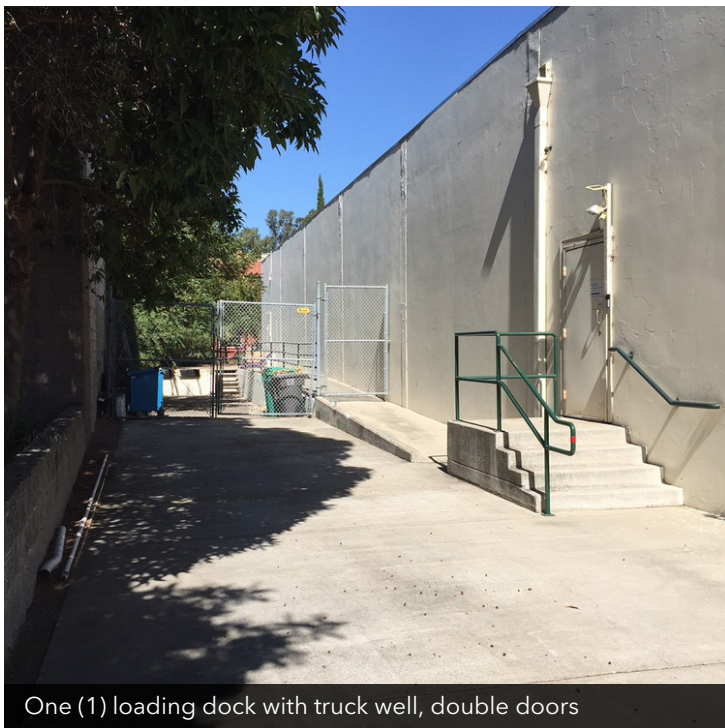
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22 Parking Spaces



One (1) loading dock with truck well, double doors



Store Interior

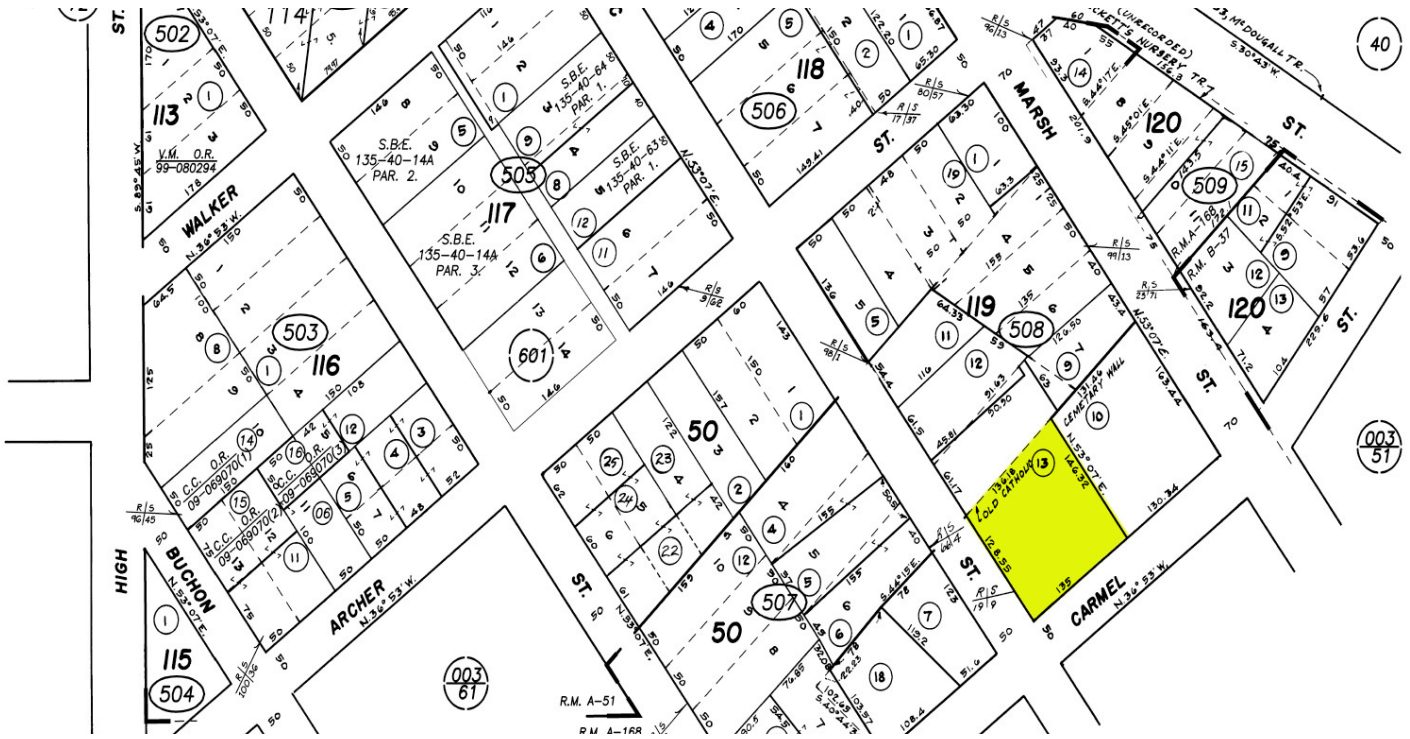
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DEMOGRAPHICS:

POPULATION	1 MILE	3 MILES	5 MILES
Total population	10,280	48,002	69,422
Median age	26.6	26.4	28.7
Median age (Male)	28.2	25.2	27.1
Median age (Female)	25.8	28.4	26.3

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	5,197	20,258	24,630
# of persons per HH	2.0	2.4	2.8
Average HH income	\$54,185	\$57,847	\$60,921
Average house value	\$592,056	\$615,065	\$642,222



LOCATION: San Luis Obispo or SLO is a city in the U.S. state of California, located roughly midway between Los Angeles and San Francisco on the Central Coast. The city is home to San Luis Obispo County Regional Airport which offers private air service and non-stop commercial air service to San Francisco, Los Angeles, Seattle, Denver, and Phoenix. Amtrak provides daily rail transport service at San Luis Obispo station as the northern terminus of the Pacific Surfliner line from San Diego, and as a stop on the Coast Starlight line. The downtown area has many eclectic shops and boutiques. New downtown shopping centers have been added in recent years. The Court Street Center and Downtown Center house stores that belong to nationwide chains. One of the primary draws of this area for students, visitors, and residents alike is the plethora of outdoor sports such as hiking, kayaking, surfing, and more.

Cal Poly San Luis Obispo's Annual impact on the Central Coast:

- Annual spending \$655.7 million
- \$469 million on the regional economy
- \$951 million on the statewide economy
- 5,000 jobs in the region
- \$29.6 million in local tax revenue.
- \$61 million in statewide tax revenue.

\$2.4 billion of the earnings by alumni from Cal Poly San Luis Obispo are attributable to their CSU degrees, which creates an additional \$4 billion of industry activity throughout the state.

