



Accelerating success.



## For Lease

# \$3.25-3.33

PSF MG

(+ Utilities + 5% Management Fee)

Contact us:

Preston Thomas, SIOR

Senior VP | Principal

BRE #01378821

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Colliers | San Luis Obispo  
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# 1026 Chorro Street Downtown San Luis Obispo

## Class A Professional Office Suites

### Property Summary

Arguably the nicest office space in town! Professional office located in the heart of Downtown San Luis Obispo. Located caddy corner from the Mission, this office building has recently under gone a full renovation.

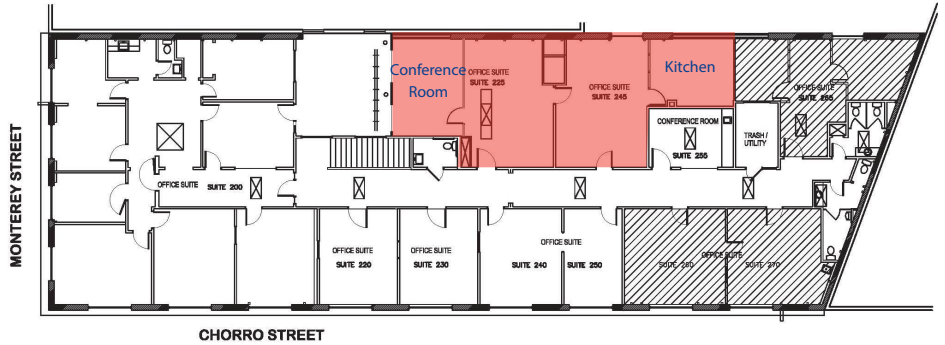
Very high-end fixtures with no expense spared. Amenities include 11' ceilings with the original brick walls and hardwood floors. A sophisticated common area, conference room, secure entry with intercom access.

Suite 225/245	± 1,861 SF
Suite 265	± 750 SF
Suite 220	± 397 SF <b>LEASED</b>
Suite 230	± 395 SF
Suite 225/245	\$3.25/SF, Modified Gross (+Utilities + 5% Management Fee)
Suite 265	\$3.33/SF, Modified Gross (+Utilities + 5% Management Fee)
Suite 220	\$3.33/SF, Modified Gross (+Utilities + 5% Management Fee) <b>LEASED</b>
Suite 230	\$3.33/SF, Modified Gross (+Utilities + 5% Management Fee)
Exposure	± 8,117 AADT on Chorro Street
Property Type	O (Office)
Minimum Lease	Two Years
Location	Downtown San Luis Obispo

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# Suite 225/245

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\* Floor plan not to scale and approximate.

Suite 225/245	± 1,861 SF
Exposure	± 8,117 AADT on Chorro Street
Rate	\$3.25 PSF MG (+ Utilities + 5% Management Fee)
Property Type	O (Office)
Build-Out	Includes two large work areas, office/conference room and kitchenette – overlooks Giuseppe's back patio. Includes system furniture for 10-12 employees.



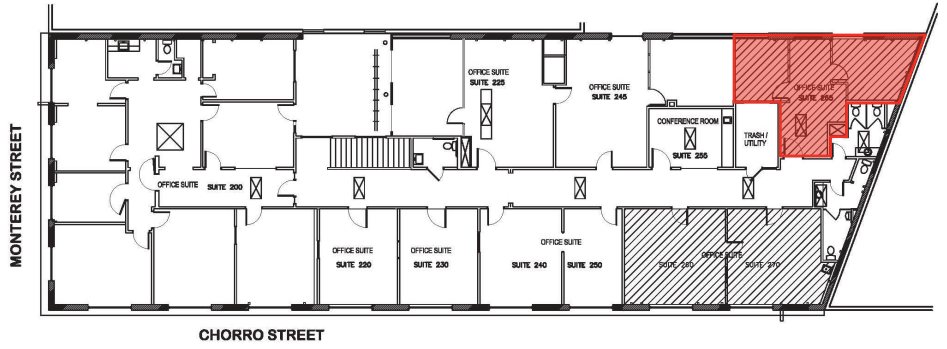
## Contact

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# Suite 265



\* Floor plan not to scale and approximate.

Suite 265	± 750 SF
Exposure	± 8,117 AADT on Chorro Street
Rate	\$3.33 PSF MG (+ Utilities + 5% Management Fee)
Property Type	O (Office)
Build-Out	Reception, 2 offices, overlooks Giuseppe's back patio



## Contact

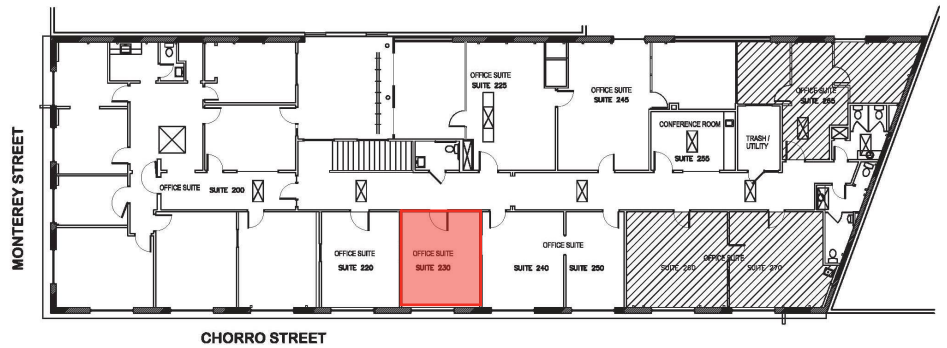
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# Suite 230

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\* Floor plan not to scale and approximate.

Suite 230	± 395 SF
Exposure	± 8,117 AADT on Chorro Street
Rate	\$3.33 PSF MG (+ Utilities + 5% Management Fee)
Property Type	O (Office)
Build-Out	Single room offices



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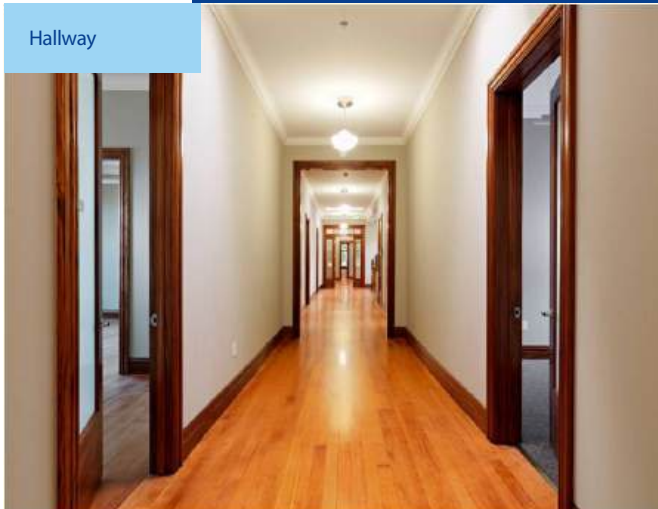
# Property Gallery

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Common Area  
Conference Room



Hallway



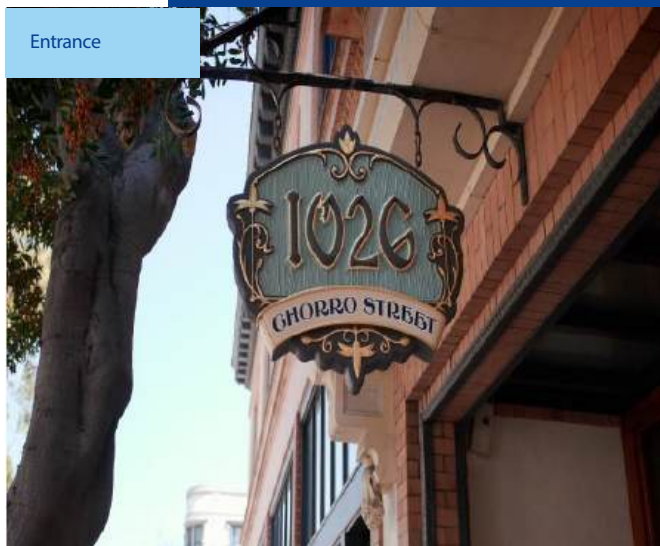
Location

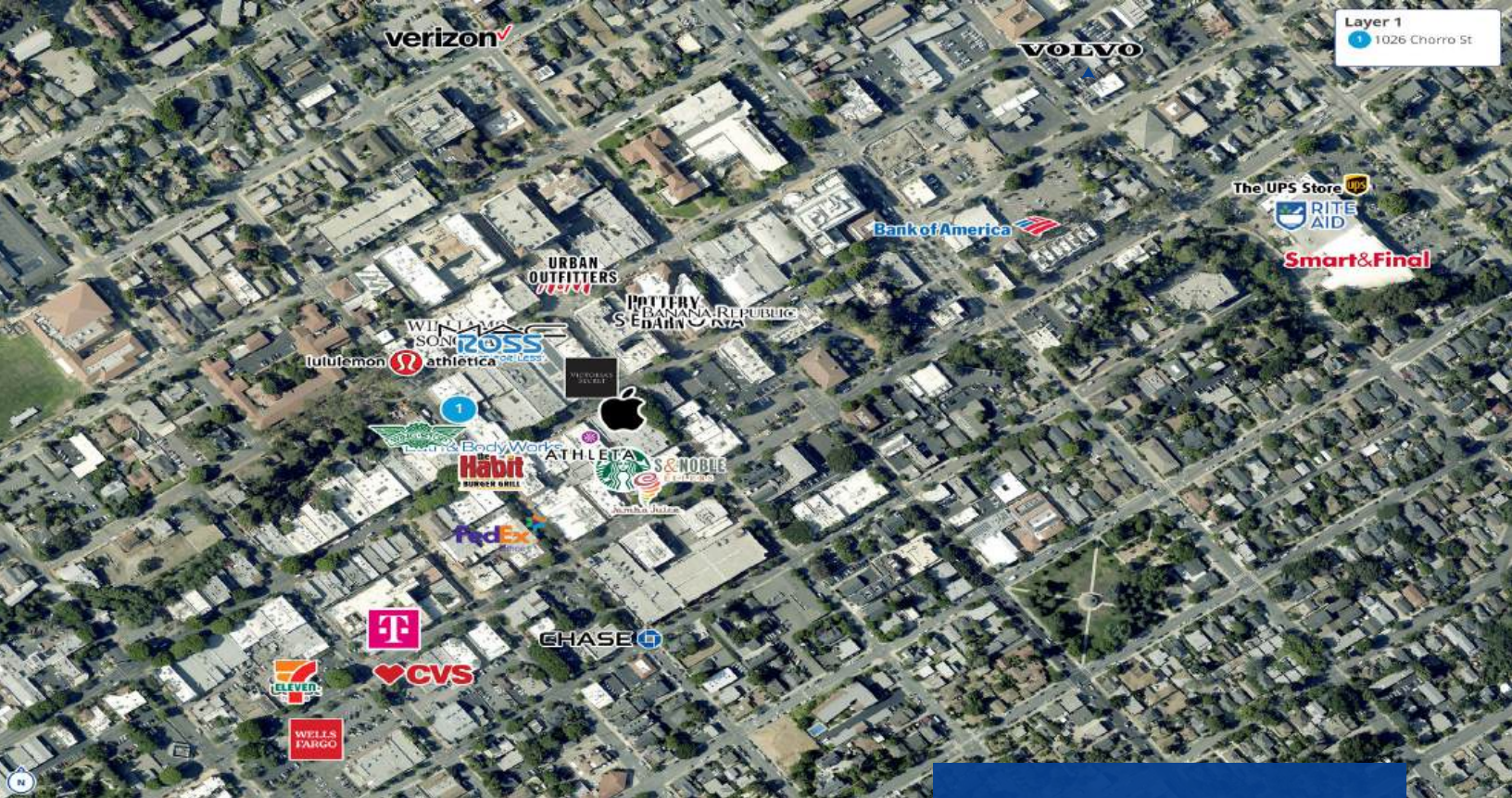


San Luis Obispo Mission



Entrance





Demographics by Drive Times (1/5/10 Minutes from Subject)

Distance >	1 Minute Drive Time		5 Minute Drive Time		10 Minute Drive Time	
	Current (2021)	Forecast (2026)	Current (2021)	Forecast (2026)	Current (2021)	Forecast (2026)
Population	15,465	15,909	60,918	62,510	81,355	83,366
Households	7,105	7,299	21,116	21,778	30,053	30,895
Families	1,999	2,055	8,649	8,925	14,122	14,493
Avg. HH Size	2.14	2.14	2.33	2.33	2.31	2.31
Owner Occupied	2,116	2,158	9,984	10,294	16,196	16,665
Renter Occupied	4,989	5,142	11,132	11,484	13,857	14,230
Median Age	26.7	27.2	28.1	28.9	33.2	34.8
Median HH Income	\$47,634	\$54,204	\$59,676	\$68,494	\$68,051	\$78,19
Avg HH Income	\$75,430	\$85,337	\$91,268	\$102,712	\$99,966	\$112,997

<sup>1</sup> Footnote: Data sourced from U.S. Census Bureau, Census Summary File 1. Current and 5 year projections as recorded by ESRI forecast data.

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