



Accelerating success.



## For Lease

**\$1,650.00**  
MONTH, MG

### Contact us:

**Preston Thomas, SIOR**  
Senior VP | Principal  
BRE #01378821  
Office: +1 805 544 3900



**Colliers | San Luis Obispo**  
1301 Chorro Street  
San Luis Obispo, CA 93401  
P: +1 805 544 3900  
www.colliers.com/SLO

## 1121 Montalban Street San Luis Obispo, CA

### Commercial Retail/Personal Services Suite Close to Cal Poly and the Downtown Core

#### Property Summary

Rare opportunity to lease a new retail/personal services suite close to Cal Poly and the Downtown core. Very convenient, central location in a new mixed use development. Great freeway access.

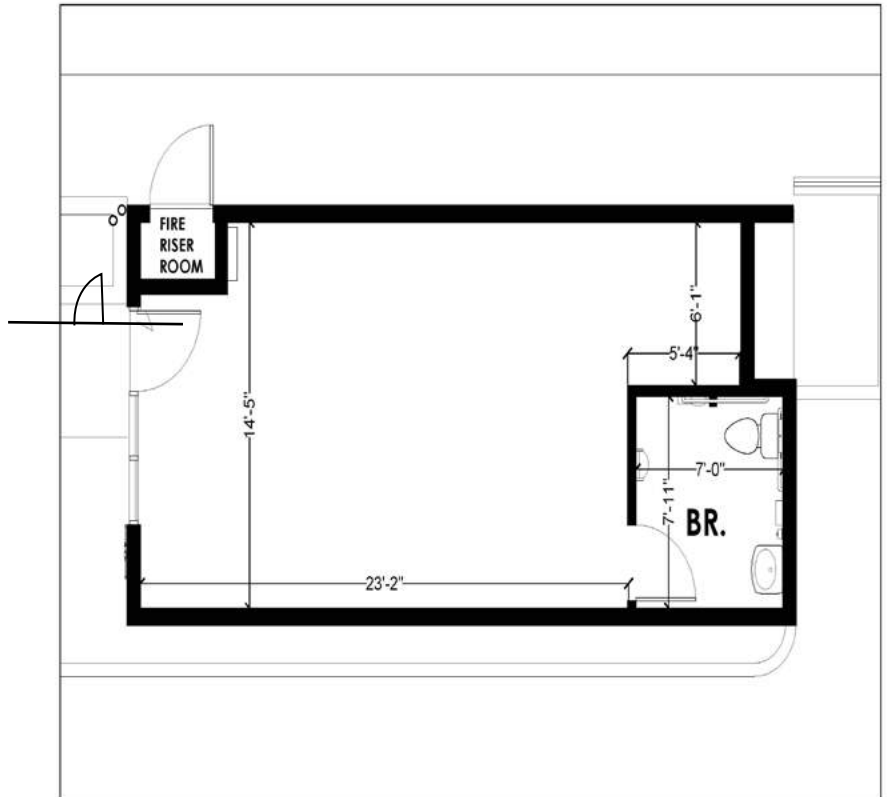
Space is perfect for a salon, barber shop, spray tan, or general retail business. Open floor plan with ADA restroom and storefront.

<b>Size</b>	± 473 SF
<b>Exposure</b>	± 40,574 AADT on Santa Rosa Street
<b>Rate</b>	\$1,650.00/Month, MG + Trash
<b>Zoning</b>	C-T Commercial Tourist
<b>Location</b>	North San Luis Obispo, One Mile to Cal Poly
<b>Neighboring Tenants</b>	Jack-In-Box, Buger King, Sun Day Car Wash, Taco Bell
<b>Parking</b>	Onsite, 2 Spaces

Accelerating success.

# Floorplan

Colliers



<b>Size</b>	± 473 SF
<b>Exposure</b>	± 40,574 AADT on Santa Rosa Street
<b>Rate</b>	\$1,650.00/Month, MG + Trash
<b>Zoning</b>	C-T Commercial Tourist
<b>Location</b>	North San Luis Obispo, One Mile to Cal Poly
<b>Neighboring Tenants</b>	Jack-In-Box, Buger King, Sun Day Car Wash, Taco Bell
<b>Parking</b>	Onsite, 2 Spaces

## Contact

### Preston Thomas, SIOR

Senior VP | Principal  
BRE #01378821  
Office: +1 805 544 3900  
preston.h.thomas@colliers.com



### Colliers | San Luis Obispo

1301 Chorro Street  
San Luis Obispo, CA 93401  
P: +1 805 544 3900  
www.colliers.com/SLO

# Property Gallery



1 Block Away Santa Rosa Park



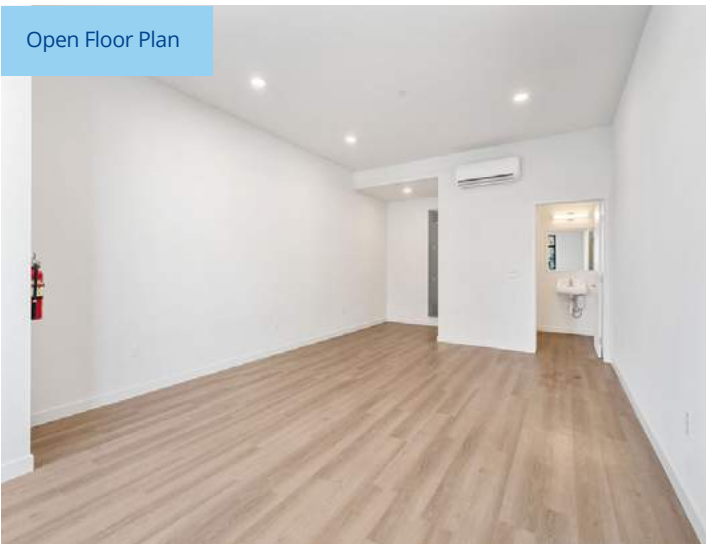
Less Than 1 Mile to Cal Poly



Aerial

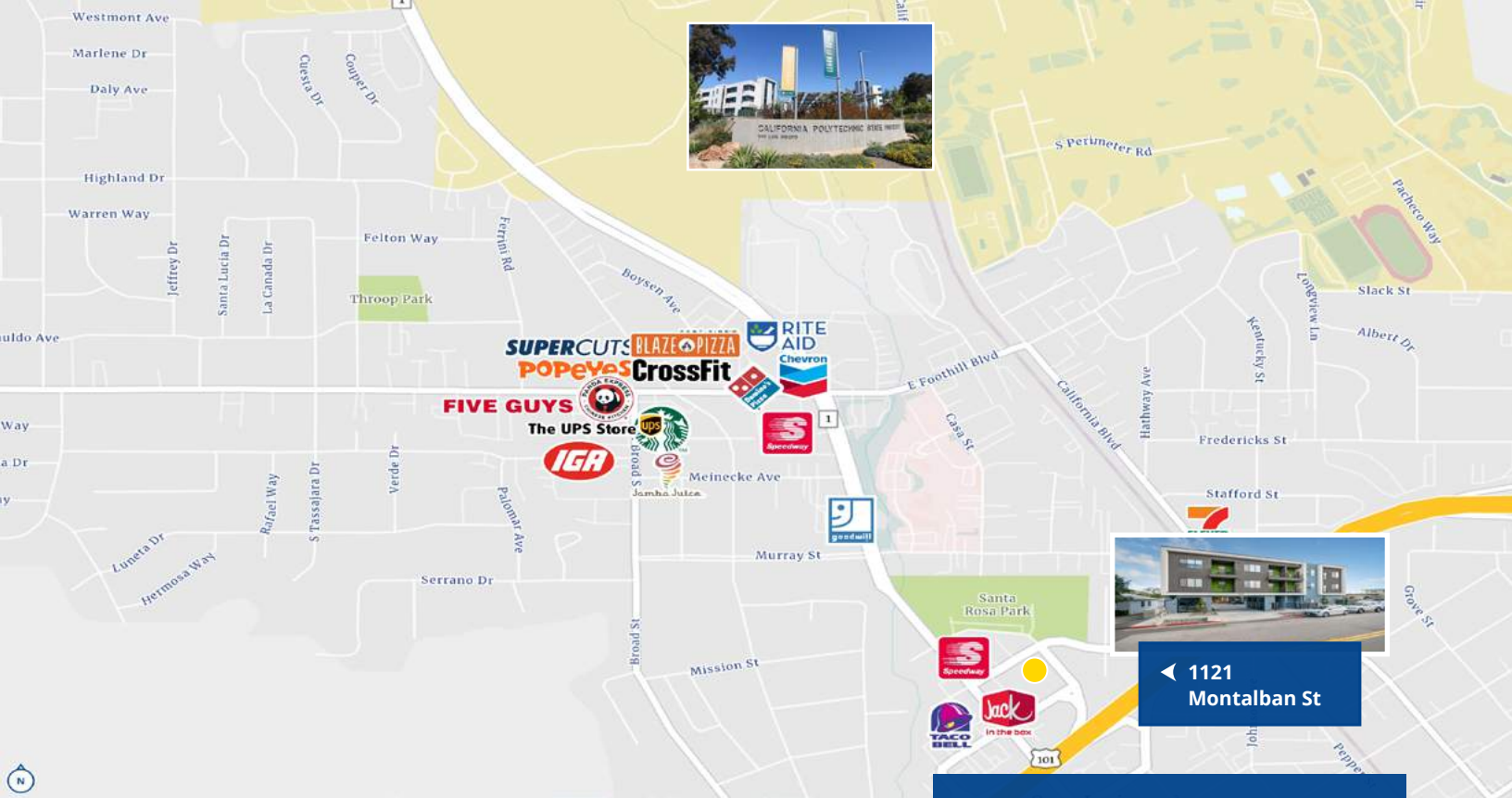


Open Floor Plan



On-Site Parking





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

Distance >	1 Minute Drive Time		5 Minute Drive Time		10 Minute Drive Time	
	Current (2022)	Forecast (2027)	Current (2022)	Forecast (2027)	Current (2022)	Forecast (2027)
Population	20,967	21,250	62,917	63,839	83,682	84,717
Households	7,352	7,456	21,005	21,346	29,731	30,104
Families	1,695	1,720	8,451	8,576	13,868	14,011
Avg. HH Size	2.16	2.16	2.32	2.33	2.33	2.33
Owner Occupied	1,538	1,567	9,140	9,329	15,343	15,592
Renter Occupied	5,814	5,889	11,865	12,017	14,389	14,512
Median Age	23.2	23.3	26.8	27.5	31.6	33.0
Median HH Income	\$37,107	\$43,440	\$67,734	\$83,046	\$77,340	\$93,394
Avg HH Income	\$68,127	\$81,703	\$102,597	\$120,769	\$112,072	\$132,062

<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.

Contact:

**Preston Thomas, SIOR**

Senior VP | Principal

BRE #01378821

Office: +1 805 544 3900



**Colliers | San Luis Obispo**

1301 Chorro Street

San Luis Obispo, CA 93401

P: +1 805 544 3900

[www.colliers.com/SLO](http://www.colliers.com/SLO)