



Accelerating success.



For Lease

\$2.50
PSF MG

Contact us:

John Hans, SIOR
Senior VP
BRE #00930565
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

1212 Marsh Street, Suite 2 San Luis Obispo, CA

**Prime Downtown Office
Space With Parking**

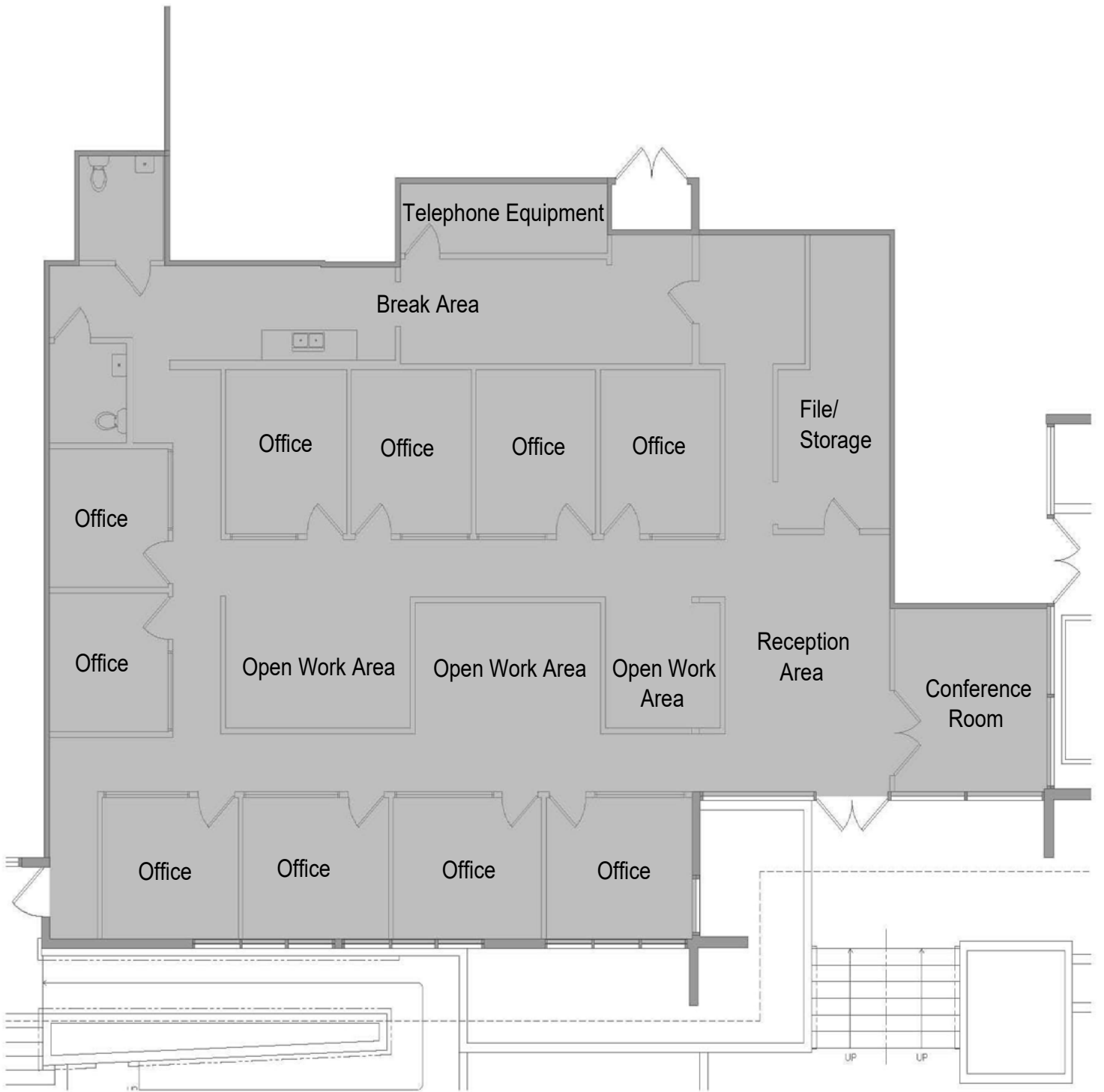
Property Summary

Great location between Marsh and Higuera Street at Toro Street. This suite contains reception area, ten private offices, conference room, open work area, kitchen/break area, copy/file room/storage area and two restrooms.

Size	± 3,590 SF
Exposure	± 7,476 AADT on Marsh Street
Rate	\$2.50 PSF MG + Annual Increases
Property Type	Office
Zoning	(O) Office
Layout	Reception area, ten private offices, conference room, open work area, kitchen/break area, copy/file room/storage area
Parking	Six Reserved Spaces

Accelerating success.

Floor Plan



1212 Marsh Street

Colliers

Photo Gallery

Open Work Area



Conference Room



Storage Area



Open Work Area

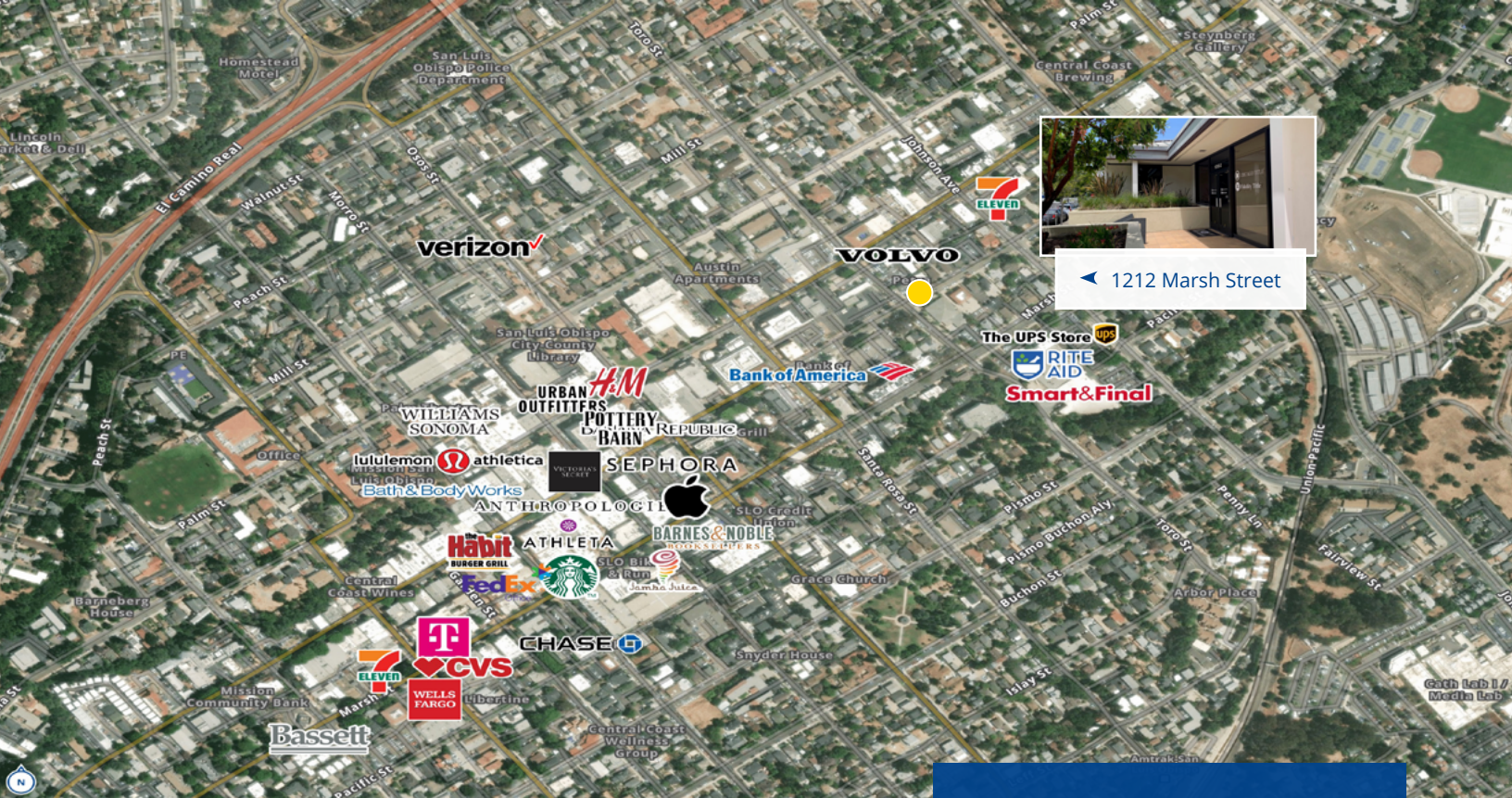


Kitchen Area



Kitchen Area





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	15,365	15,571	63,568	64,540	80,739	81,826
Households	7,020	7,102	21,325	21,684	28,905	29,299
Families	1,932	1,953	8,695	8,833	13,246	13,404
Avg. HH Size	2.13	2.14	2.32	2.32	2.29	2.30
Owner Occupied	1,744	1,770	9,442	9,648	14,646	14,900
Renter Occupied	5,276	5,332	11,883	12,036	14,259	14,399
Median Age	26.1	26.7	27.0	27.7	31.4	32.8
Median HH Income	\$51,816	\$66,038	\$68,840	\$84,326	\$77,668	\$94,491
Avg HH Income	\$83,385	\$99,607	\$104,175	\$122,180	\$113,989	\$133,968

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

Contact:

John Hans, SIOR

Senior VP

BRE #00930565

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