

For Lease

\$2.75

PSF Modified Gross

Contact us:

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1327 Archer Street, Ste 220 San Luis Obispo, CA

Newer Class A Office Space - 2,966 - 4,512 SF
Close to Downtown

Property Summary

Incentive: First Year Rent \$2.25 PSF Modified Gross

Hard to find large, modern office suite near Downtown. Large second floor suite layout includes open work area (can easily accommodate up to 12 people) with three offices and break area. On-site parking. System furniture in place. Exclusive balcony with great views. Ready to occupy!

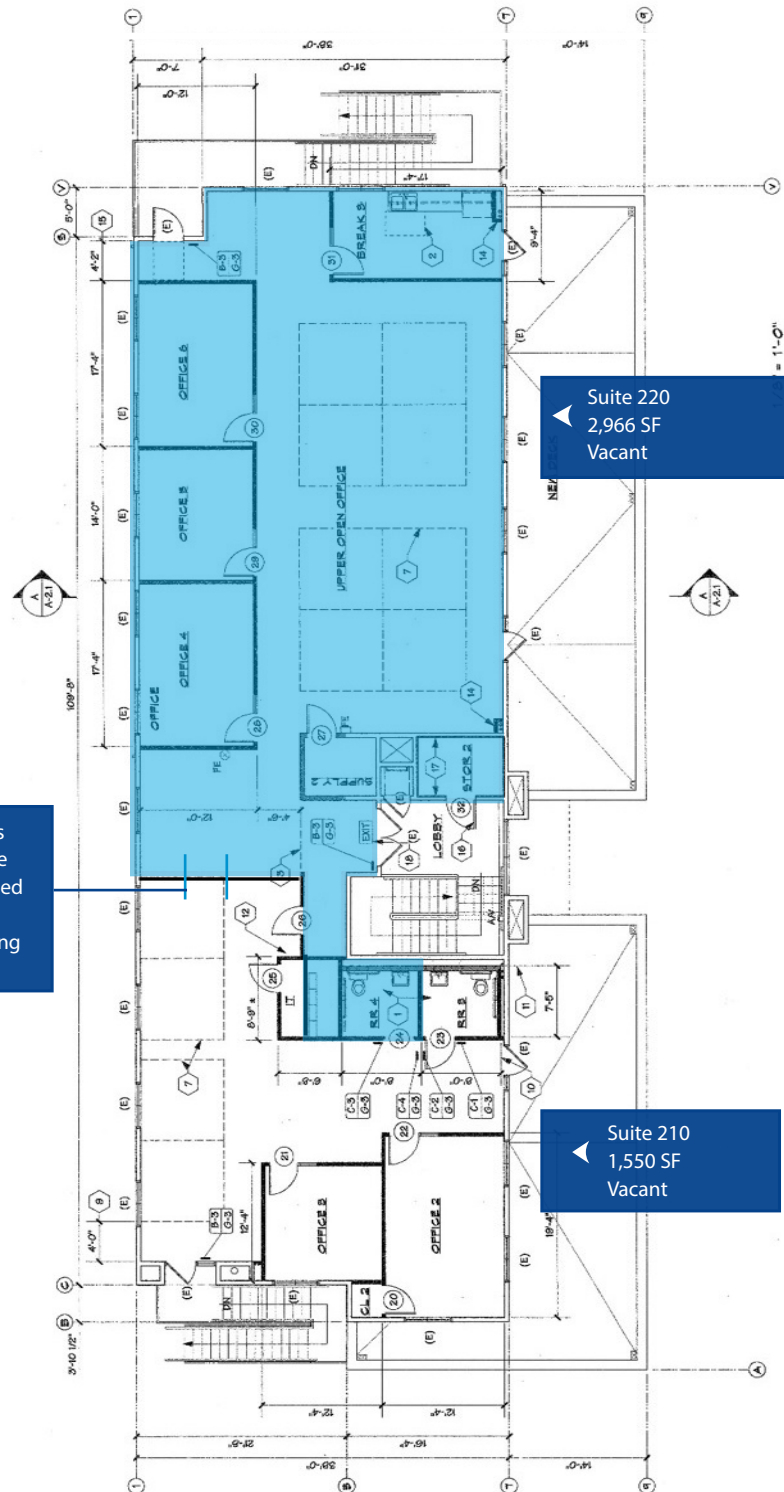
Located in a newer Class A office building with close proximity to the Downtown core and easy freeway access.

Can be merged with next door suite for 4,512 sf (5 hard offices and 16 total work areas)

Size	2,966 - 4,512 ± SF
Rate	First Year: \$2.25 PSF Modified Gross \$2.75 PSF Modified Gross
Layout	3 offices, open work area, kitchenette and restrooms
Zoning	C-S Commercial Service
Type	Office
Location	Off Pismo Street, near Downtown San Luis Obispo

Floor Plan

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Suites can be combined by removing wall

Suite 220
2,966 SF
Vacant

Suite 210
1,550 SF
Vacant

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Photo Gallery

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Open Work Area



Office



Open Work Area



Office



Kitchenette



Deck



Photo Gallery

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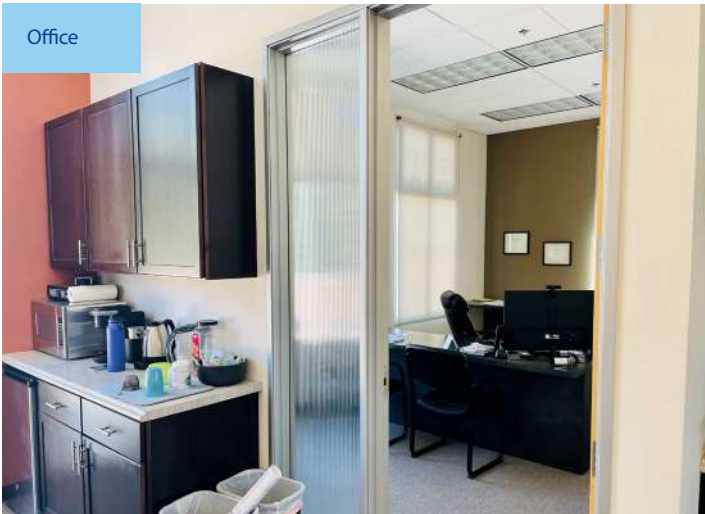
Office



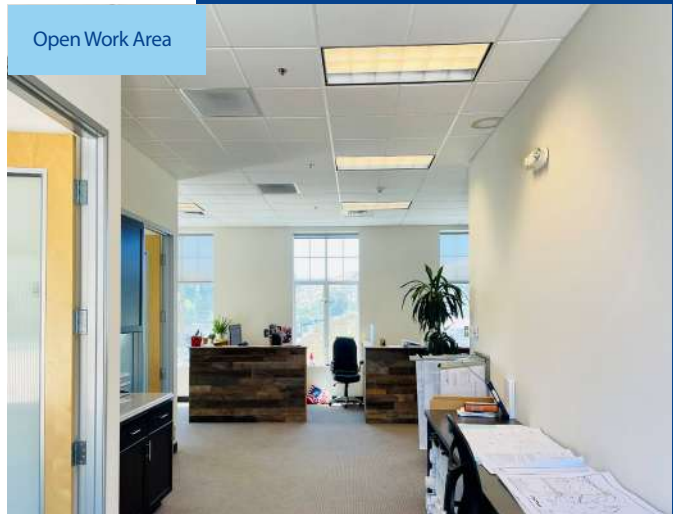
Open Work Area



Office



Open Work Area

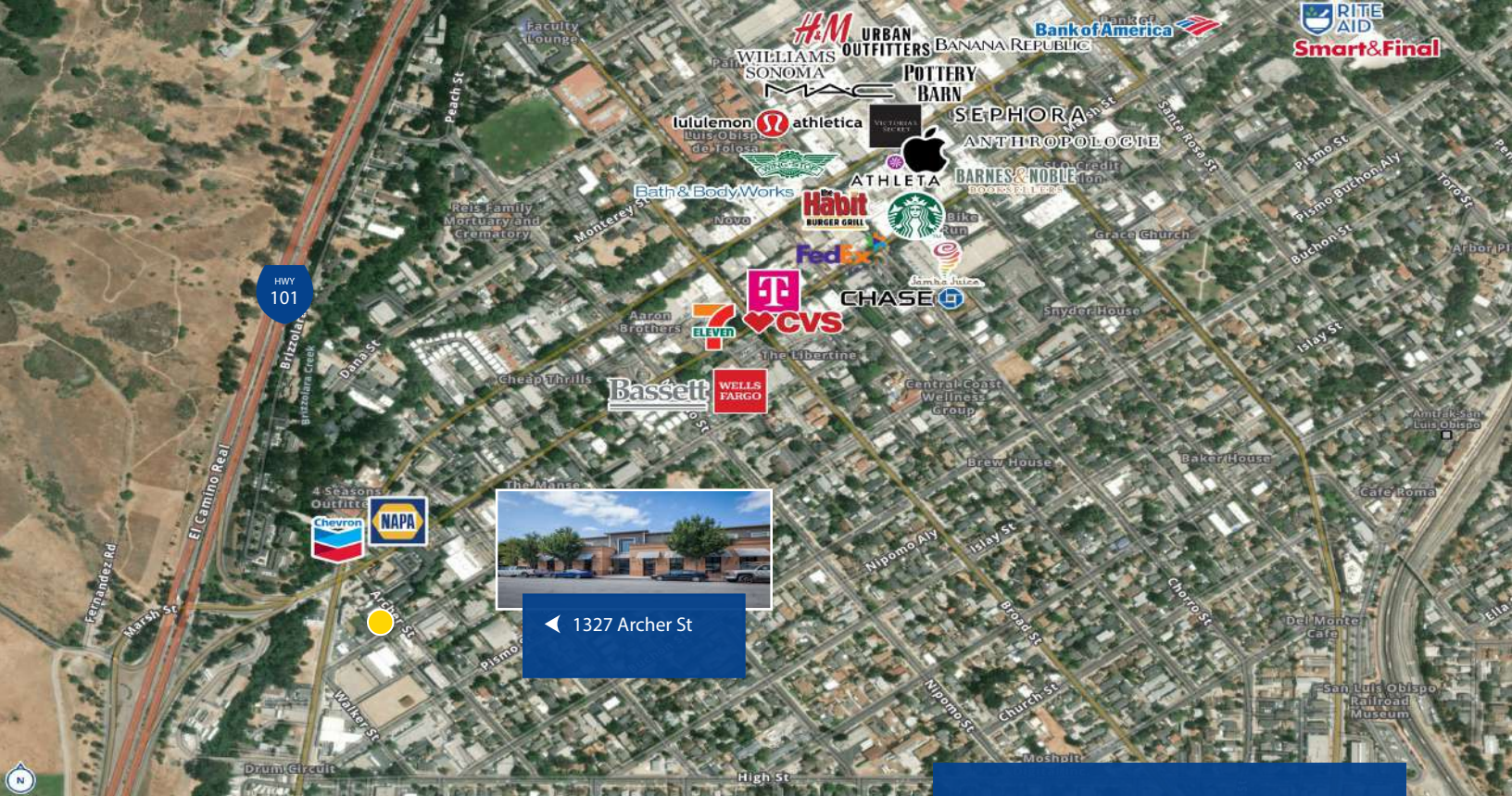


Open Work Area/Restroom



Corner Pismo/Archer Streets





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	11,200	11,795	61,552	63,146	83,507	85,569
Households	5,292	5,558	21,391	22,055	31,085	31,952
Families	1,794	1,895	8,857	9,134	14,748	15,134
Avg. HH Size	2.08	2.08	2.33	2.33	2.30	2.31
Owner Occupied	2,062	2,170	10,223	10,535	17,045	17,535
Renter Occupied	3,230	3,388	11,168	11,520	14,040	14,417
Median Age	32.3	33.4	28.2	29.1	33.7	35.3
Median HH Income	\$59,328	\$69,321	\$60,347	\$69,420	\$68,637	\$78,592
Avg HH Income	\$88,475	\$100,424	\$92,424	\$103,988	\$100,139	\$113,195

¹ 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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