

For Lease

\$2.95
PSF Modified Gross

Contact us:

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1327 Archer Street, Suite 110 San Luis Obispo, CA

Newer Class A Office Space
Close to Downtown

Property Summary

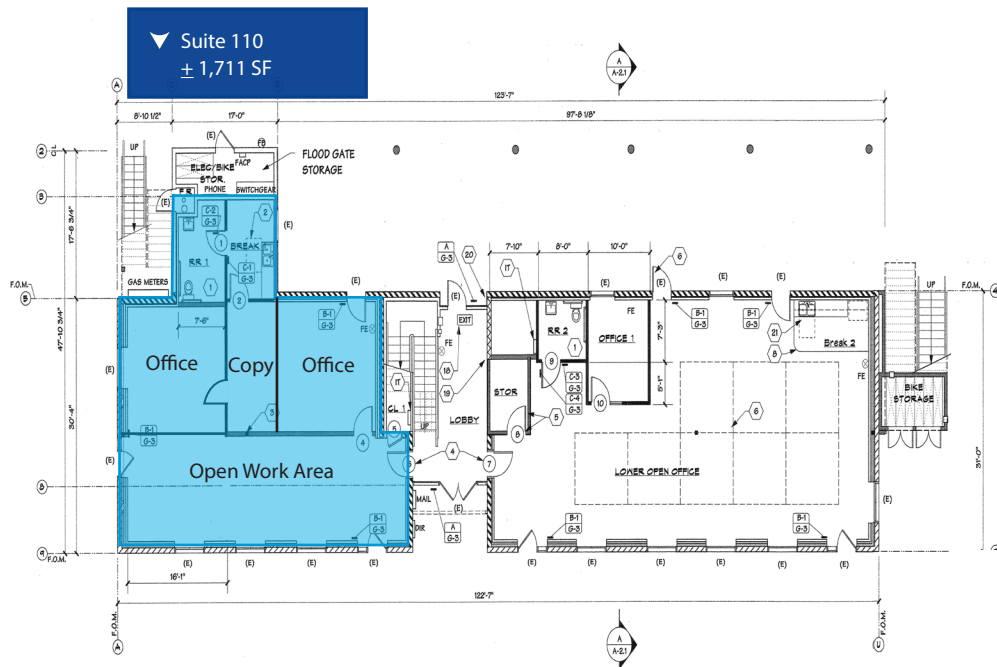
Turn-key, new, modern Downtown office suite with parking. First floor suite layout includes two offices, open work area, copy room and break area. On-site parking. Newer carpet and paint. Ready to occupy!

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

Size	± 1,711 SF - First Floor Suite
Exposure	± 12,273 AADT on Marsh Street
Rate	\$2.95 PSF Modified Gross
Layout	Two Offices, Open Work Area, Copy Room and Break Room
Zoning	C-S Commercial Service
Type	Office
Location	Off Pismo Street, near Downtown San Luis Obispo
Parking	On-Site

Floorplan

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Floor Plan is Approximate

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Property Gallery

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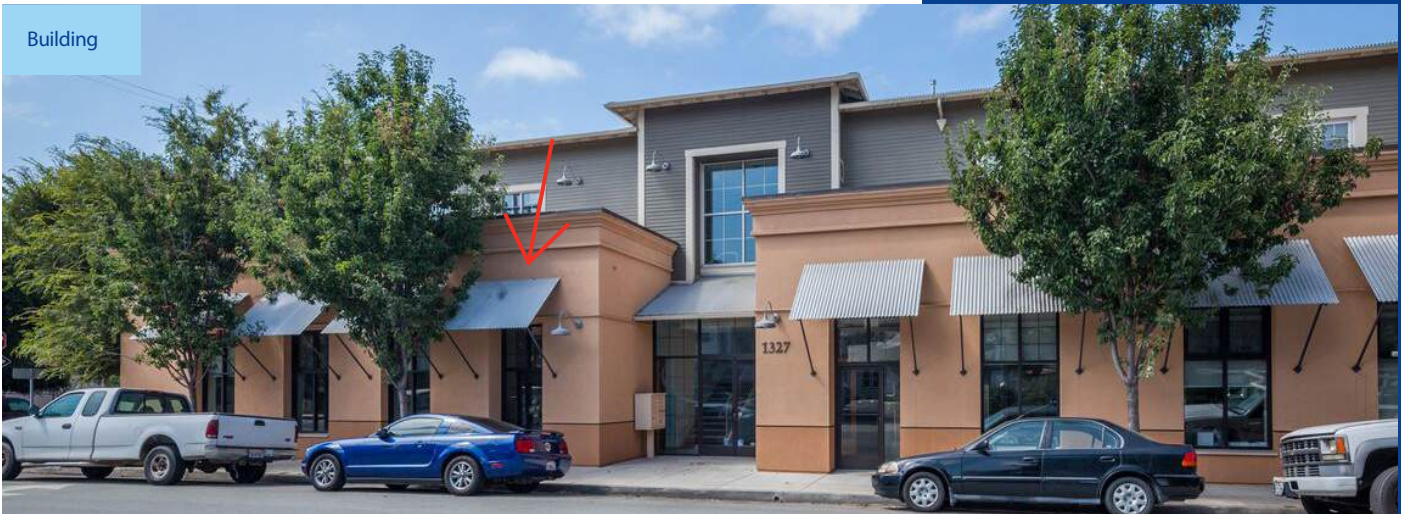
Entry



On-Site Parking



Building

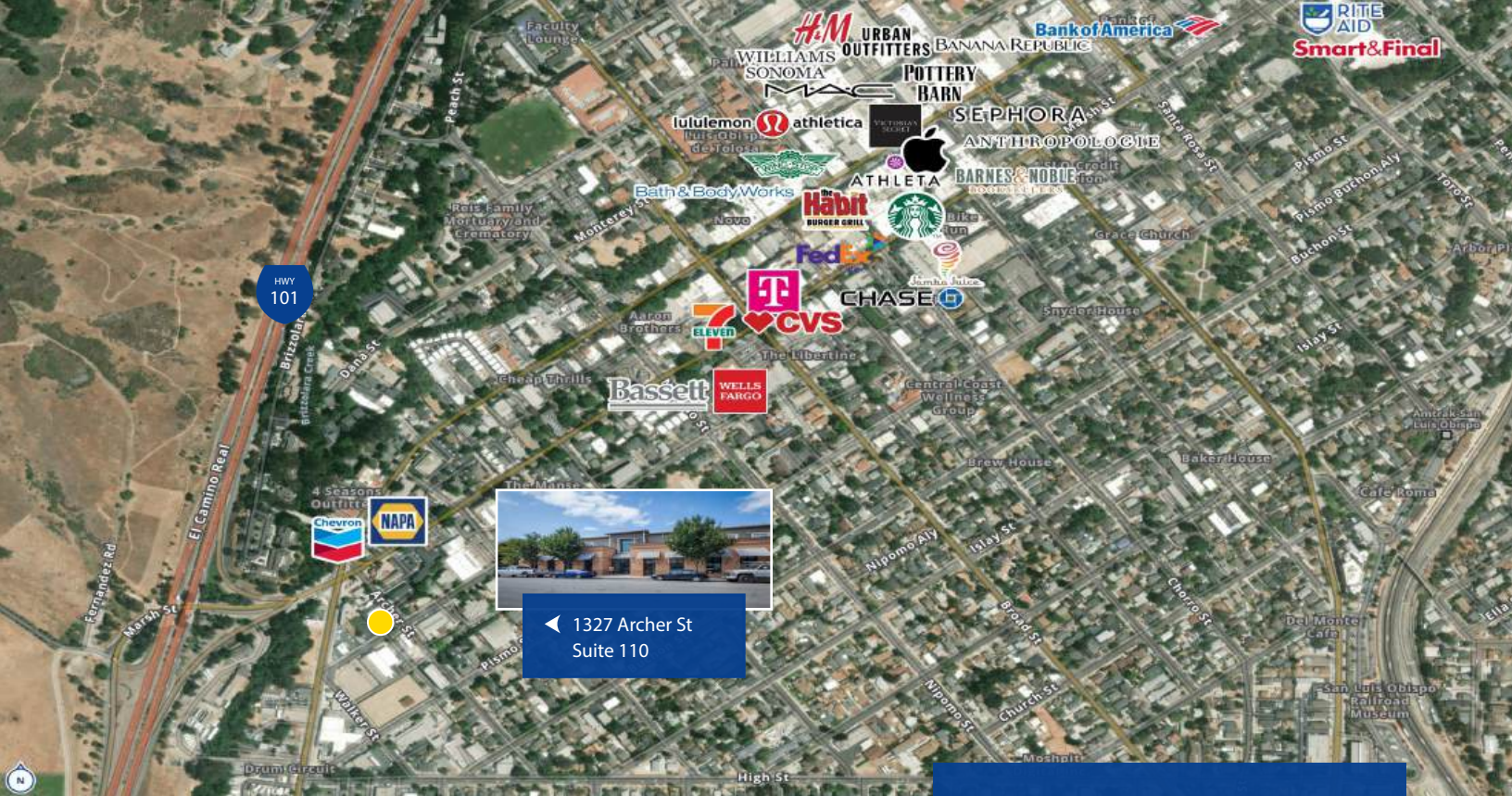


Building Overview



Pismo Street Frontage





◀ 1327 Archer St
Suite 110



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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