



For Lease

\$2.80
PSF MG

Contact us:

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1327 Archer Street, Suite 120 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 open work area with one office and break area. On-site parking. New carpet and paint. New system furniture in place. Ready to occupy!

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

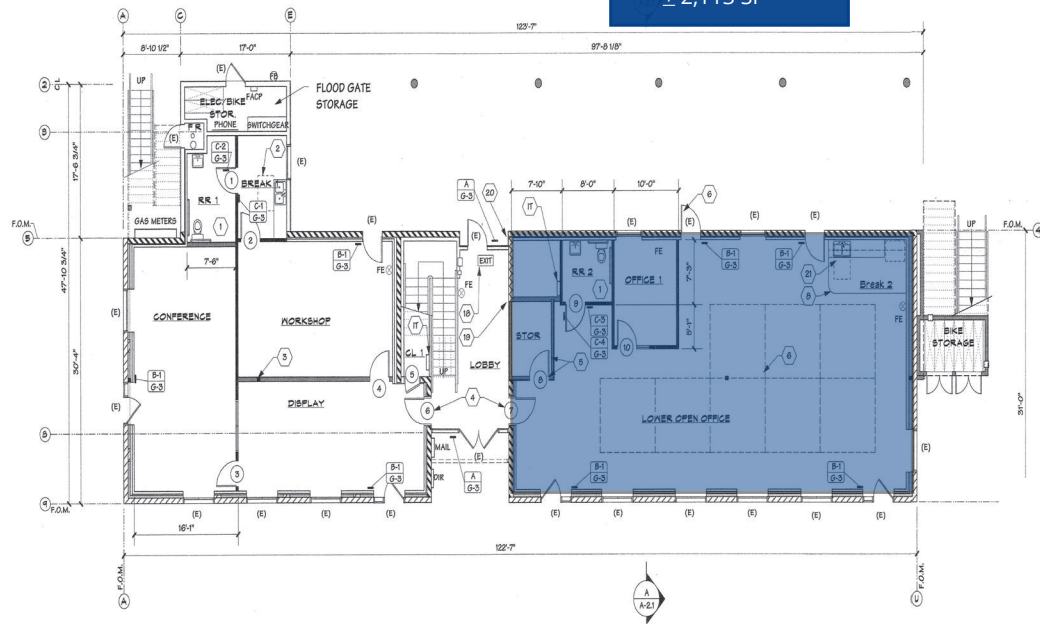
Size	± 2,113 SF - First Floor Suite
Exposure	± 12,273 AADT on Marsh Street
Rate	\$2.80 PSF MG
Layout	One Office, Open Work Area and Break Room
Zoning	C-S Commercial Service
Type	Office
Location	Off Pismo Street, near Downtown San Luis Obispo
Parking	On-Site

Floorplan

Colliers



▼ Suite 120
± 2,113 SF



Floor Plan is Approximate

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Property Gallery



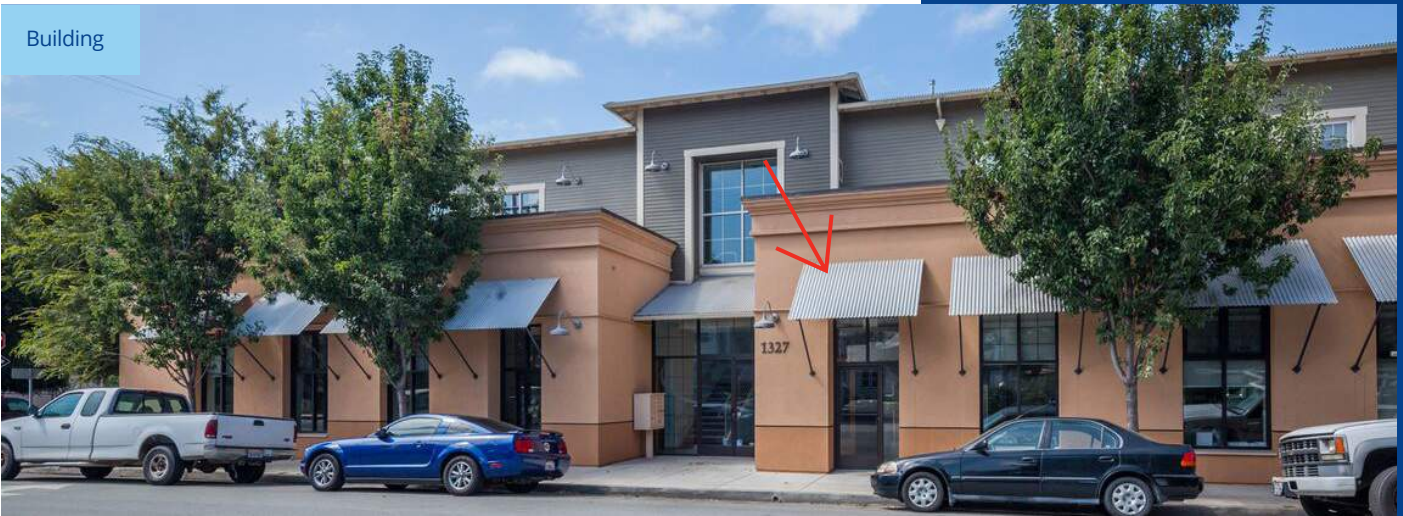
Entry



On-Site Parking



Building

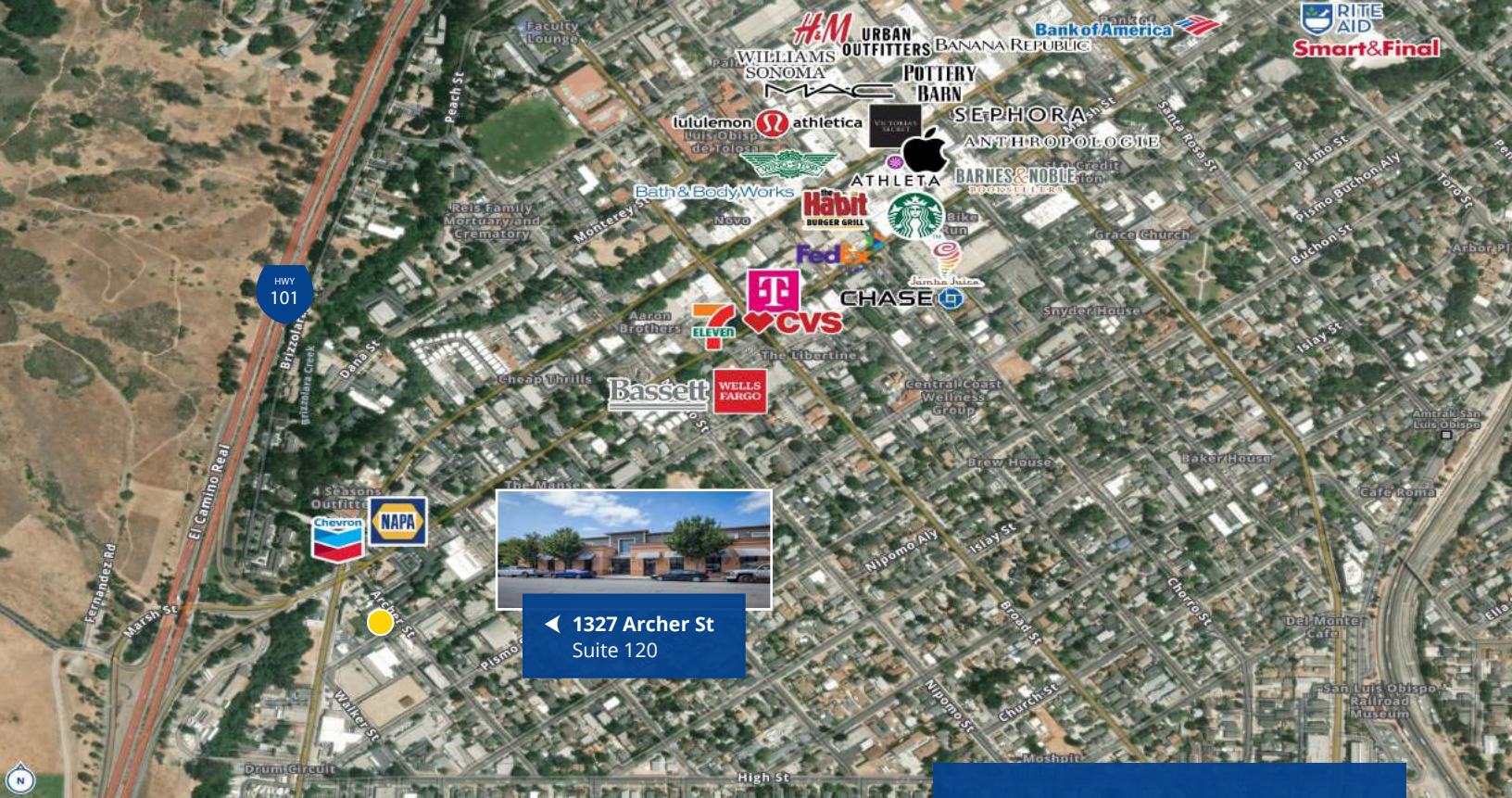


Building Overview



Pismo Street Frontage





◀ 1327 Archer St
Suite 120



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

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