



Accelerating success.



For Lease

\$2.50 - 3.50
PSF MG + Utilities

Contact us:

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1404 Broad Street San Luis Obispo, CA

First Class Downtown
Modern Office

Property Summary

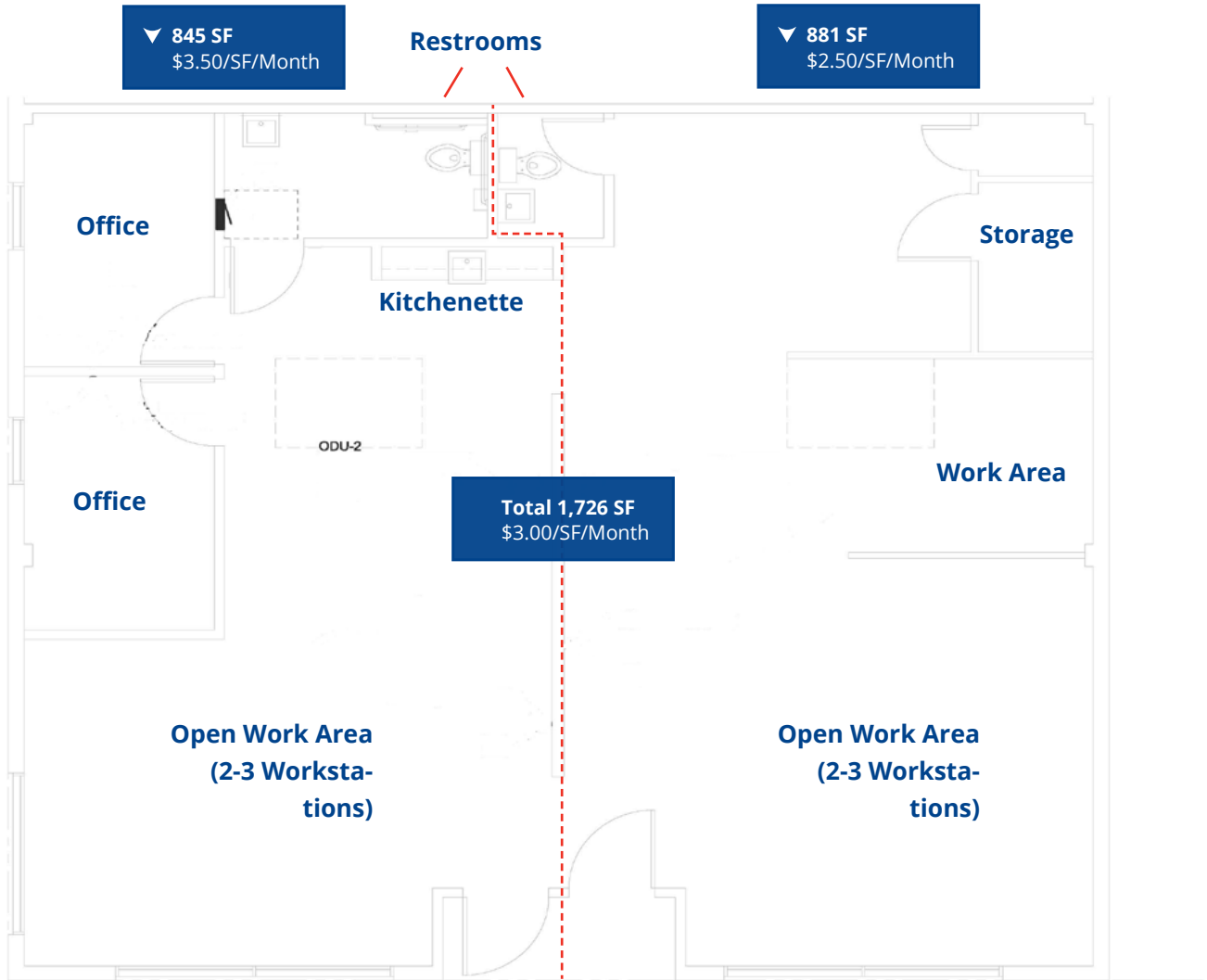
Highly visible corner office location on Broad/Pismo Streets, at the gateway to the Downtown. Recent interior/exterior remodel. Modern, open layout can accommodate 6-8 people. Great signage opportunity. Steps to the Downtown core.

Layout includes multiple open work areas, two offices, two restrooms and kitchenette area. Good natural light. **Space can be split into two suites.**

Size	± 845, 881, 1,726 SF
Exposure	± 11,323 AADT on Broad Street
Rate	\$2.50 - 3.50 PSF MG + Utilities
Property Type	Office
Zoning	(O) Office
Layout	Two large open work areas, two offices, kitchenette and two bathrooms
Parking	Street parking

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Floor Plan



* Floor plan not to scale and approximate.

Contact

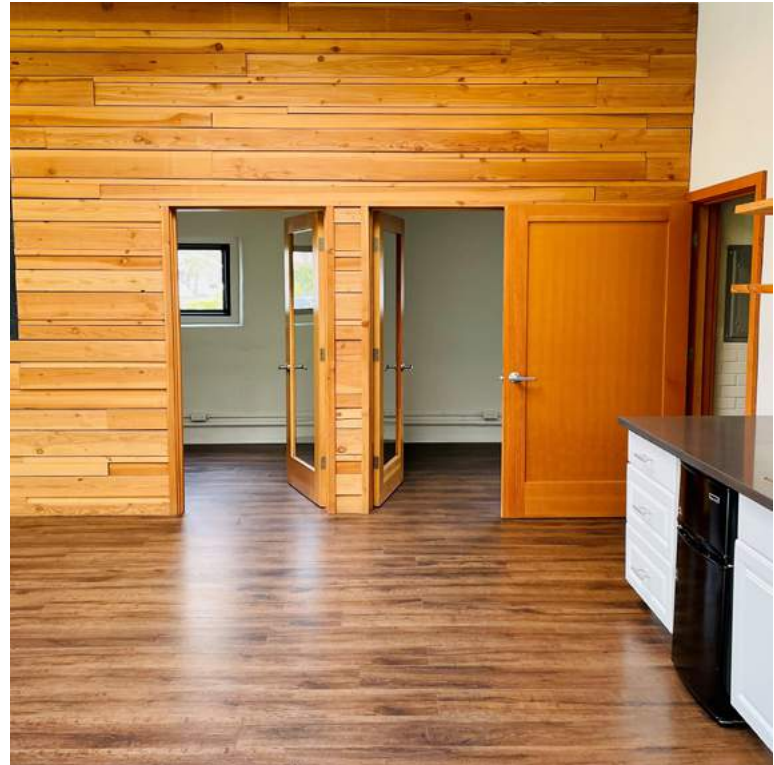
Preston Thomas, SIOR

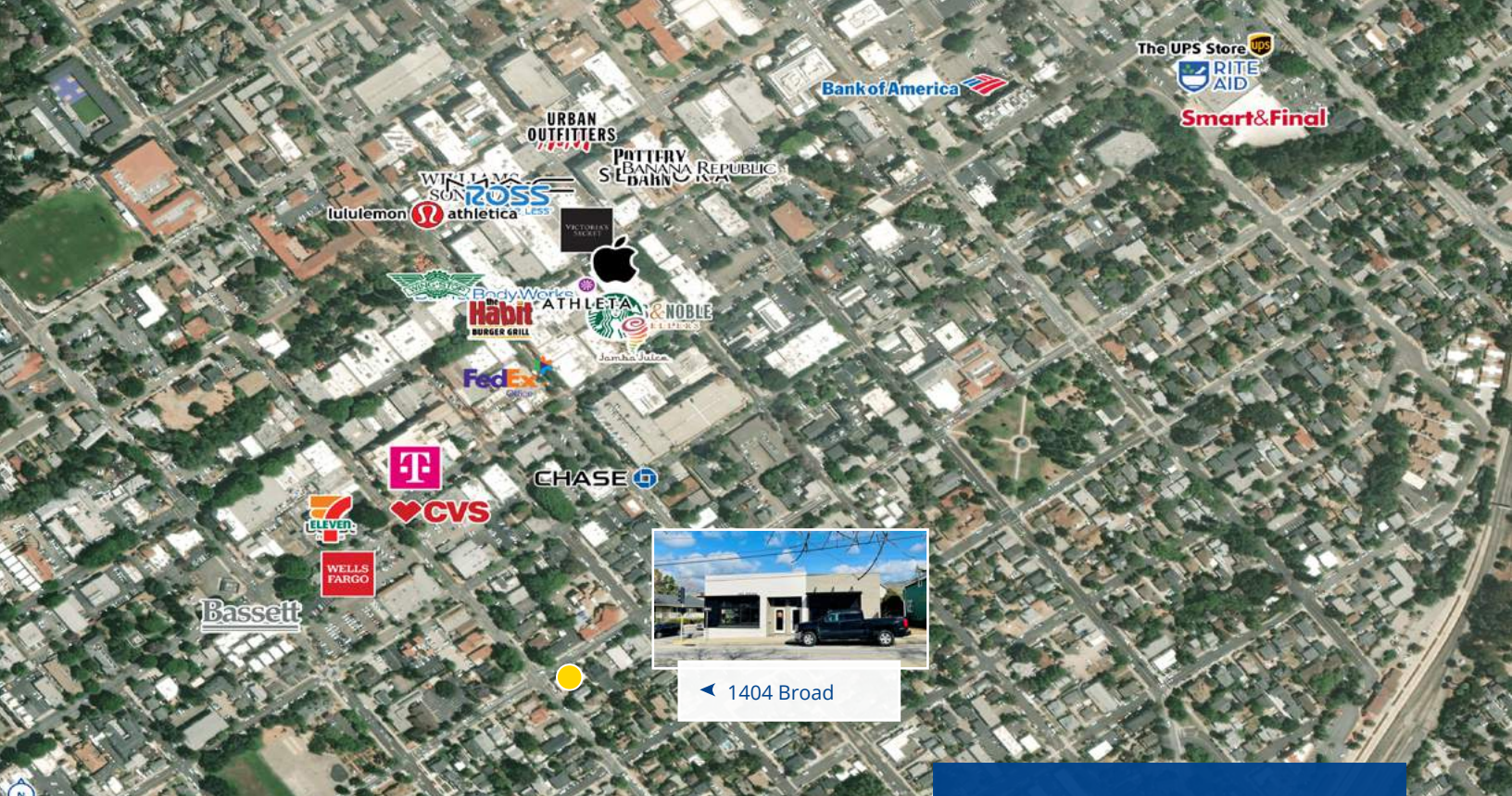
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Photo Gallery





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	12,730	13,152	61,310	62,901	80,593	82,606
Households	5,979	6,168	21,282	21,944	29,912	30,759
Families	1,864	1,924	8,780	9,056	13,978	14,352
Avg. HH Size	2.09	2.09	2.33	2.33	2.30	2.30
Owner Occupied	2,026	2,070	10,136	10,446	16,160	16,632
Renter Occupied	3,953	4,098	11,146	11,498	13,752	14,128
Median Age	30.0	31.0	28.2	29.0	33.2	34.8
Median HH Income	\$56,696	\$65,522	\$60,103	\$69,093	\$67,714	\$77,963
Avg HH Income	\$85,024	\$96,318	\$92,018	\$103,531	\$100,091	\$113,164

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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