



Accelerating success.



## For Lease

# \$1.50

PSF NNN (± \$0.42)

Contact us:

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## 181 Tank Farm Road, Ste 140 San Luis Obispo, CA

Showroom/Retail Suite  
Short Distance to Highway 101

### Property Summary

High visibility showroom/retail/warehouse suite. Includes storefront and rear roll-up door. Great signage visibility on high traffic, Tank Farm Road. Modern open build-out. 14' ceiling heights.

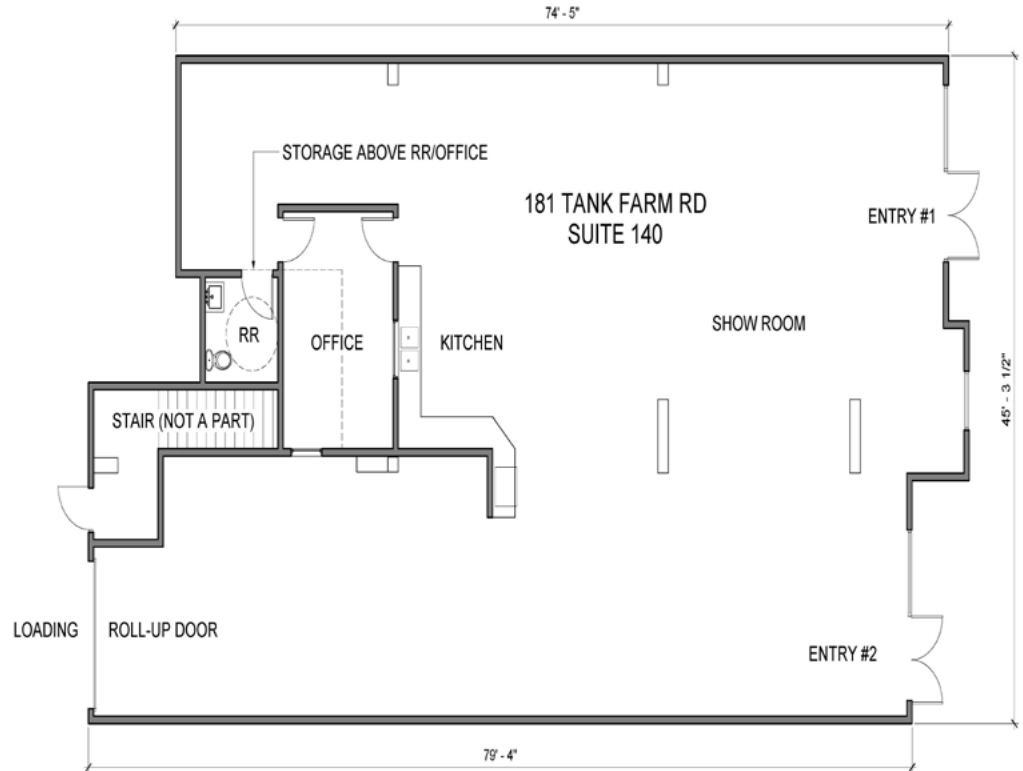
Located in a convenient location down the street from Trader Joe's off Tank Farm Road, a short distance to Highway 101.

Size	± 3,379 SF
Exposure	± 18,917 AADT on Tank Farm Road
Rate	\$1.50 PSF NNN (± \$0.42)
Property Type	Retail/Showroom/Warehouse
Zoning	C-S Commercial Service
Location	South San Luis Obispo, Off Tank Farm Road
Neighboring Tenants	Starbucks, Trader Joe's, Food 4 Less and SLO Public Market
Parking	On-Site

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# Floorplan

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Floor Plan is Approximate

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# Property Gallery



Showroom



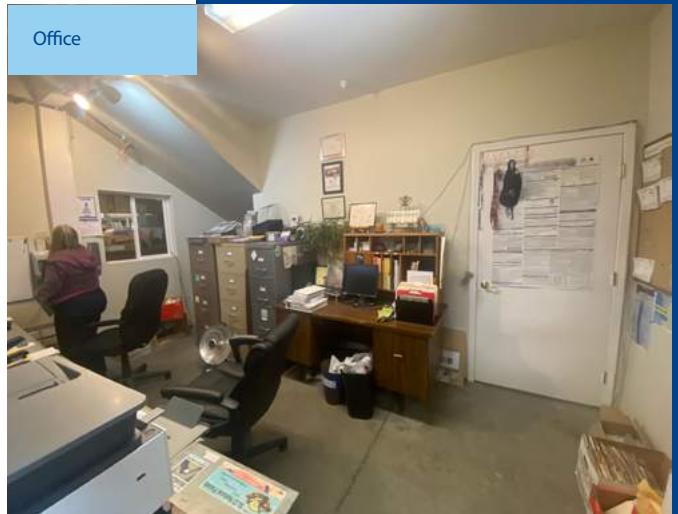
Showroom



Storefront



Office



Roll-Up Door/Storage



Aerial







### Demographics by Drive Times (5/10/15 Minutes from Subject)

Distance >	5 Minute Drive Time		10 Minute Drive Time		15 Minute Drive Time	
	Current (2021)	Forecast (2026)	Current (2021)	Forecast (2026)	Current (2021)	Forecast (2026)
Population	56,720	58,350	100,303	102,868	156,839	160,861
Households	22,261	22,943	37,834	38,899	60,641	62,248
Families	9,405	9,692	19,057	19,568	33,656	34,505
Avg. HH Size	2.30	2.30	2.33	2.33	2.38	2.38
Owner Occupied	10,886	11,214	21,005	21,622	36,581	37,6907
Renter Occupied	11,375	11,729	16,829	17,276	24,059	24,559
Median Age	29.0	30.0	35.5	36.9	39.7	40.8
Median HH Income	\$61,527	\$70,918	\$71,171	\$80,558	\$75,463	\$83,731
Avg HH Income	\$94,116	\$105,920	\$101,095	\$114,182	\$100,553	\$113,921

<sup>1</sup> 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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