



Major Upcoming Development: SLO Ranch and Froom Ranch / Prado Roadway Project



Highway 101 - ± 67,147 AADT

Higuera Street - ± 17,392 AADT

Prado Road - ± 7,369 AADT

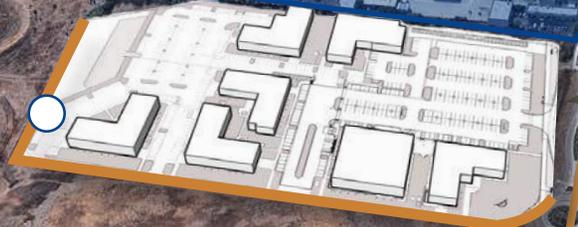


Sunset Drive In

Neighboring Warehouse and Manufacturing Hub
Fedex Freight | Meathed Movers & Storage | Westpac | Goodly CalDeals Furniture | Emprica Aerospace | Bimbo Bakeries | Pziomed Petdoors.com | Sueldo Comm. Park | Hind Business Park | Whalebird Promega Sciences | Threadhead Inc. | Presido Tech | *and many more*

For Sale | Commercial Subdivision | Tract 3011

Subject Property ▶
400 Prado Road



PRADO ROAD BUSINESS PARK AT 400 PRADO

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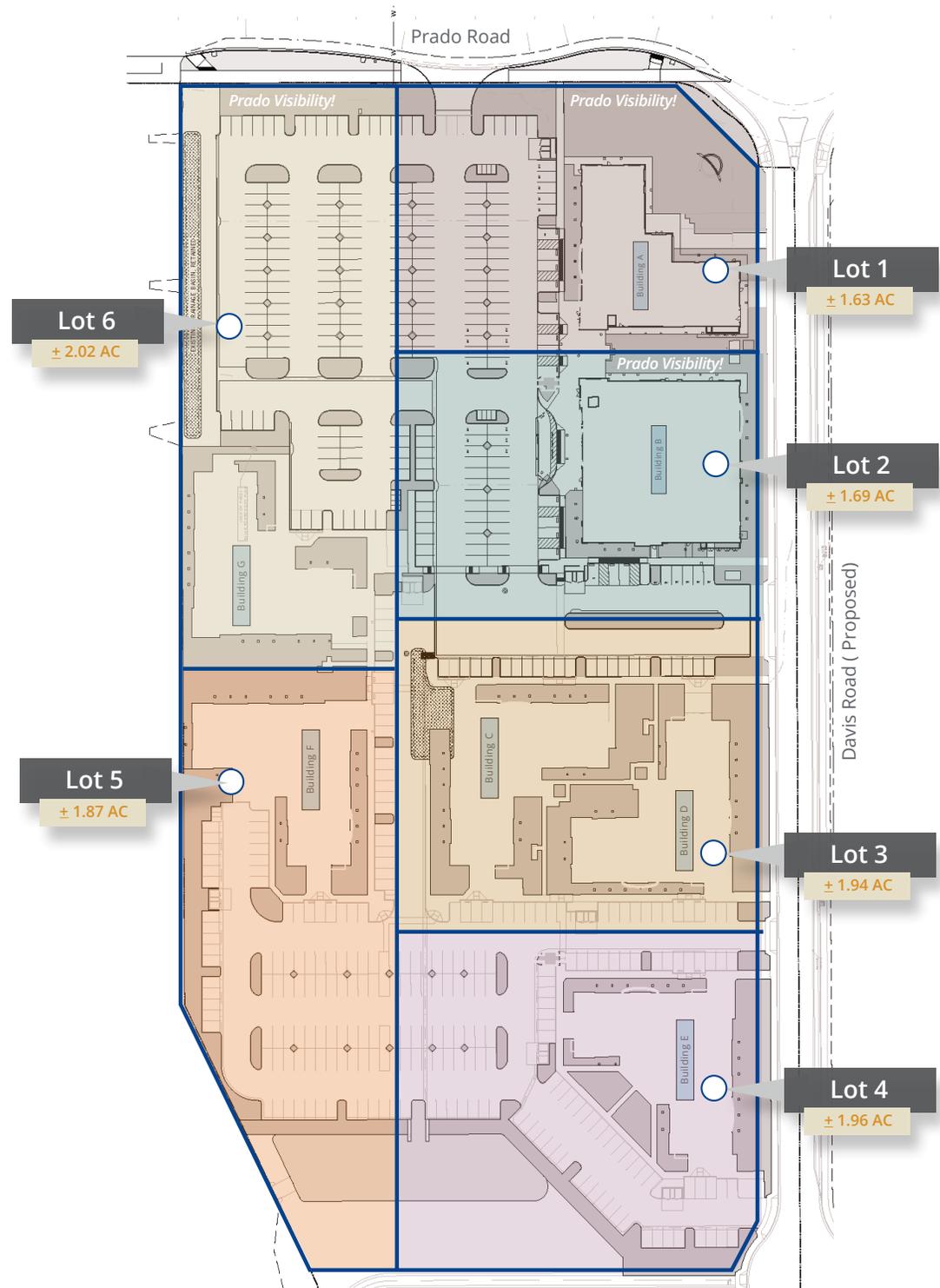
400 PRADO

Located off the Higuera Street commercial artery just south of downtown San Luis Obispo, the Prado Road Business Park offers several opportunities for professional office, medical, light manufacturing, and warehouse users, as well as value-seeking investment prospects in a rapidly-developing commercial marketplace.

A commercial developer's dream, the Prado Road Business Park presents an approved commercial subdivision in San Luis Obispo, featuring an 11 net acre 6-lot tract zoned Business Park, allowing a wide array of uses. Commercial tracts of this size are rare in the City of SLO and typically take up to a decade to get approved. Construction documents have been completed to finish the tract, and lot lines can still be adjusted to suit specific needs. In addition, the front two parcels of the tract are approved for 49,000 sf of medical space, offering a unique opportunity to step into a turnkey commercial tract.

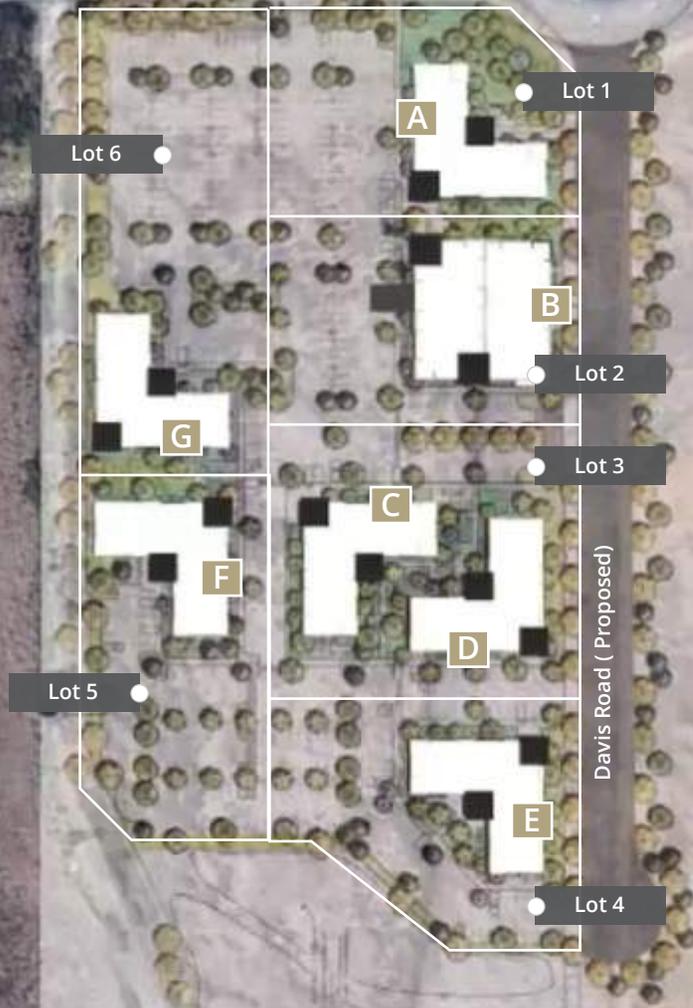
Located among a variety of local professional services and new residential developments, The Prado Road Business Park at 400 Prado offers prominent accessibility throughout the metro. The site benefits from easy access to Highway 101, Downtown SLO, the Broad Street artery via Tank Farm Road, and the Madonna/LOVR commercial arteries via the much-anticipated Prado Road overpass (slated for within the next 5 years).

Subject	Prado Road Business Park Lots
Property Address	400 Prado Road San Luis Obispo, CA
Total Area	± 11.11 AC (6 Lots) with tentative tract map
Asking Price	\$7,995,000 (\$16.52 PSF)
Zoning	BP - Business Park (Margarita Area Specific Plan)
Uses	Office, Medical, Light Manufacturing
Max Bldg Height	36'
Off-Site Improvements	Approved tentative map in place with the majority of construction documents completed for off-site improvements.



Prado Road - ± 7,369 AADT

Concept Build Plan



Lot #	Net Area	Max Bldg Size*
Lot 1	1.63 AC	± 31,240 SF
Lot 2	1.69 AC	± 32,390 SF
Lot 3	1.94 AC	± 37,180 SF
Lot 4	1.96 AC	± 37,560 SF
Lot 5	1.87 AC	± 35,840 SF
Lot 6	2.02 AC	± 38,716 SF

* per Margarita Area Specific Plan 44% lot coverage ratio;
Lot lines have the ability to be adjusted

Property Highlight | Higher Build Densities!

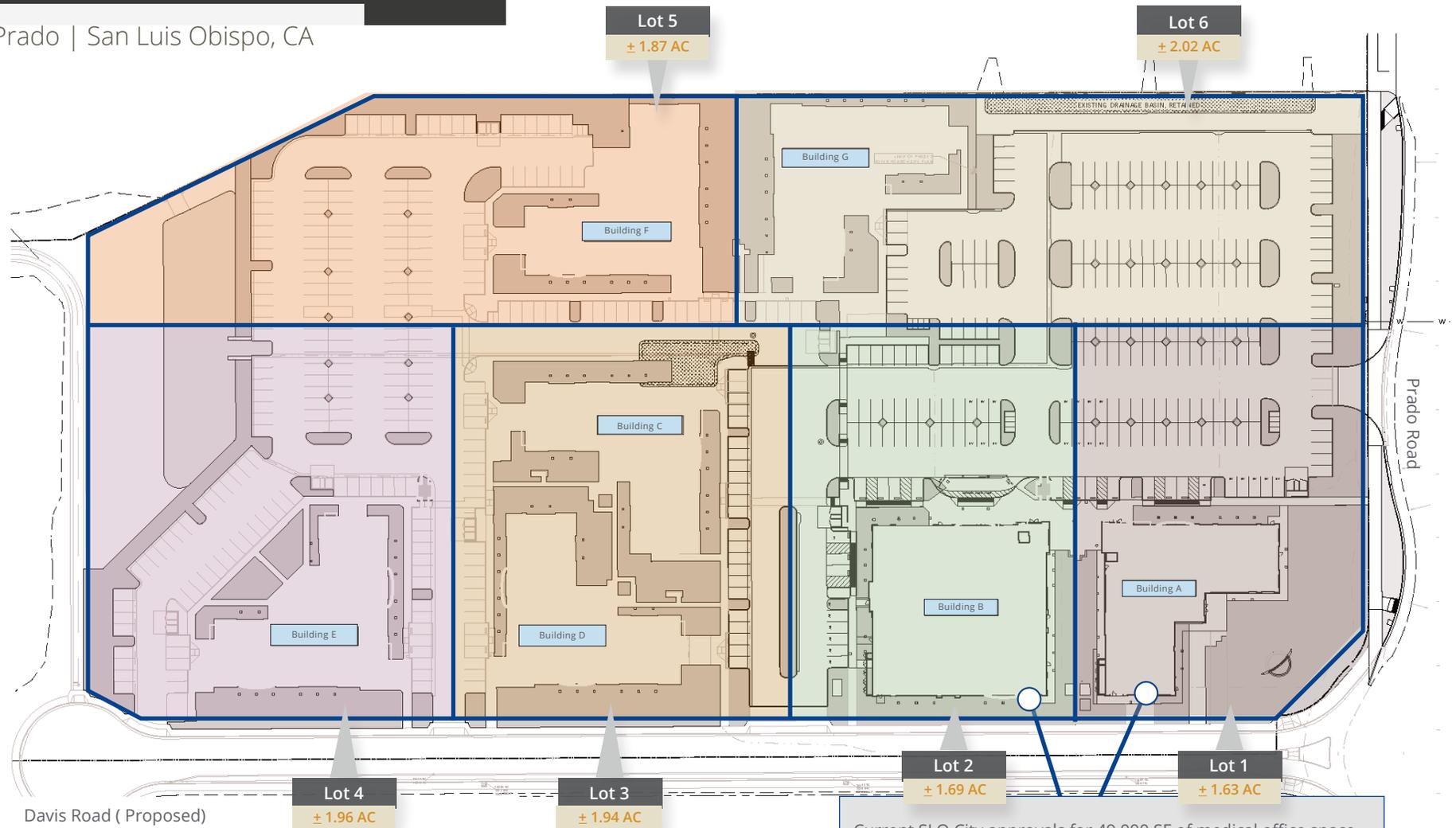
The Prado Road Business Park boasts a building density/size allowance **1.55 times greater** than lots found at the popular East Airport Tract off Broad Street, with max build heights up to 36'. Compare the difference:

Alternative Sites:	± 12,400 SF per acre	East Airport Tracts (Broad)
Subject Property:	± 19,116 SF per acre	Prado Road Business Park

Site Plan & Elevations



400 Prado | San Luis Obispo, CA



Current SLO City approvals for 49,000 SF of medical office space with majority of shell building construction documents completed.

Elevation 1

Elevation 2





Downtown San Luis Obispo

North on Broad St. Artery
to Downtown & Cal Poly

North on Higuera Artery
to Downtown & Cal Poly

South Broad Commercial Artery



Broad Street

Future Prado Road
Expansion to Broad St.



Madonna Commercial Artery

HWY 101 - ± 67,167 AADT

Higuera Street - ± 17,392 AADT

Prado Road - ± 7,369 AADT

Subject Property
400 PRADO
PRADO ROAD BUSINESS PARK

South on Broad Street to
Airport & Price Canyon Road

Tank Farm - ± 18,876 AADT

Incoming SLO Ranch Development Site
Single & Multifamily Residential | Retail | Office | Agro-tourism



Prado Road Overpass
Slated to complete construction
Summer 2025, Prado Road is soon to
connect with both Dalido and Froom
Ranch Way, granting key access to SLO
Ranch, Highway 101, as well as the
Madonna & LOVR commercial arteries.

Neighboring Warehouse and Manufacturing Hub
Fedex Freight | Meathed Movers & Storage | Westpac | Goody
CalDeals Furniture | Emprica Aerospace | Bimbo Bakeries | Pziomed
Petdoors.com | Sueldo Comm. Park | Hind Business Park | Whalebird
Promega Sciences | Threadhead Inc. | Presido Tech | *and many more*



Froom Ranch Commercial



South Higuera Commercial

Local Map

San Luis Obispo, CA

Google Earth

Margarita Area Specific Plan

2.6 Business Park

2.6.1 Uses

The Business Park designation will provide employment opportunities in close proximity to the core area. The business park designation is intended for well-designed, master-planned, campus-type developments that will contribute to community character and the City's objective of attracting jobs that can support households in San Luis Obispo.

The Business Park zone is divided into sections, based on compatibility with the Airport and adjacent or nearby residential areas.

- A. Business Park/Office. Areas designated Business Park/Office allow for a mix of uses near the core area and along the primary transit corridor. This specific plan envisions small offices and mixed-use (residential and office) developments in this area. Uses shall be as provided in the Office zone, except that those uses listed in part D below are prohibited.
- B. General Business Park. Areas designated General Business Park or one-story, masonry construction is intended for research and development, light manufacturing and business services that are compatible with each other and airport operation. This specific plan envisions this area developed with a campus-like setting consisting of multiple buildings and outdoor employee areas. Uses shall be as follows:

Allowed

- Advertising and related services
- ATMs
- Broadcast studios
- Business Support Services
- Computer services
- Copying and Quick Printer Service
- Laboratories (medical, analytical research)
- Light Manufacturing - food, beverages, apparel;

- electronic, optical, instrumentation products; jewelry; musical instruments; sporting goods; art materials
- Offices for engineers, architects, and industrial design
- Offices for processing, production and administrative
- Photo finishing - wholesale; and blue-printing and microfilming service
- Printing and publishing
- Research & development - services, software, consumer products, instruments, office equipment and similar items

Allowed subject to approval by administrative use permit

- Airport
- Ambulance, taxi, and/or limousine dispatch facility
- Antennas and telecommunications facilities
- Banks and financial services
- Convenience stores
- Equipment rental
- Fitness/Health facility
- Indoor commercial recreational facility
- Medical Service – Clinic, laboratory, urgent care *
- Medical Service – Doctor office *
- Office supporting retail, less than 5,000 sf
- Office- Business and Service
- Office-Professional
- Outdoor storage or work areas (screened from off-site views)
- Personal services
- Repair services - limited to office or laboratory equipment and to small-scale, specialty services for power equipment or vehicles
- Research & development - transportation equipment, metals, chemicals, building materials and similar items
- Truck or freight terminal
- Warehousing or new self-storage; distribution (truck terminal allowed south of Prado Road only).

* With findings as required in Zoning Regulations



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Margarita Area Specific Plan

Allowed subject to approval by Planning Commission use permit

- Government Offices
- Heavy manufacturing
- Hotels and motels
- Maintenance service, client site services
- Office - processing
- Public safety facilities
- Warehousing, indoor storage
- Water and wastewater treatment plants and services
- Wholesaling and distribution

C. In the areas characterized as “outdoor uses only,” the following are allowed:

- Landscaped space;
- Recreational space for employees only
- Parking incidental to allowed uses;
- Outdoor storage or work areas, excluding explosive or highly flammable materials

D. The following are prohibited:

- Circuses, carnivals, fairs, festivals
- Convalescent hospitals
- Dwellings, except as provided in Business Park/Office
- Homeless shelters
- Hospitals
- Schools, day-care centers, or public-assembly facilities such as churches (conference rooms incidental to offices are allowed);

2.6.2 Employee Density

This Specific Plan's building standards and design criteria are intended to provide airport compatibility by considering the numbers of employees or customers that are expected within the area. The City does not directly regulate the number of employees or

customers on a site. However, the gross density of employees in the Business Park, together with clients or customers having long-term stays, should not exceed 100 people per hectare (40 people per acre).

2.6.3 Parcel Sizes & Dimensions

- A. Land parcels in the area characterized, as Business Park/Office shall be as provided in the Subdivision Regulations for the Office zone (6,000 sf).
- B. Elsewhere, the minimum land parcel size is 0.4 hectare (one acre). The Business Park shall contain at least one parcel that is at least two hectares (five acres) to accommodate a major tenant. If this parcel is not developed in 10 years from the date of specific plan adoption, the owner may apply for a revision to allow smaller parcel sizes in the Business Park zoning district.

2.6.4 Vehicle Access

Local streets within the business park will be loops or extensions of the surrounding grid. Driveways are not allowed on Prado Road. Driveways should be aligned on opposite sides of the collector streets. Common driveways are encouraged to minimize the number of driveways, especially for relatively small parcels. Large parking lots and uses with substantial large-truck traffic shall have multiple driveways allowing pull-through operation.

2.6.5 Site and Building Design

- A. Floor area ratio is gross building floor area divided by site area. In the Business Park 1-Story-masonry area, the maximum FAR is 0.29. In other Business Park areas it is 0.44.
- B. Buildings should be clustered at intersections, close to the street line. This orientation makes them convenient to existing or potential bus stops. It also encourages people to walk between different buildings to conduct business or get lunch.
- C. Landscaped outdoor space includes planted areas, water features, and hard surfaces that are primarily for use by



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Margarita Area Specific Plan

pedestrians. In the Business Park-1 Story- masonry area, at least 20 percent of each development site will be landscaped outdoor space. In other Business Park areas, at least 15 percent will be landscaped outdoor space.

D. Minimum setbacks shall be as follows:

	Business Park/Office area	Other Business Park areas
Street to building	4.5 m (15 feet)	6 m (20 feet)
Street to parking	4.5 m (15 feet)	6 m (20 feet)
Other property line to building	1.5 m (5 feet)	none*
Other property line to parking		
Residential adjacent	1 m (3 feet)	does not occur
Nonresidential adjacent	none	none

* The Building Code may require a setback, depending on the type of construction. Building walls along property lines must be architecturally attractive, in recognition that they may be exposed to view for a long time. Generous setbacks from property lines are strongly encouraged where buildings of different styles may be located on adjacent lots, and where a traditional style typically had setbacks.

E. Parking lots should be provided to the side or rear of buildings, not between buildings and the street. Where a parking lot is adjacent to a street, additional landscape screening may be required.

F. Maximum building heights shall be as follows:

Business Park/Office area: 11 meters (36 feet)

1 story-masonry area: one occupied level, not to exceed 11 meters (36 feet)

Other Business Park areas: 11 meters (36 feet), non-occupied architectural features such as towers may extend to 14 meters (45 feet)

G. Massing: Building facades visible from streets shall vary in modules of 20 meters (66 feet) or less. On any other building facade, continuous wall planes longer than 30 meters (100 feet) should be avoided. Where interior functions require longer continuous spaces, exterior walls shall have architectural features such as columns or pilasters at least every 20 meters (66 feet).



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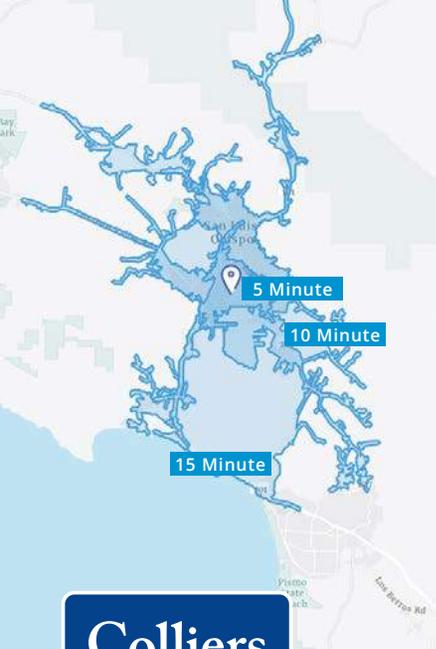
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Local Stats & Demos



Local Business Summary Report (5, 10 Minute Drive Time)



Statistic	5 Minutes	10 Minutes
Total Commercial Businesses:	1,645 businesses	4,442 businesses
Total Professionals/Employees:	17,242 employees	49,344 total employees
Total Residential Population:	11,542 population	53,672 population

Local Demographic Trends and Forecast (5, 10, 15 Minute Drive Time)



Demographic	5 Minute Drive Time		10 Minute Drive Time		15 Minute Drive Time	
	Current (2022)	Forecast (2027)	Current (2022)	Forecast (2027)	Current (2022)	Forecast (2027)
Population	11,542	11,710	53,672	54,647	69,076	70,125
Households	5,270	5,322	20,447	20,809	24,297	24,681
Families	2,169	2,183	8,218	8,359	10,342	10,495
Average HH Size	2.16	2.17	2.29	2.30	2.29	2.30
Owner Housing Units	2,599	2,581	8,901	9,108	11,357	11,589
Renter Housing Units	2,671	2,741	11,546	11,701	12,940	13,091
Median Household Income	\$76,260	\$90,157	\$67,985	\$83,445	\$75,027	\$90,440
Average Household Income	\$105,893	\$126,225	\$102,858	\$120,683	\$110,098	\$128,502



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PRADO ROAD BUSINESS PARK

Davis Road (Proposed)

For
Sale

Commercial Lots at the Upcoming
Prado Road Business Park | San Luis Obispo, CA

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