



Accelerating success.



For Lease

\$2.00
PSF MG

Contact us:

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225 Prado Road South San Luis Obispo

Medical or Professional Office Suite
± 650 SF

Property Summary

\$0.50/SF off first six months lease term. Medical or professional office suite. 3rd floor suite provides great natural light and views. Very efficient layout. Building amenities include lockable storage, elevator, shower and small gym space. Easy freeway access.

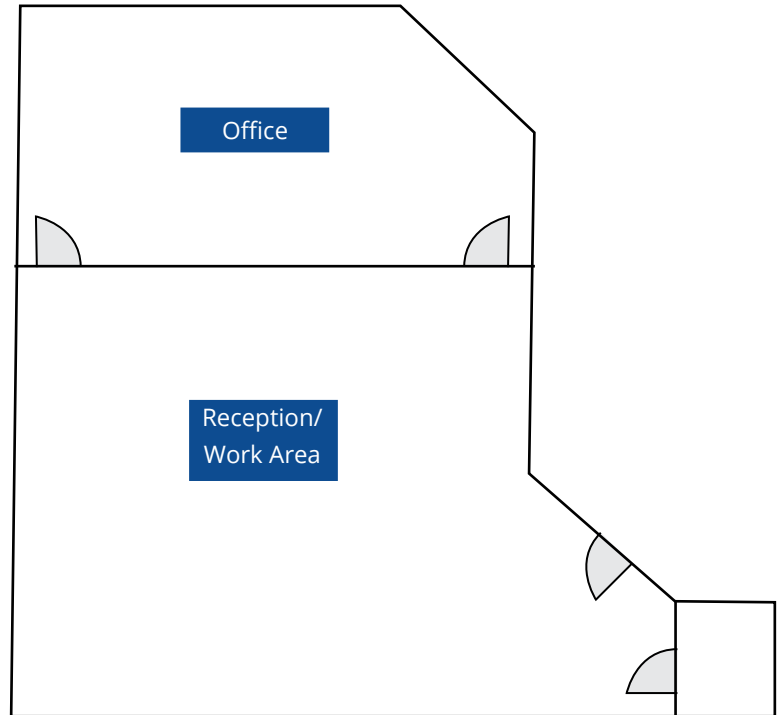
Perfect for a medical use or a mortgage, architecture, real estate, engineering/ construction, or tech office. Available now! **Owner will offer one month of free rent for every year of lease term.**

Suite E-1	± 650 SF
Suite E-2	± 700-SF LEASED
Exposure	± 15,047 AADT on S. Higuera Street
Rate	\$2.00 PSF MG + Utilities
Property Type	Medical or Professional Office
Zoning	C-S (Commercial Service)
Parking	On Site, Great Street Parking

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Floorplan E-1

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IT Closet
Digital West served

* Floor plan not to scale and approximate.

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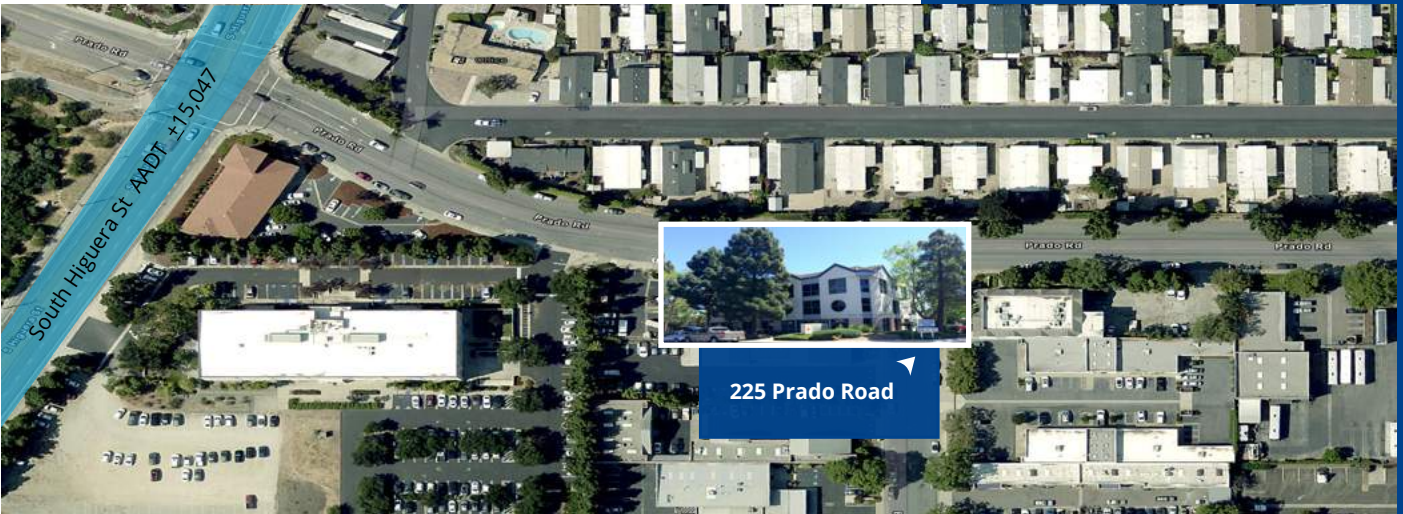
Property Gallery



On-Site Parking

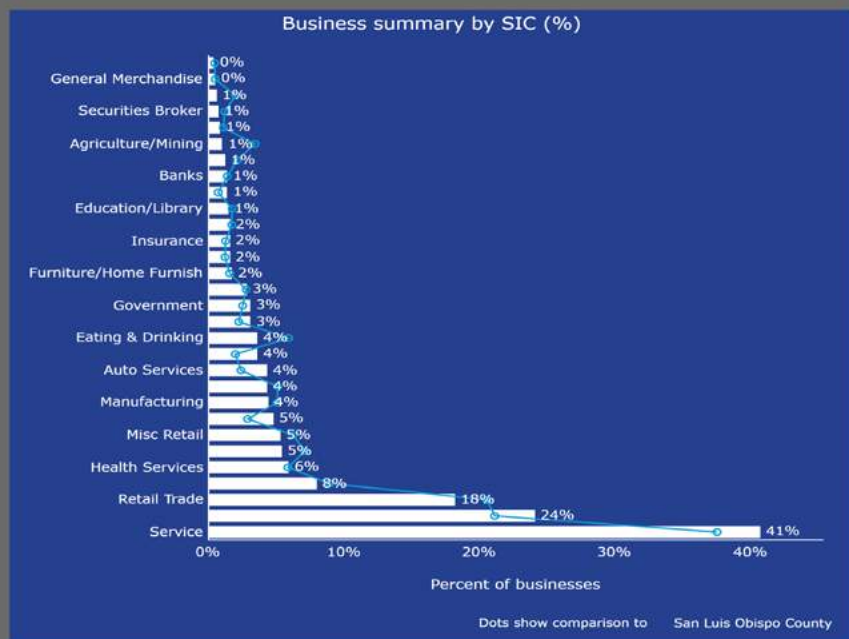


Street Parking

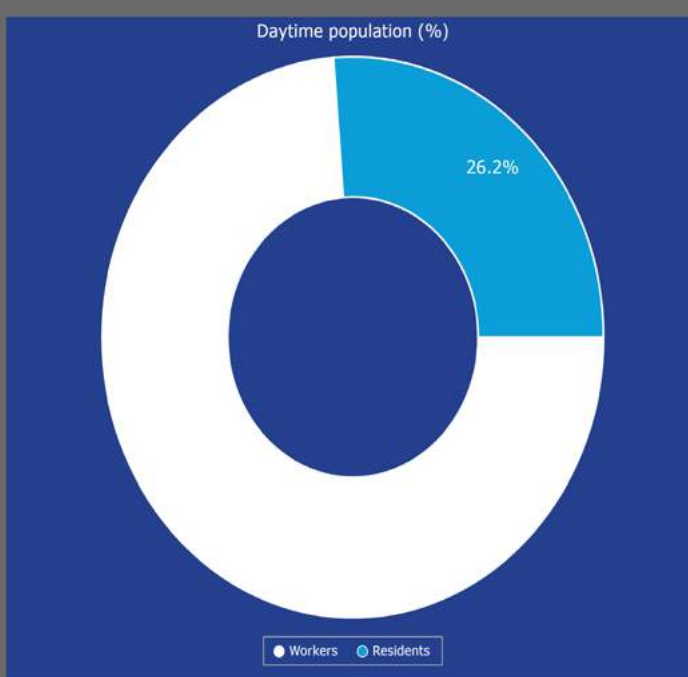


Prado Corporate Center





Source: This infographic contains data provided by Esri and Data Axle. The vintage of the data is 2021.



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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	5,014	5,420	58,255	59,866	94,826	97,237
Households	2,304	2,480	21,793	22,462	35,398	36,705
Families	1,095	1,176	9,140	9,420	17,683	18,157
Avg. HH Size	2.14	2.15	2.33	2.33	2.32	2.32
Owner Occupied	1,538	1,650	10,545	10,862	19,726	20,325
Renter Occupied	765	830	11,248	11,600	15,972	16,381
Median Age	41.5	42.1	27.2	28.1	35.1	36.7
Median HH Income	\$63,561	\$74,228	\$61,206	\$70,591	\$70,514	\$79,980
Avg HH Income	\$89,961	\$101,844	\$93,827	\$105,576	\$100,885	\$113,973

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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