



Accelerating success.



For Sale or Lease

\$550,000

\$2.15 PSF MG

Contact us:

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225 Prado Road, Suite G South San Luis Obispo

Premium Office Suite - Newly Renovated
± 1,620 SF - Suitable For Up To 12 Occupants

Property Summary

Contemporary, fully improved 3rd floor office condo located in the Prado Corporate Center. Very efficient layout, includes reception area, numerous hard offices, conference room, open work area and kitchenette. Newer paint and carpet. Entire suite recently remodeled/updated. Abundant natural lighting, located in multi-tenant office building with easy freeway and Downtown access. Building amenities include lockable storage, elevator, shower and small gym space. Best office and street parking in town. Perfect for a mortgage, architecture, real estate, engineering/construction or tech office. You will not find a more turn-key, nicer office space, for the price.

Size	± 1,620 SF
Exposure	± 15,047 AADT on S. Higuera Street
Lease Rate	\$2.15 PSF Modified Gross + Utilities
Sale Price	\$550,000
Build-Out	Recently remodeled/updated. Numerous hard offices, open work area, conference room and kitchenette.
Zoning	C-S (Commercial Service)
Parking	On Site, Great Street Parking

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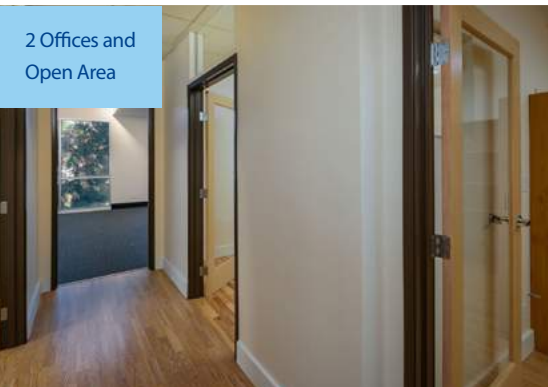
Floorplan

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Reception



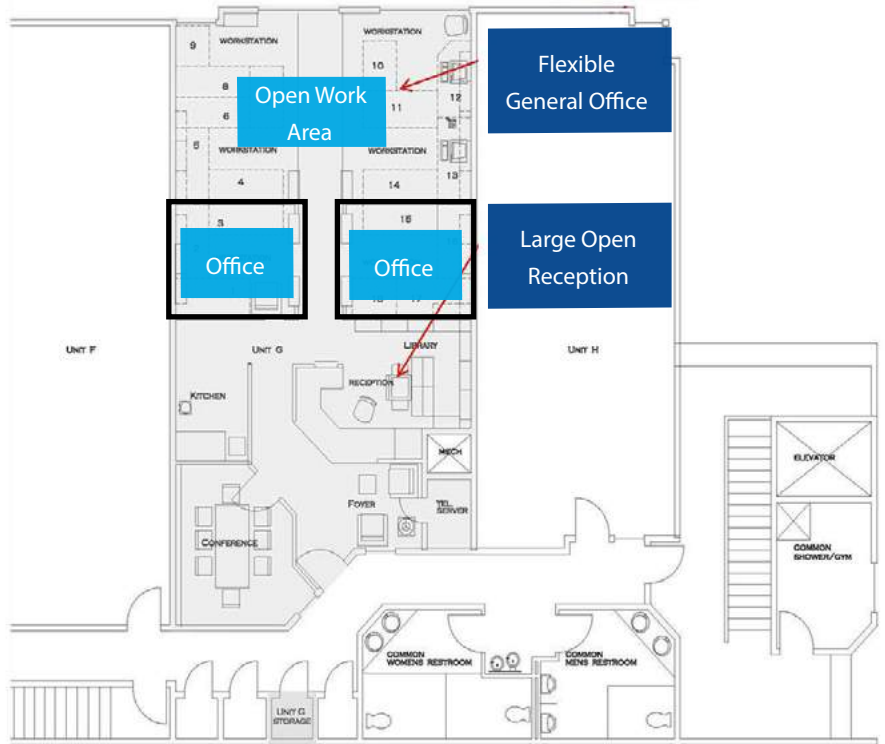
2 Offices and Open Area



Reception/Office



Conference Room



* Floor plan not to scale and approximate.

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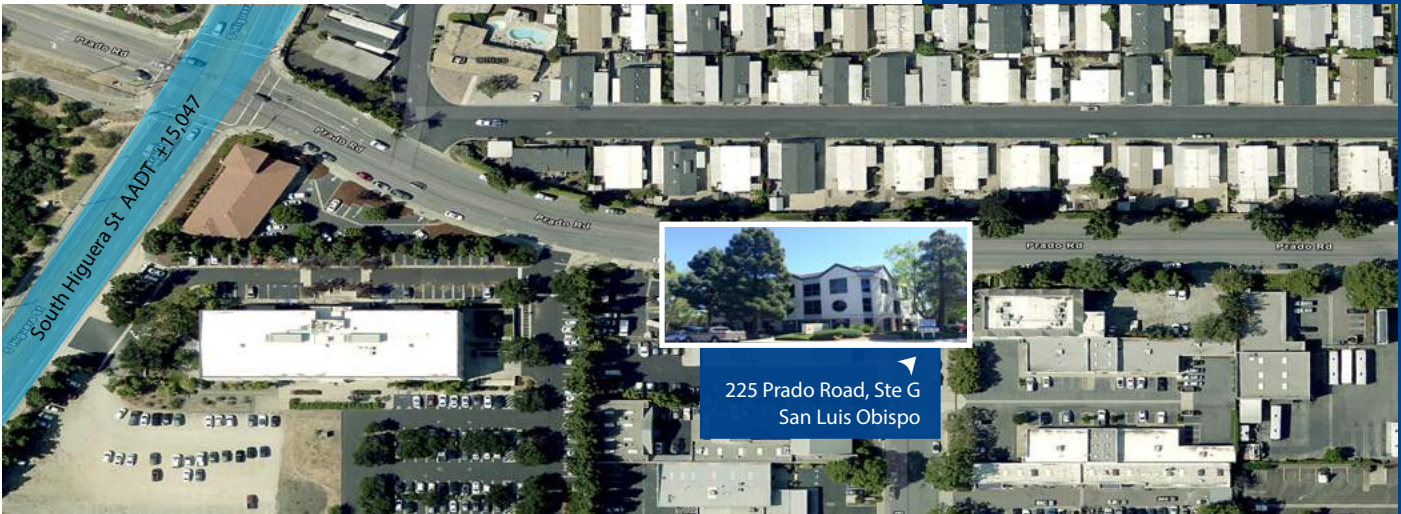
Property Gallery

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Conference Room



Flexible General Office Space



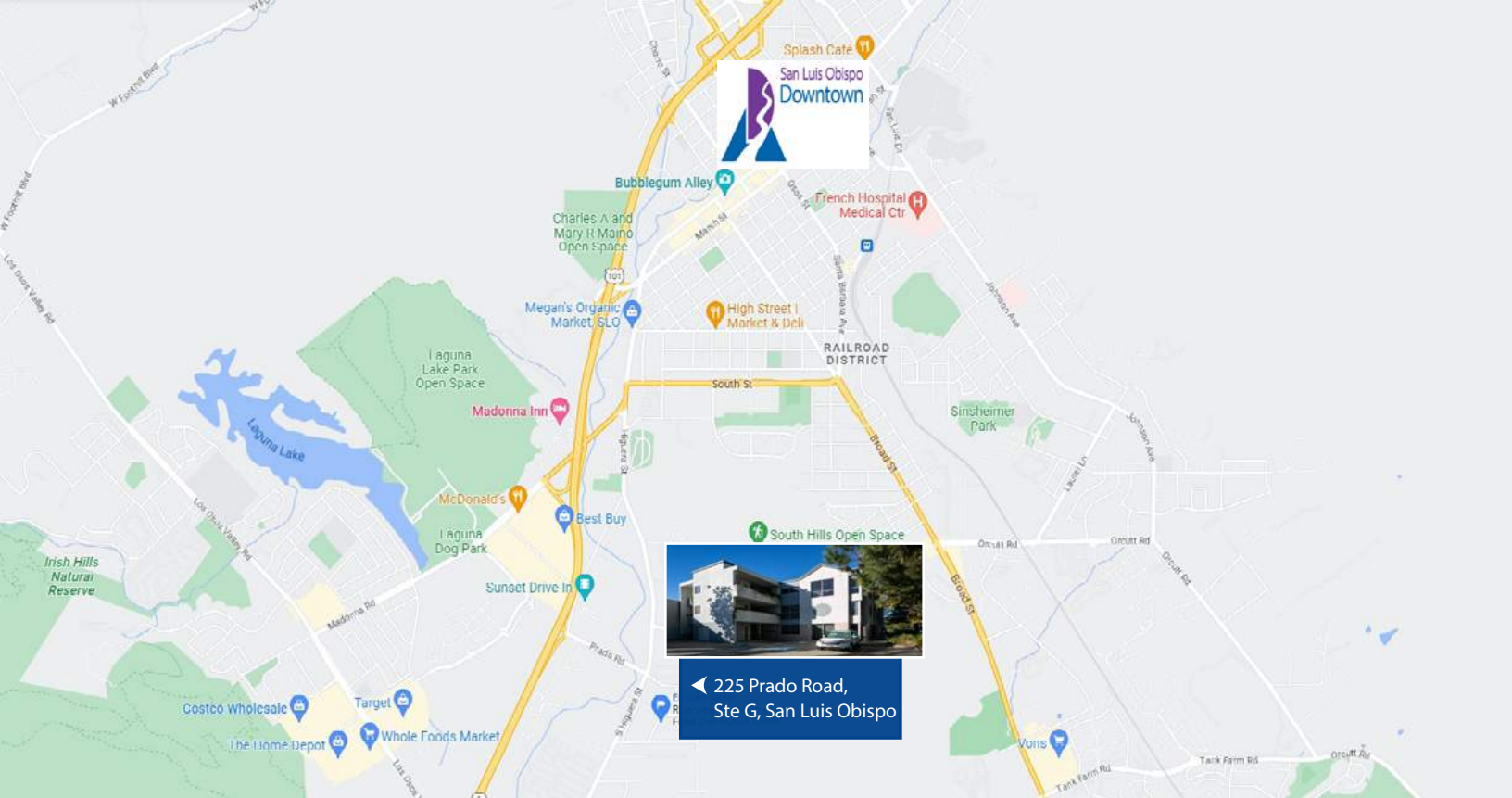
225 Prado Road, Ste G
San Luis Obispo

Flexible General Office Space



Reception





◀ 225 Prado Road,
Ste G, San Luis Obispo



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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