



Accelerating success.



For Lease

\$2.85

PSF MG + Utilities

Contact us:

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Colliers | San Luis Obispo

1301 Chorro Street

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354 Pacific Street San Luis Obispo, CA

First Class Downtown Modern Stand-Alone Office Building

Property Summary

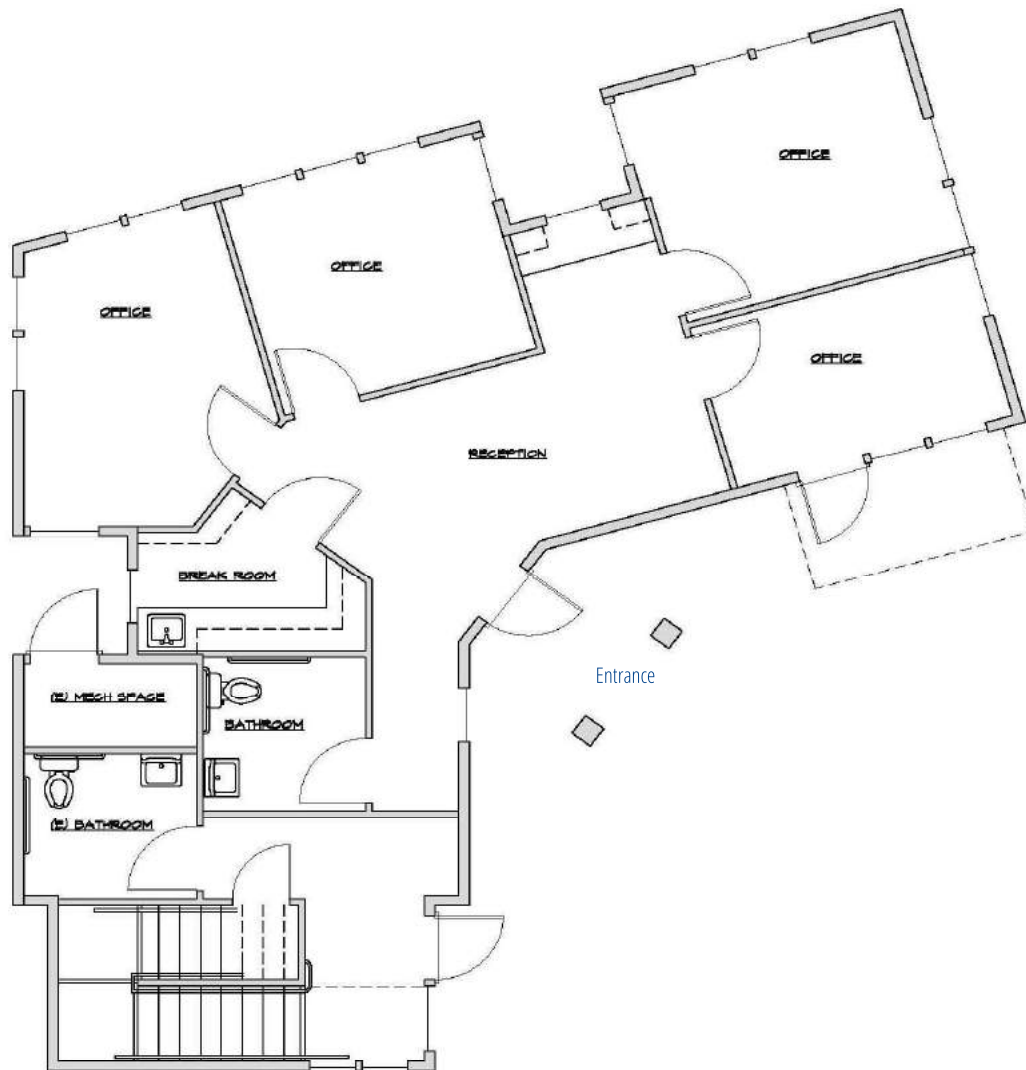
One of the highest quality office buildings in the market. Modern, stand-alone building boasts numerous hard offices, conference room, reception, kitchenette in a desirable area just outside the Downtown core and near Highway 101. Very convenient location. Two-story with outdoor decks and on-site parking.

You will not find a nicer stand-alone office building in the market.

Size	± 2,196 SF
Rate	\$2.85 PSF MG + Utilities
Property Type	Office
Zoning	(O) Office
Layout	Two-story - seven offices, conference room, kitchenette, reception
Parking	Seven (7) On-Site Parking Spots

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First Floor Plan



Parking
Seven On-Site Spaces

* Floor plan not to scale and approximate.

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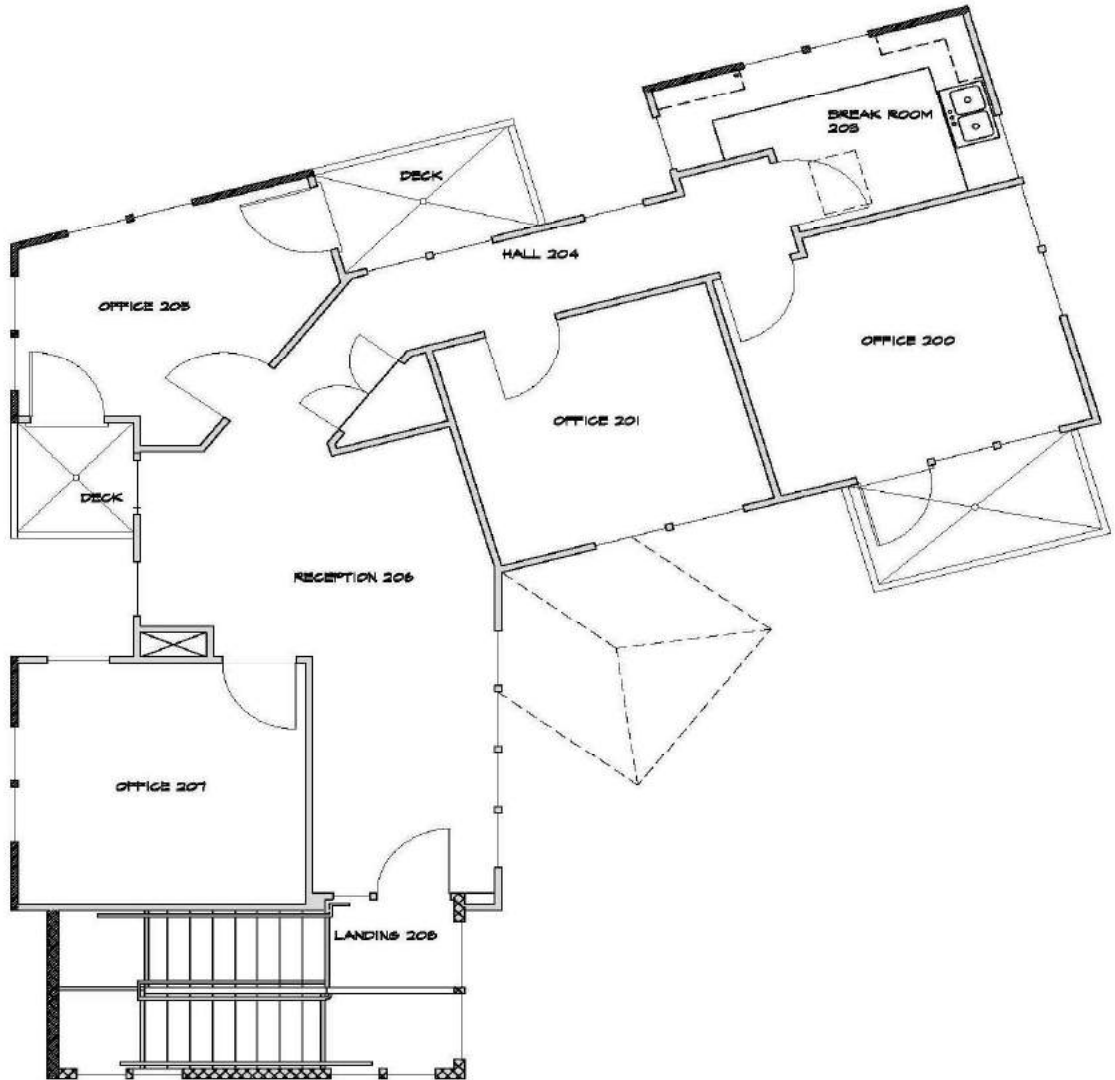
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Second Floor



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Photo Gallery

Entry



Entry/Office



Entry/Office



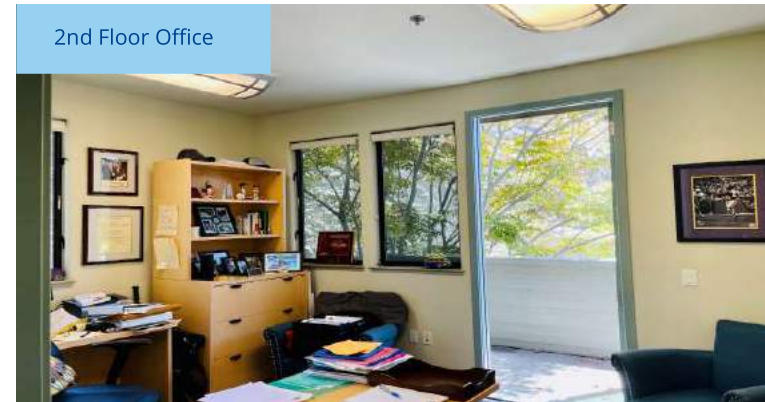
Conference Room



Office



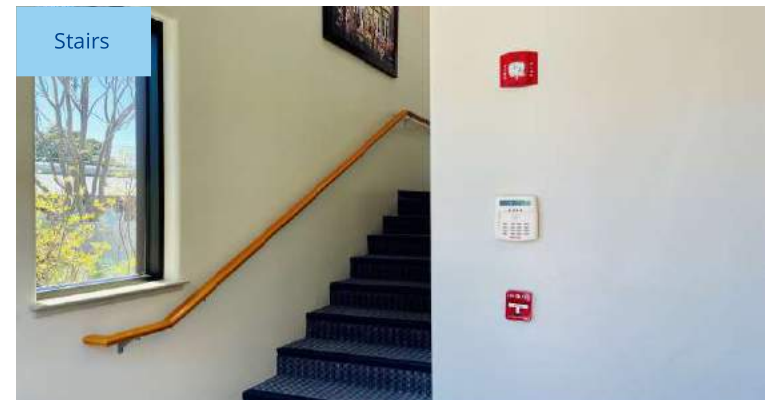
2nd Floor Office

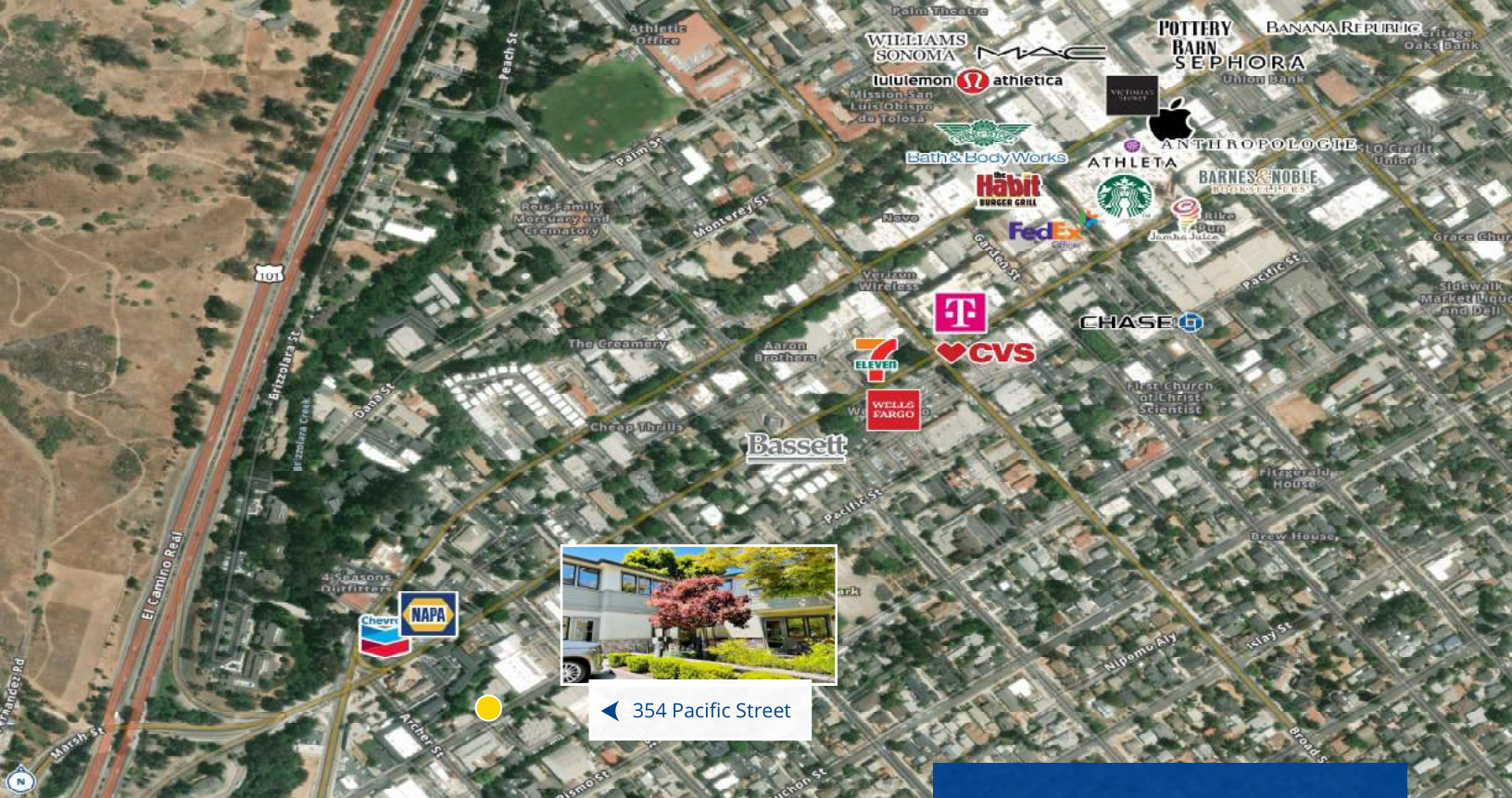


Restroom



Stairs





Demographics by Drive Times (1/5/10 Minutes from Subject)

Distance >	1 Minute Drive Time		5 Minute Drive Time		10 Minute Drive Time	
	Current (2022)		Current (2022)		Current (2022)	
Population	10,757	10,940	64,090	65,090	86,437	87,476
Households	5,234	5,311	21,563	21,934	31,355	31,727
Families	1,657	1,684	8,858	9,003	14,775	14,918
Avg. HH Size	2.00	2.01	2.32	2.32	2.30	2.30
Owner Occupied	1,596	1,601	9,636	9,853	16,423	16,673
Renter Occupied	3,637	3,711	11,926	12,081	14,932	15,055
Median Age	31.6	32.8	27.2	27.9	32.4	33.9
Median HH Income	\$64,364	\$82,798	\$69,545	\$85,143	\$78,402	\$95,385
Avg HH Income	\$96,396	\$115,055	\$105,157	\$123,107	\$114,126	\$134,096

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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