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For Lease

\$1,750.00
MONTH, MG

Contact us:

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3596 Broad Street, Suite 104 San Luis Obispo, CA

Commercial Showroom/Retail/Office Unit Broad Street Village

Property Summary

Rare opportunity to lease a popular Broad Street Village commercial office/retail condo unit, fronting on Broad Street. Located in the same Center as Blackhorse Espresso, Broad Street Public House and San Luis Obispo Kitchen and Bath.

Suite is 668 square feet and includes an open office/showroom build out. Layout includes a large, bright open space. Wide array of uses allowed including showroom, office, and retail. Very desirable size with retail exposures.

Size	± 668 SF (includes common area)
Exposure	± 24,935 AADT on Broad Street
Rate	\$1,750.00/Month, MG
Zoning	C-S Commercial Service
Location	South San Luis Obispo, Off Broad Street
Neighboring Tenants	Blackhorse Espresso, Broad Street Public House and San Luis Obispo Kitchen and Bath
Parking	Onsite, 2 Spaces

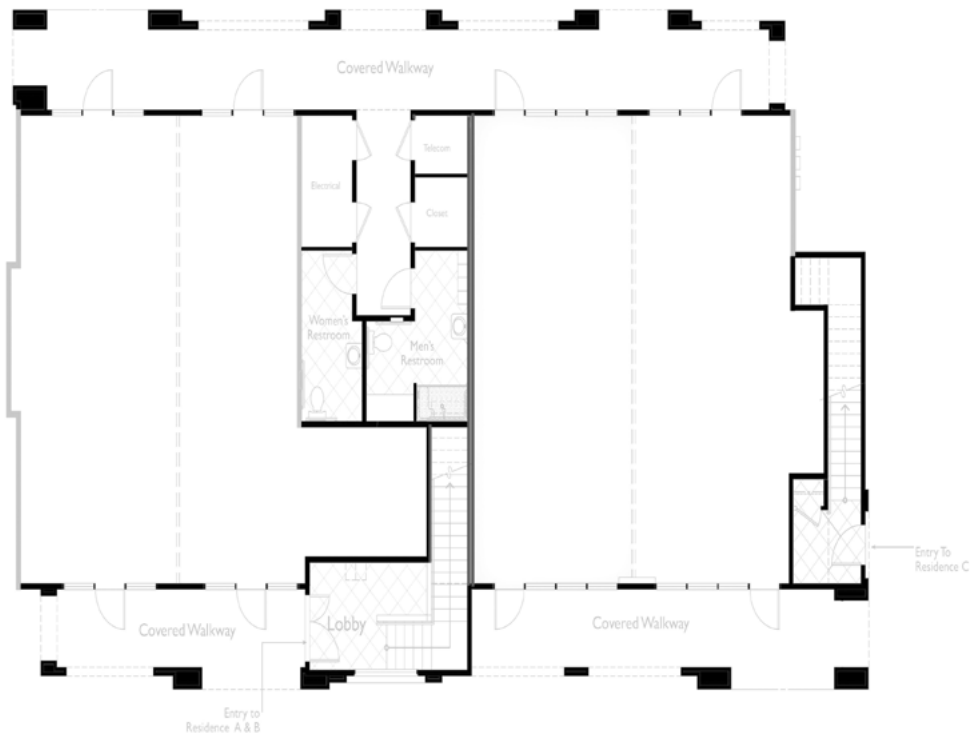
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Floorplan

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▼ Suite 104
± 668 SF



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Property Gallery

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Plenty of Parking



Open Floor Plan



Site Plan





**3596 Broad Street
Suite 104**

Broad Street
± 24,935 AADT

Damon Garcia
Sports Complex

Tank Farm Rd
± 18,917 AADT



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	57,908	59,509	100,503	103,101	158,834	162,900
Households	21,654	22,320	37,764	38,841	61,055	62,681
Families	9,061	9,338	19,077	19,596	33,953	34,812
Avg. HH Size	2.33	2.33	2.34	2.34	2.38	2.38
Owner Occupied	10,457	10,772	20,945	21,577	36,873	38,006
Renter Occupied	11,197	11,548	16,819	17,264	24,182	24,676
Median Age	27.1	28.0	35.4	36.9	39.8	40.8
Median HH Income	\$61,029	\$70,363	\$72,091	\$81,175	\$75,370	\$83,578
Avg HH Income	\$93,582	\$105,282	\$101,554	\$114,175	\$100,429	\$113,778

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¹ Footnote: Data sourced from U.S. Census Bureau, Census Summary File 1. Current and 5 year projections as recorded by ESRI forecast data.