



For Lease

\$1.95

PSF MG + Utilities

Contact us:

Preston Thomas, SIOR

Senior VP | Principal

BRE #01378821

Office: +1 805 544 3900



Colliers | San Luis Obispo

1301 Chorro Street
San Luis Obispo, CA 93401
P: +1 805 544 3900
www.colliers.com

4330 Santa Fe Road San Luis Obispo, CA

Former Tech Office near San Luis Obispo Airport

Property Summary

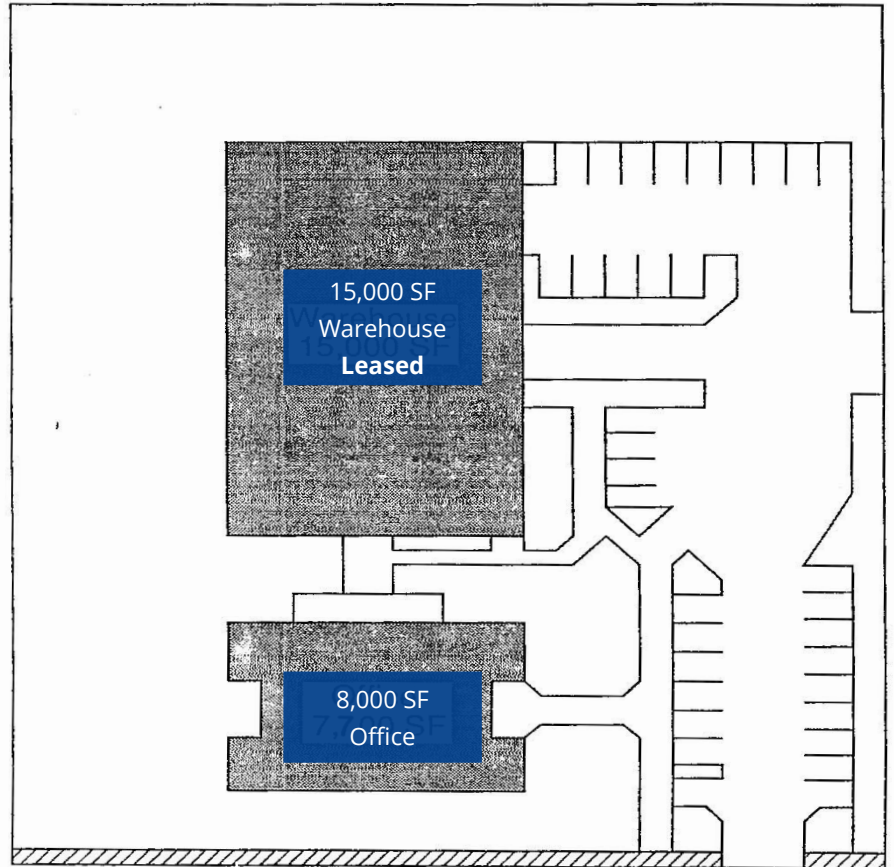
Former Tech Office. Very affordable office space located near San Luis Obispo Airport.

Layout includes a mix of bullpen areas and hard offices. Also kitchen, large server room and bathrooms. Digital West fiber is already to the building. Good parking.

Size	± 5,000 - 8,000 SF
Exposure	± 18,119 AADT on Tank Farm Road
Rate	\$1.95 PSF MG + Utilities
Property Type	Office
Zoning	C-S Commercial Service County
Location	Off Santa Fe Road, near San Luis Obispo/Regional Airport
Build-Out	Mix of bullpen and hard offices
Parking	23 On-Site/Street

Site Plan

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Size ± 5,000 - 8,000 SF

Exposure ± 19,476 AADT on Broad Street

Rate \$1.95 PSF MG + Utilities

Property Type Office

Zoning C-S Commercial Service County

Location Off Santa Fe Road, near San Luis Obispo/Regional Airport

Build-Out Mix of bullpen and hard offices

Parking 23 On-Site/Street

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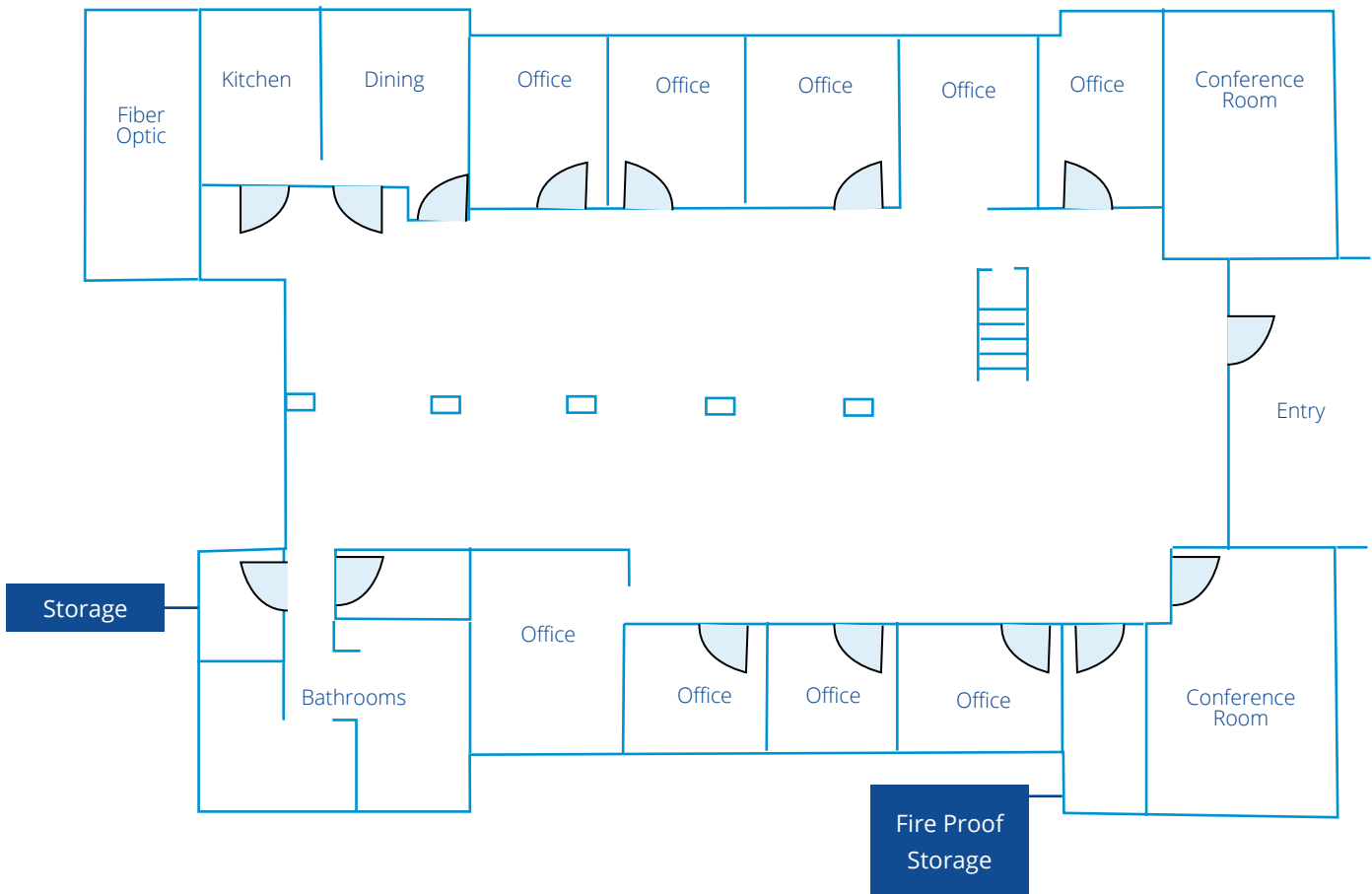


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First Floor Plan

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* Floor Plan is Approximate

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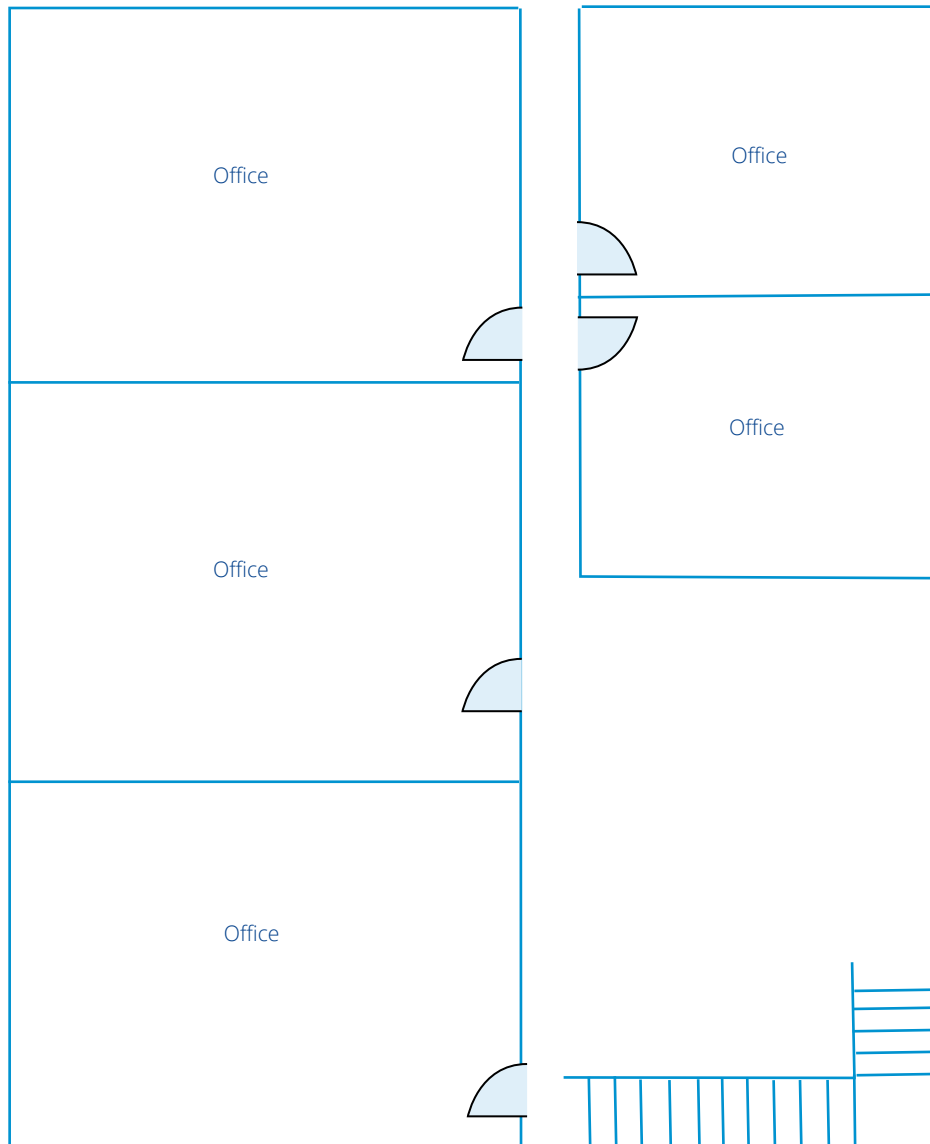
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Second Floor Plan

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Property Gallery



Ample Parking



Large Bullpen Area



Aerial





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	3,603	3,789	55,705	57,307	112,772	115,656
Households	1,410	1,483	21,756	22,425	42,397	43,575
Families	899	944	9,133	9,412	22,126	22,710
Avg. HH Size	2.55	2.55	2.31	2.31	2.37	2.37
Owner Occupied	1,064	1,120	10,536	10,853	23,893	24,581
Renter Occupied	346	363	11,220	11,572	18,505	18,993
Median Age	43.0	43.3	28.6	29.5	36.0	37.3
Median HH Income	\$105,465	\$113,850	\$61,276	\$70,727	\$73,099	\$82,205
Avg HH Income	\$139,044	\$156,389	\$93,959	\$105,720	\$100,837	\$113,778

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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