



Accelerating success.



For Lease

\$1.95

PSF MG + Utilities

Contact us:

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Colliers | San Luis Obispo

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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.

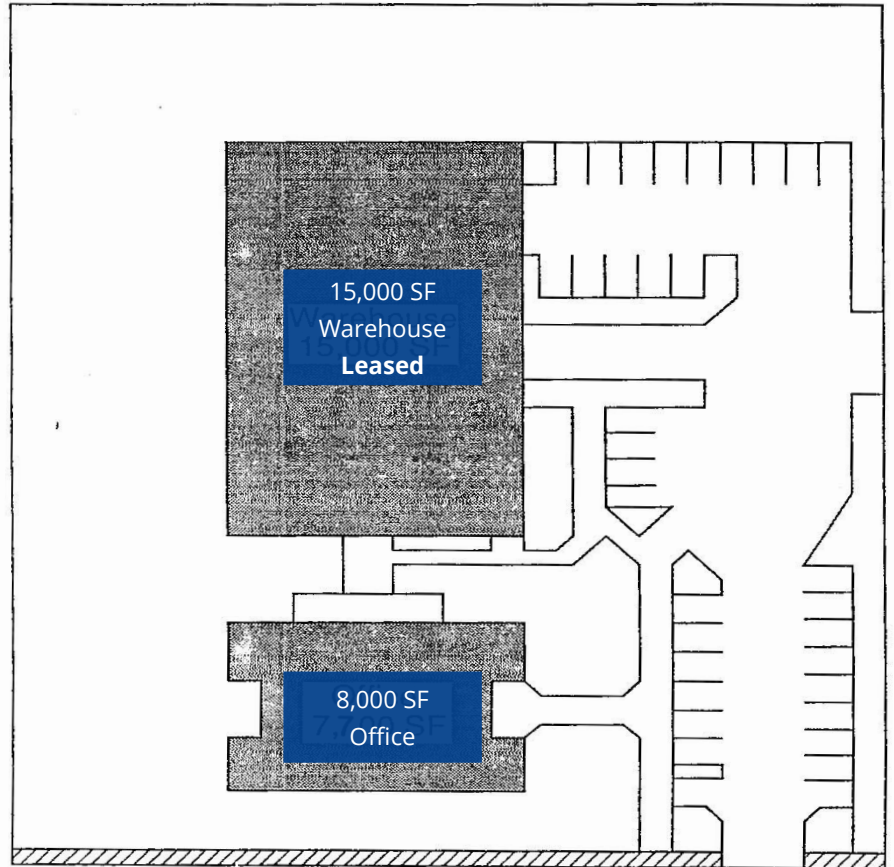
Layout includes a mix of bullpen areas and hard offices. Also kitchen, large server room and bathrooms. Digital West fiber is already to the building. Good parking.

Size	± 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

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Site Plan

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Size	± 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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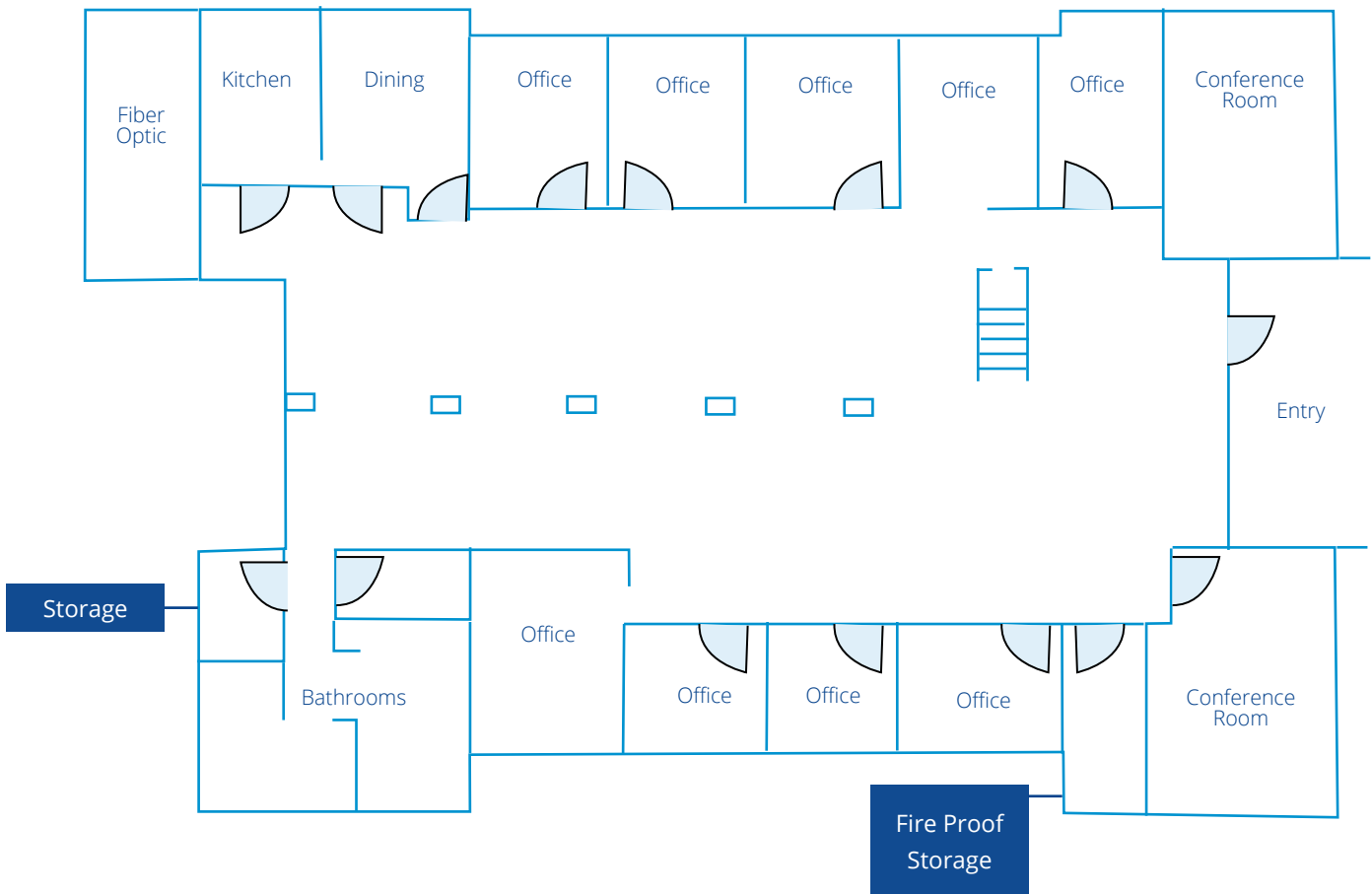


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First Floor Plan

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* Floor Plan is Approximate

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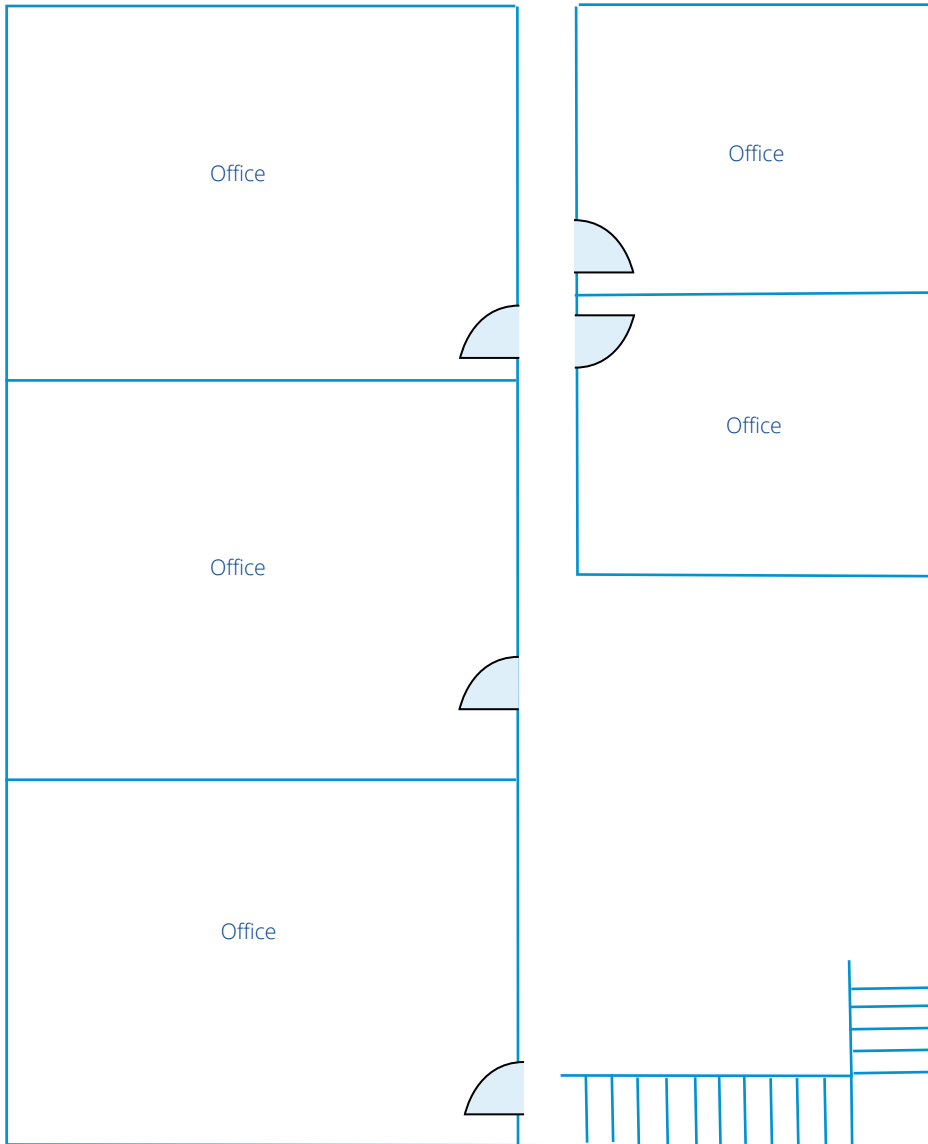
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Second Floor Plan



* Floor Plan is Approximate

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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

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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.