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For Lease

\$1.60

PSF MG + Utilities

Contact us:

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645 Tank Farm Road, Ste E San Luis Obispo, CA

Warehouse/Showroom Space near
San Luis Obispo Airport

Property Summary

Warehouse/showroom space on Tank Farm Road near Broad Street intersection.

Includes storefront with rear loading, grade level roll-up. Open plan with one open office, sink area and restroom. Great signage exposure on Tank Farm Road.

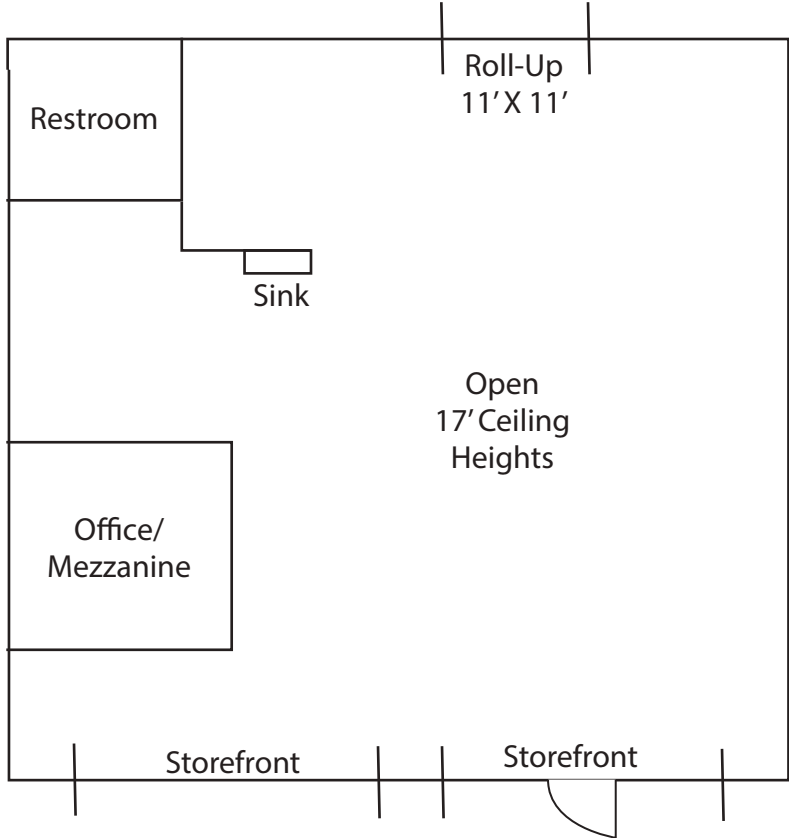
Size	± 2,500 SF
Exposure	± 18,119 AADT on Tank Farm Road
Rate	\$1.60 PSF MG + Utilities
Property Type	Warehouse/Showroom
Zoning	C-S Commercial Service
Location	Off Tank Farm Road, near Broad Street Intersection
Build-Out	One open office, sink, restroom and grade level roll-up
Parking	4 On-Site

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Floor Plan



50'



50'

* Floor Plan is Approximate

Entrance

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Property Gallery

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Roll-Up



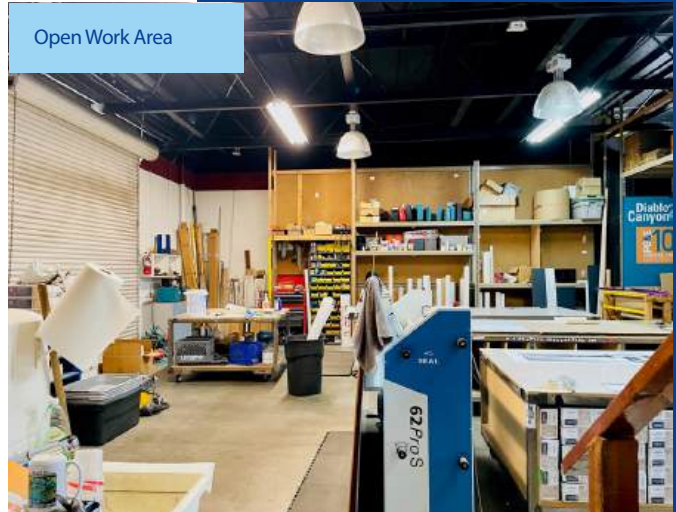
Storefront



On-Site Parking



Open Work Area



Aerial





Tank Farm Road 18,119 ± AADT

645 Tank Farm Road



Broad Street 19,476 ± AADT



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)	Forcast (2026)	Current (2021)	Forcast (2026)	Current (2021)	Forcast (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.