



For Lease

\$1.50
PSF MG + Utilities

Contact us:

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

Warehouse Space in
South San Luis Obispo

Property Summary

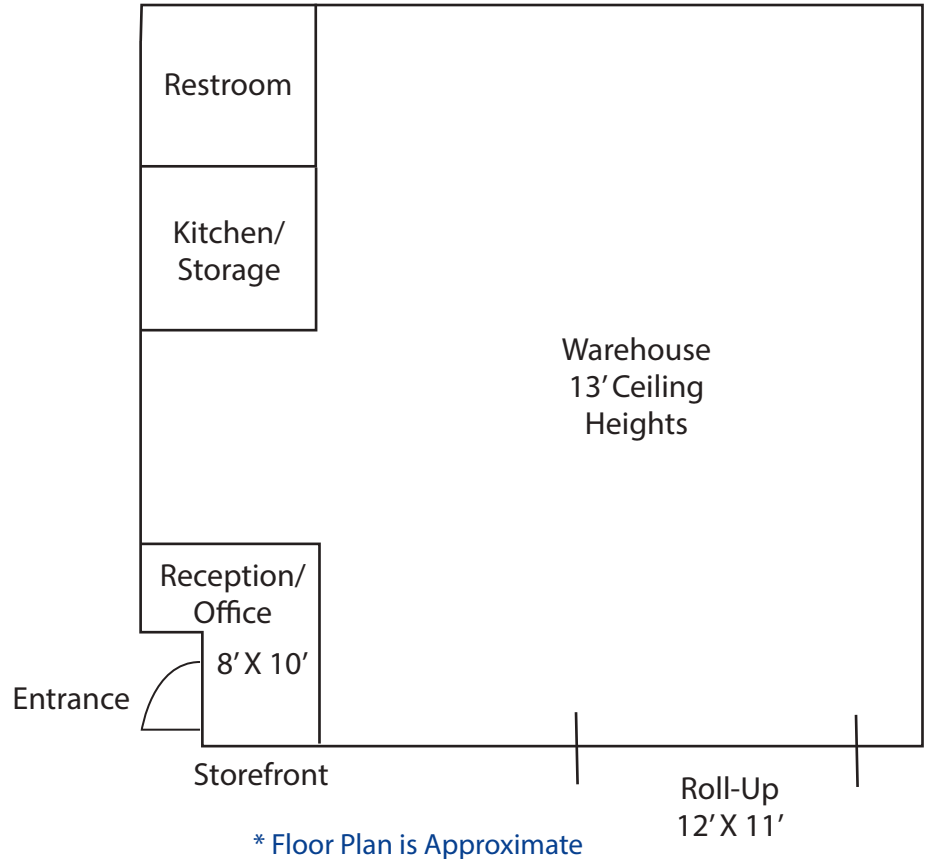
Warehouse space in south San Luis Obispo, on Tank Farm Road near Broad Street intersection.

Includes storefront/reception area with grade level roll-up. Open plan with office/reception, and restroom. Signage exposure on Tank Farm Road.

Size	± 2,000 SF
Rate	\$1.50 PSF MG + Utilities
Property Type	Warehouse
Zoning	C-S Commercial Service
Location	Off Tank Farm Road, near Broad Street Intersection
Build-Out	One office, restroom, grade level roll-up and mezzanine/storage (not included in square footage)
Parking	3 On-Site

Floor Plan

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Size	± 2,000 SF
Exposure	± 18,119 AADT on Tank Farm Road
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Zoning	C-S Commercial Service
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Build-Out	One office, restroom, grade level roll-up and mezzanine/storage (not included in square footage)
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Property Gallery



Roll-Up



Warehouse



Warehouse

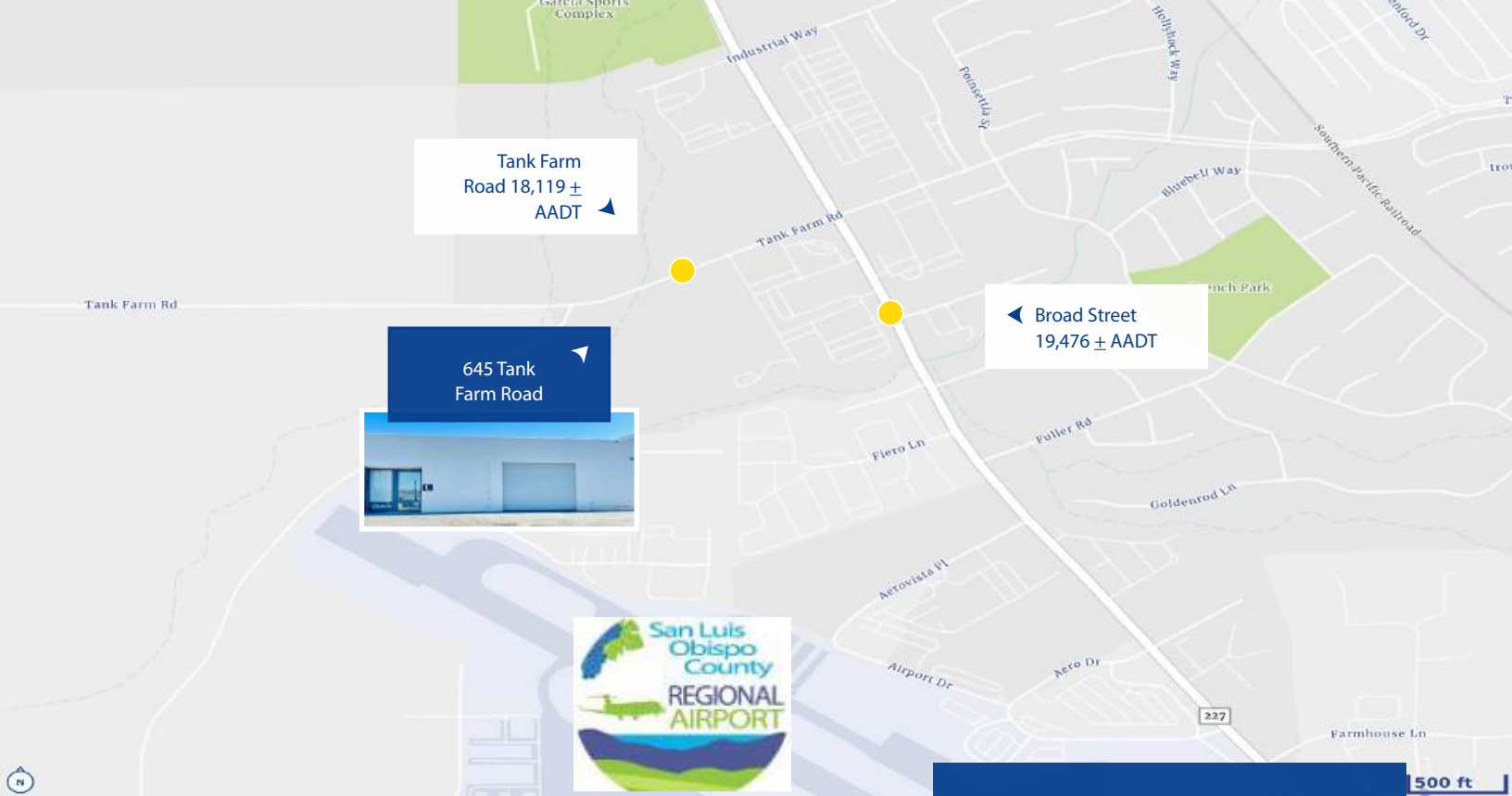


Reception/Office



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)	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

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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