



For Lease

\$2.15

PSF NNN (± \$0.80)

Contact us:

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711 Tank Farm Road Ste 100

**Flagship, High Exposure 4,400 ± SF
Professional Office Suite Located in Sycamore Court**

Property Summary

Flagship, high exposure Class A professional office suite located in Sycamore Court office building, at one of the main intersections in town.

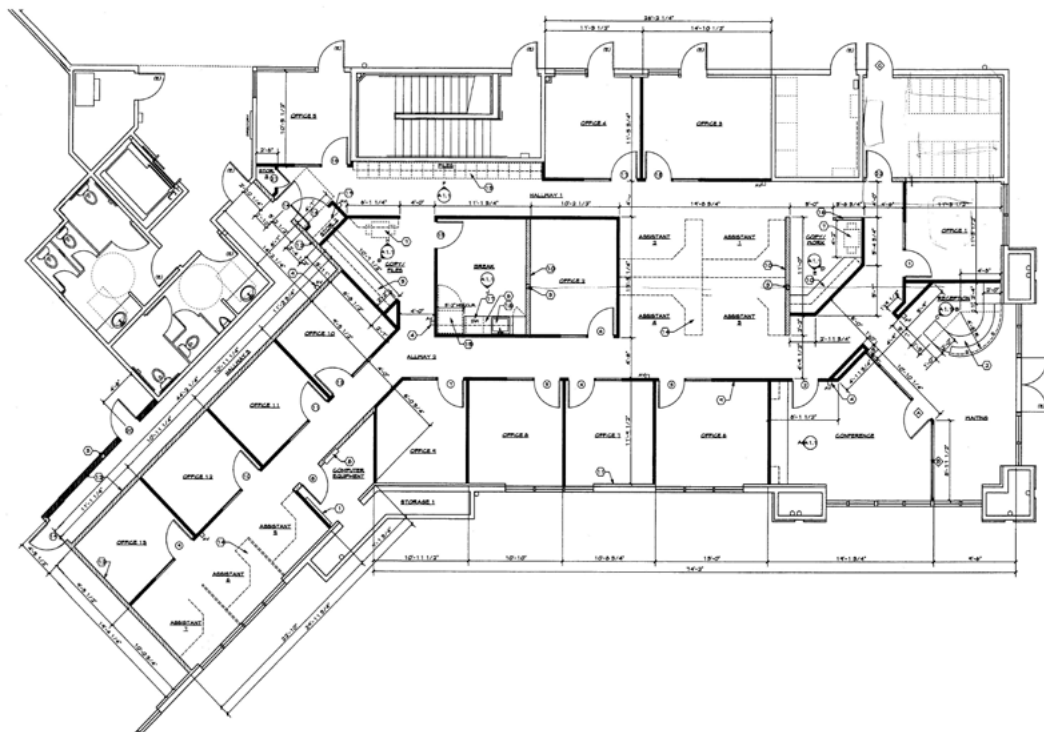
Ground floor suite includes 14 offices, conference room, several open work areas and kitchenette. Up to 21 total workstations including offices. Includes large monument signage on Tank Farm Road. Very well located and appointed office building, for a tenant seeking a high-end professional presence in San Luis Obispo.

Suite	± 4,400 SF (Includes share of common area)
Exposure	± 18,119 AADT on Tank Farm Road ± 20, 598 AADT of Broad Street
Rate	\$2.15 PSF NNN (± \$0.80)
Property Type	O (Office)
Built	2006
Adjacent Tenants	Vons, CVS, Starbucks, Jersey Mike's and Taco Bell
Parking	1/300

Floorplan



Monument Sign



* Floor plan not to scale

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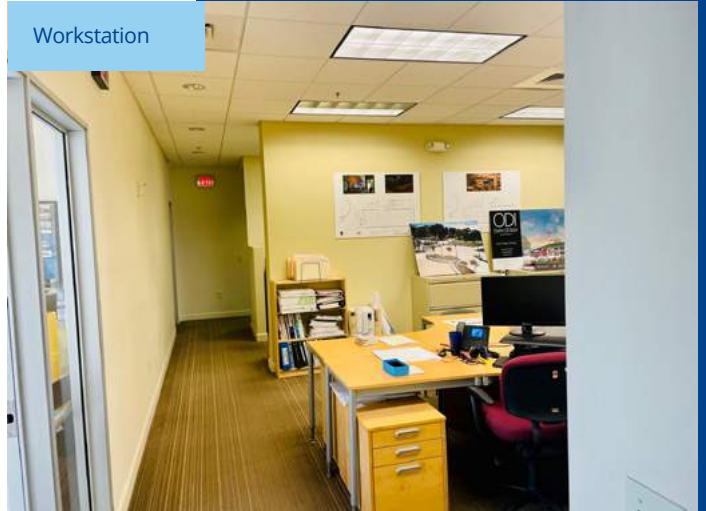
Property Gallery



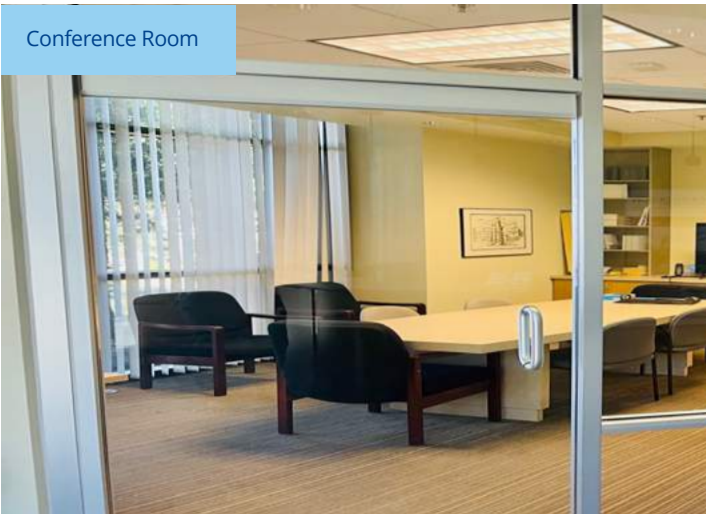
Reception



Workstation



Conference Room



Monument Signage



Copy Room



Office



Damon Garcia Sports Complex



New Development Unknown

Broad Street
± 20,598 AADT

Tank Farm Rd
± 18,119 AADT



Subject Property
711 Tank Farm



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	5,407	5,737	55,643	57,242	106,555	109,305
Households	2,203	2,341	21,739	22,407	40,241	41,377
Families	1,264	1,338	9,122	9,401	20,685	21,241
Avg. HH Size	2.42	2.42	2.31	2.31	2.35	2.35
Owner Occupied	1,483	1,558	10,525	10,841	22,553	23,212
Renter Occupied	720	783	11,214	11,566	17,688	18,165
Median Age	40.9	41.2	28.5	29.5	35.9	37.2
Median HH Income	\$92,432	\$102,639	\$61,240	\$70,679	\$72,736	\$81,872
Avg HH Income	\$123,362	\$138,651	\$93,889	\$105,640	\$101,418	\$114,418

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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.