



For Lease

\$2.65
PSF MG + Utilities

Contact us:

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719 Pismo Street San Luis Obispo, CA

First Class Downtown Modern Office

Property Summary

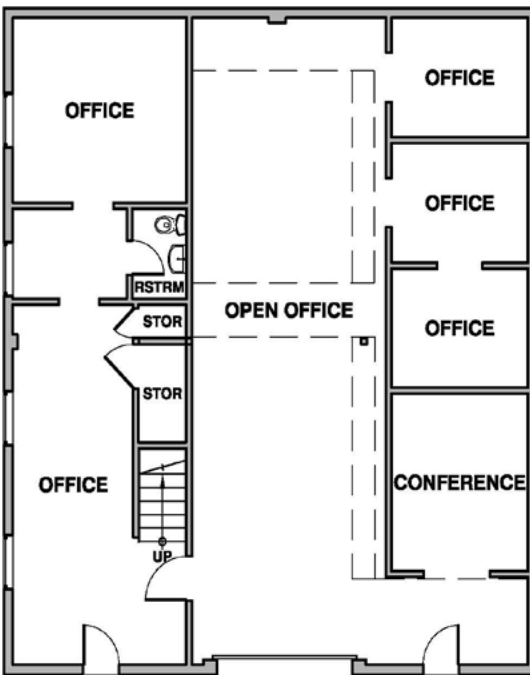
Newly designed industrial modern office space steps to the Downtown core. Hard to find industrial modern styled space includes two levels with several open work areas, numerous offices, conference room, kitchenette and bathrooms with shower.

All interior improvements are almost new. Roll-up door to bring the outside in, must see to appreciate.

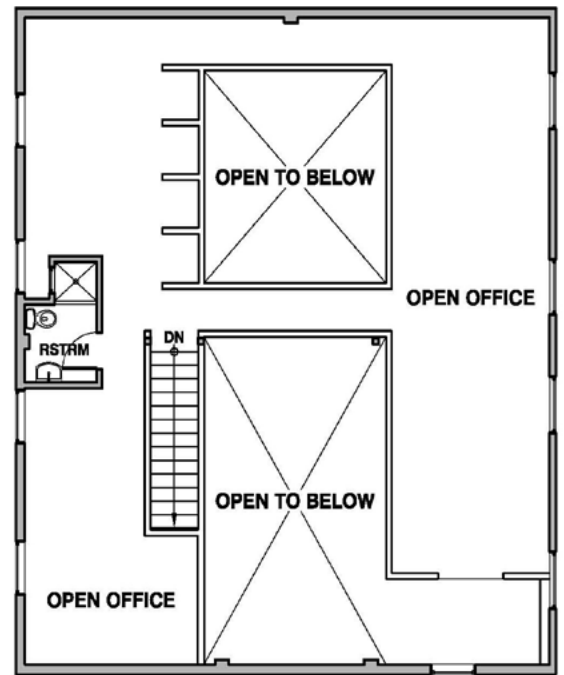
Size	± 2,982 SF - First and Second Floor Suite
Exposure	± 11,323 AADT on Broad Street
Rate	\$2.65 PSF MG + Utilities
Property Type	Office
Zoning	(O) Office
Layout	five offices, conference room, several open work areas, roll-up door and two bathrooms
Parking	Street parking

Floor Plan

▼ Ground Floor



▼ Mezzanine



* Floor plan not to scale and approximate.

Contact

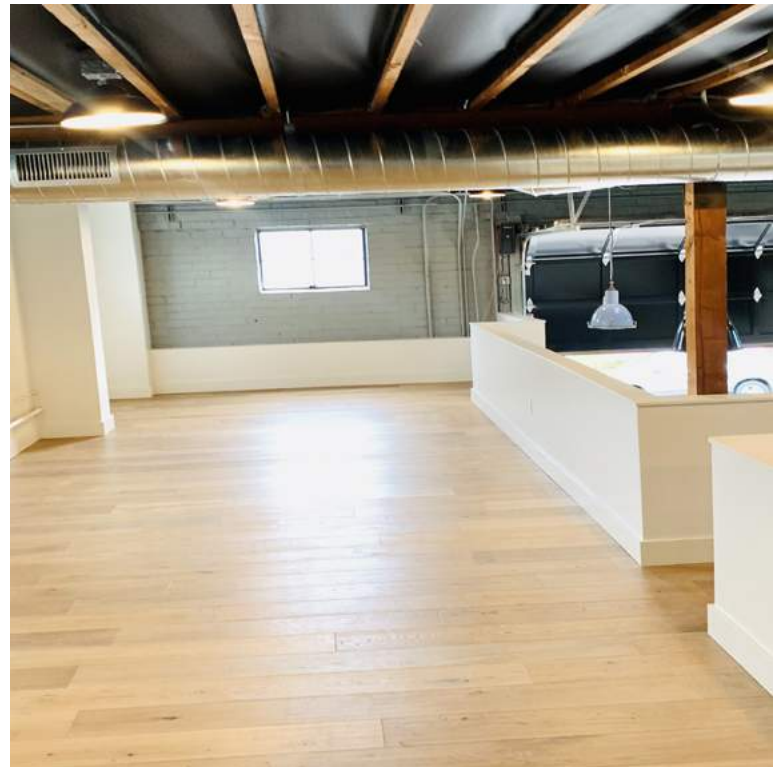
Preston Thomas, SIOR

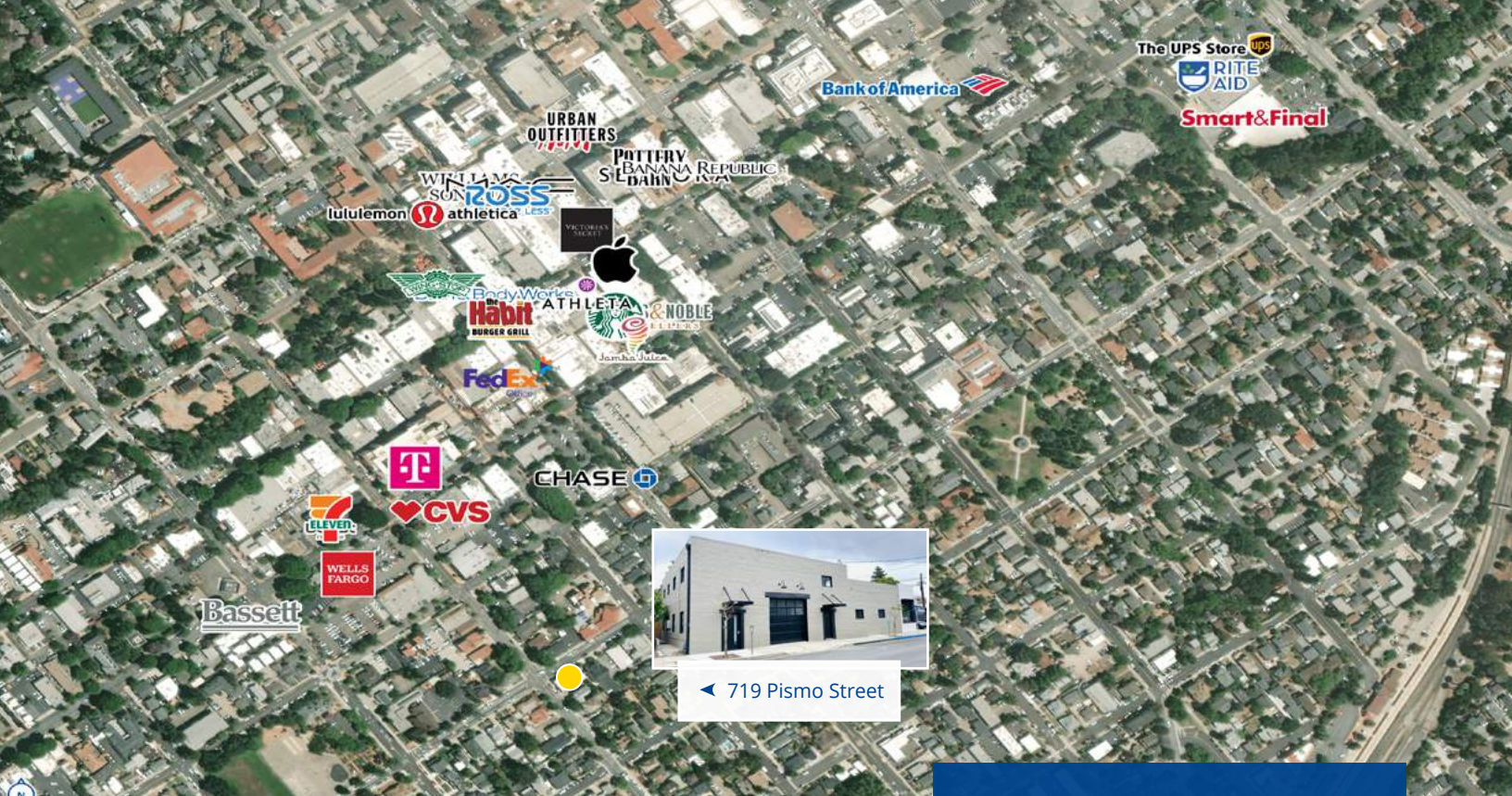
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Photo Gallery





◀ 719 Pismo Street



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	12,730	13,152	61,310	62,901	80,593	82,606
Households	5,979	6,168	21,282	21,944	29,912	30,759
Families	1,864	1,924	8,780	9,056	13,978	14,352
Avg. HH Size	2.09	2.09	2.33	2.33	2.30	2.30
Owner Occupied	2,026	2,070	10,136	10,446	16,160	16,632
Renter Occupied	3,953	4,098	11,146	11,498	13,752	14,128
Median Age	30.0	31.0	28.2	29.0	33.2	34.8
Median HH Income	\$56,696	\$65,522	\$60,103	\$69,093	\$67,714	\$77,963
Avg HH Income	\$85,024	\$96,318	\$92,018	\$103,531	\$100,091	\$113,164

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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