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For Lease

\$8,995/Month
MG

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Colliers | San Luis Obispo

1301 Chorro Street

San Luis Obispo, CA 93401

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www.colliers.com

863 Marsh Street San Luis Obispo, CA

Prime Downtown End Cap Retail/Bank/Office

Property Summary

End cap space between Chorro and Morro Streets. Backs up to Marsh Street parking garage.

Neighboring tenants include Barnes and Noble, Jamba Juice, Athleta, Apple Store, Eureka Burger, Chase Bank, Fed Ex Office, Starbucks, US Post Office and many more.

Size	± 3,503 SF Ground Floor + ± 1,200 SF Mezzanine
Exposure	± 11,515 AADT on Marsh Street
Rate	\$8,995/Month, MG
Property Type	Retail/Bank/Office
Location	Marsh Street, between Chorro and Morro Streets
Neighboring Tenants	Barnes and Noble, Jamba Juice, Athleta, Apple Store, Eureka Burger, Chase Bank, Fed Ex Office, Starbucks and US Post Office
Parking	2 Reserved Spaces on Side of Building (additional parking in City garage behind building)

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Location

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Property Gallery



Break Room/Kitchenette



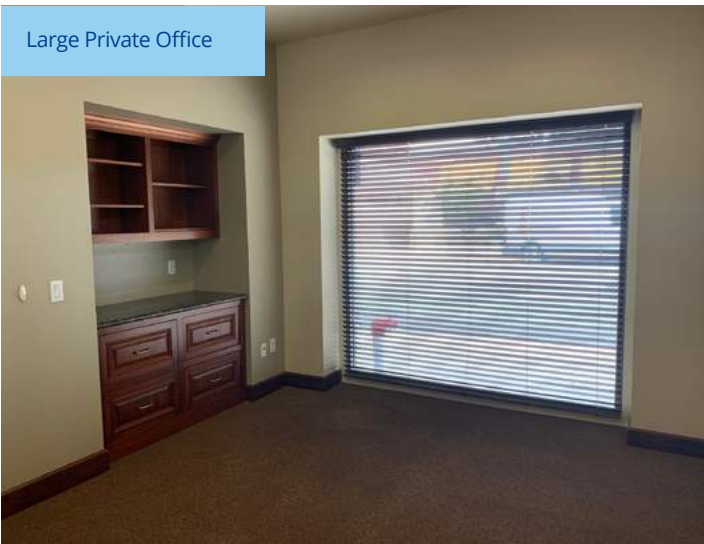
Mezzanine



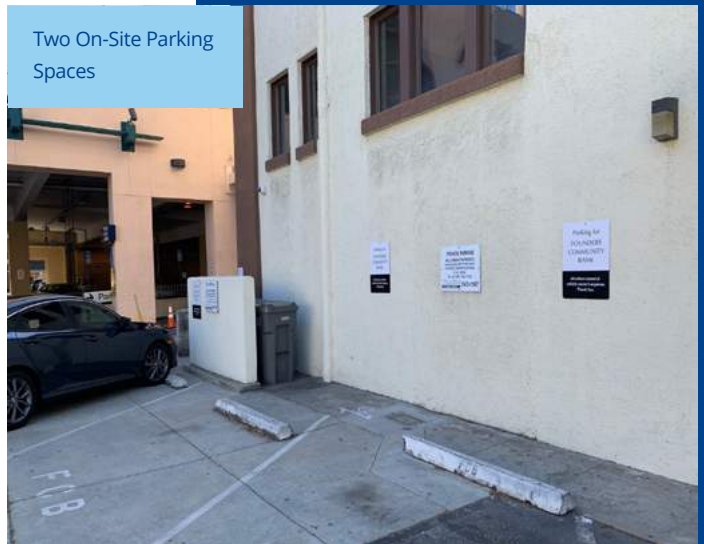
Parking Garage Next Door



Large Private Office



Two On-Site Parking Spaces





← 863 Marsh 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	15,161	15,633	60,928	62,519	80,288	82,289
Households	6,921	7,126	21,120	21,782	29,695	30,534
Families	1,984	2,043	8,652	8,928	13,860	14,229
Avg. HH Size	2.15	2.15	2.33	2.33	2.30	2.31
Owner Occupied	2,101	2,148	9,988	10,298	15,975	16,441
Renter Occupied	4,821	4,978	11,133	11,484	13,719	14,093
Median Age	27.3	27.8	28.1	28.9	33.1	34.7
Median HH Income	\$49,657	\$56,518	\$59,689	\$68,510	\$67,665	\$77,905
Avg HH Income	\$77,388	\$87,557	\$91,285	\$102,731	\$99,944	\$112,986

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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.