



For lease

# Inquire

(Modified Gross)

Contact us:

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## 956 Monterey Street Downtown San Luis Obispo

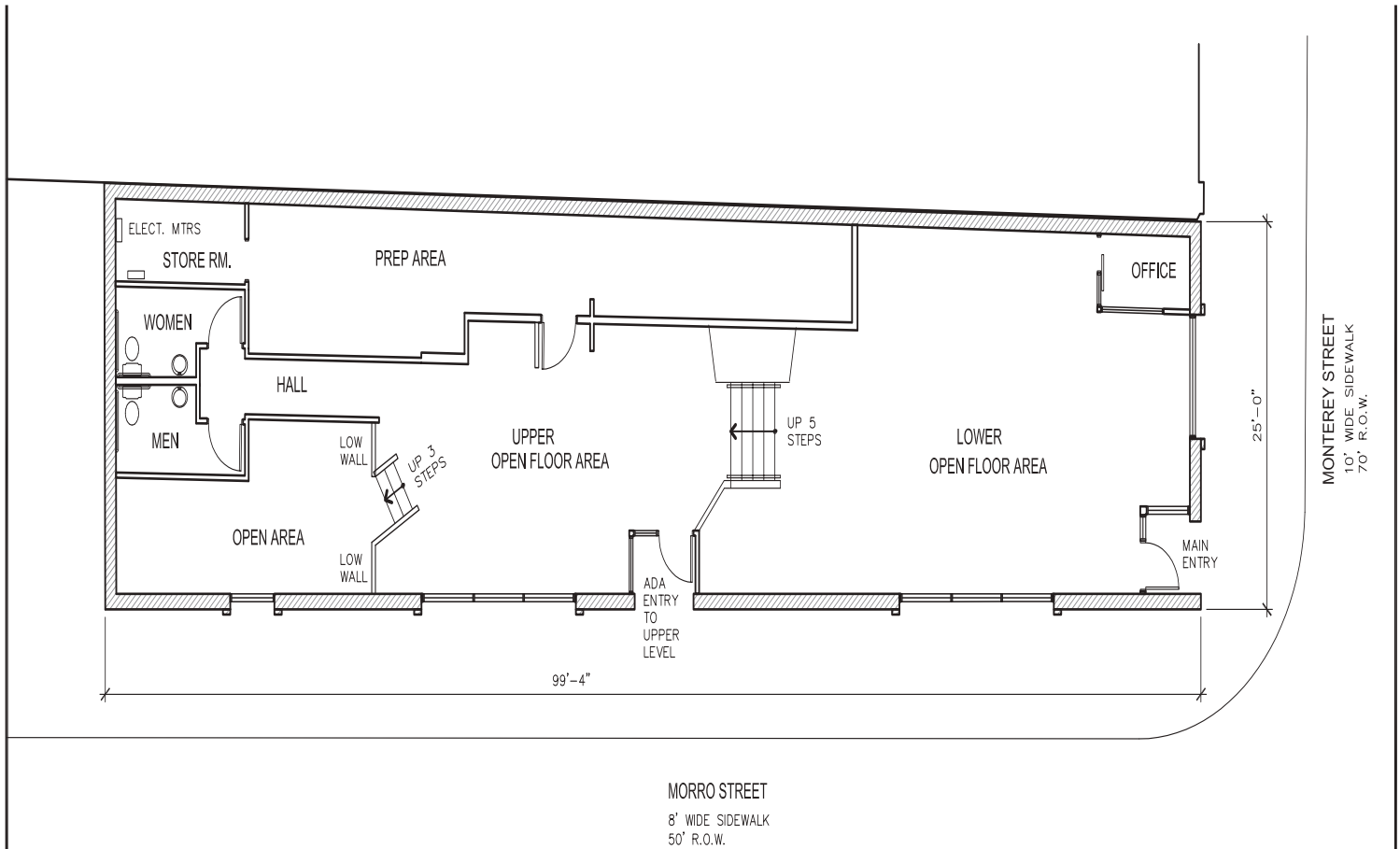
Retail Space on the Corner of Morro and Monterey in the Heart of San Luis Obispo's Premier Downtown Core.

### Property Summary

Prime retail space on the corner Monterey and Morro. The property sits adjacent to exceptional retail and restaurant tenancy; Urban Outfitters, H&M, William Sonoma, McConnells Ice Cream, Moondoggies, Giuseppe's, Finney's, Hotel SLO and steps away from Mission de Tolosa and nestled between 2 parking garages.

Area	± 2,500 SF
Rate	Inquire (Modified Gross)
Property Type	Retail Storefront
Availability	Now
Zoning	Downtown Commercial (C-D)
Parking	Street Parking

# Floorplan

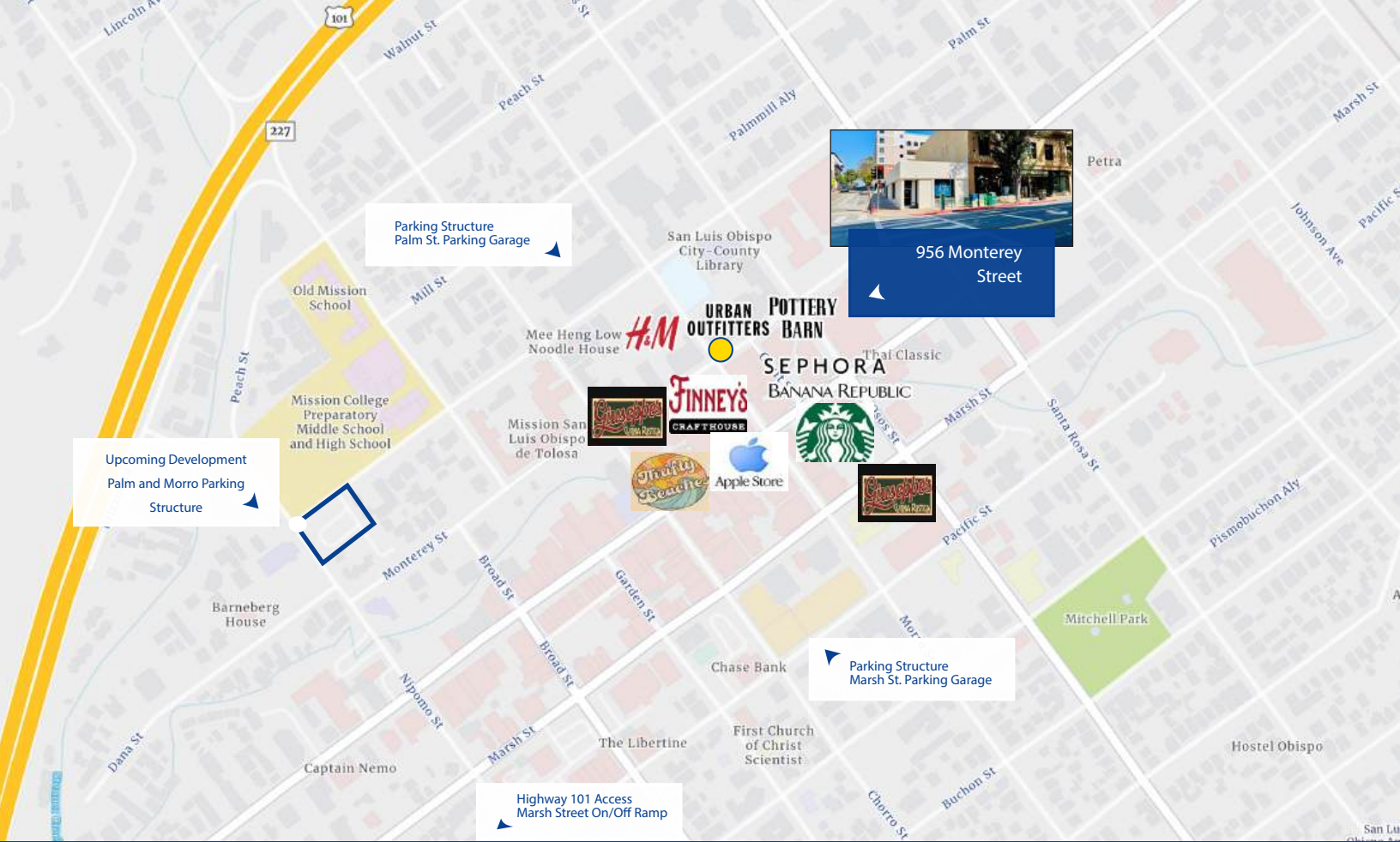


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## Demographics by Drive Times (5/10/15 Minutes from Subject)

Distance >	5 Minute Drive Time		10 Minute Drive Time		15 Minute Drive Time	
	Current (2021)	Forcast (2026)	Current (2021)	Forcast (2026)	Current (2021)	Forcast (2026)
Population	27,028	27,607	49,444	50,924	58,281	59,945
Households	10,686	10,941	19,651	20,279	23,534	24,248
Families	3,191	3,267	7,775	8,031	9,998	10,296
Avg. HH Size	2.12	2.12	2.27	2.27	2.24	2.25
Owner Occupied	3,422	3,478	9,025	9,310	11,605	11,961
Renter Occupied	7,264	7,463	10,626	10,969	11,929	12,287
Median Age	24.1	24.2	28.0	28.8	30.6	32.0
Median HH Income	\$44,320	\$50,357	\$57,568	\$66,055	\$62,667	\$72,962
Avg HH Income	\$73,538	\$83,120	\$88,025	\$99,159	\$94,342	\$106,327

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<sup>1</sup> Footnote: Data sourced from U.S. Census Bureau, Census Summary File 1. Current and 5 year projections as recorded by ESRI forecast data.