

# San Luis Obispo Land

7.29 ± Acres  
Manufacturing (M)  
Zoned Raw Land

197 Suburban Road  
San Luis Obispo, CA

## Contact Broker

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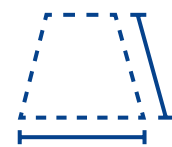
### Colliers | SLO

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## Highlights



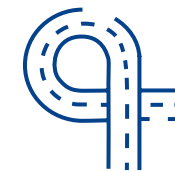
Rectangular  
Shape



Manufacturing, Warehouse,  
Distribution Allowed



Mini Storage  
Allowed



Easy Freeway  
Acces



Level

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197 Suburban Road, San Luis Obispo

# Property Overview

The largest (M) Manufacturing zoned parcel left in the City of San Luis Obispo. Rare and desirable zoning allows many uses not allowed in other zones in the City. Level, rectangular parcel allows many possible options for development including mini storage, warehouse/ industrial, single-tenant owner/user or possible subdivision to smaller commercial lots. Easy Freeway access.

Owner may carry back a 1st trust deed.

» Price: \$6,900,000 (\$21.72/SF)

» Lot Size: 7.29 ± acres (317,552 SF)

» APN: 053-258-025

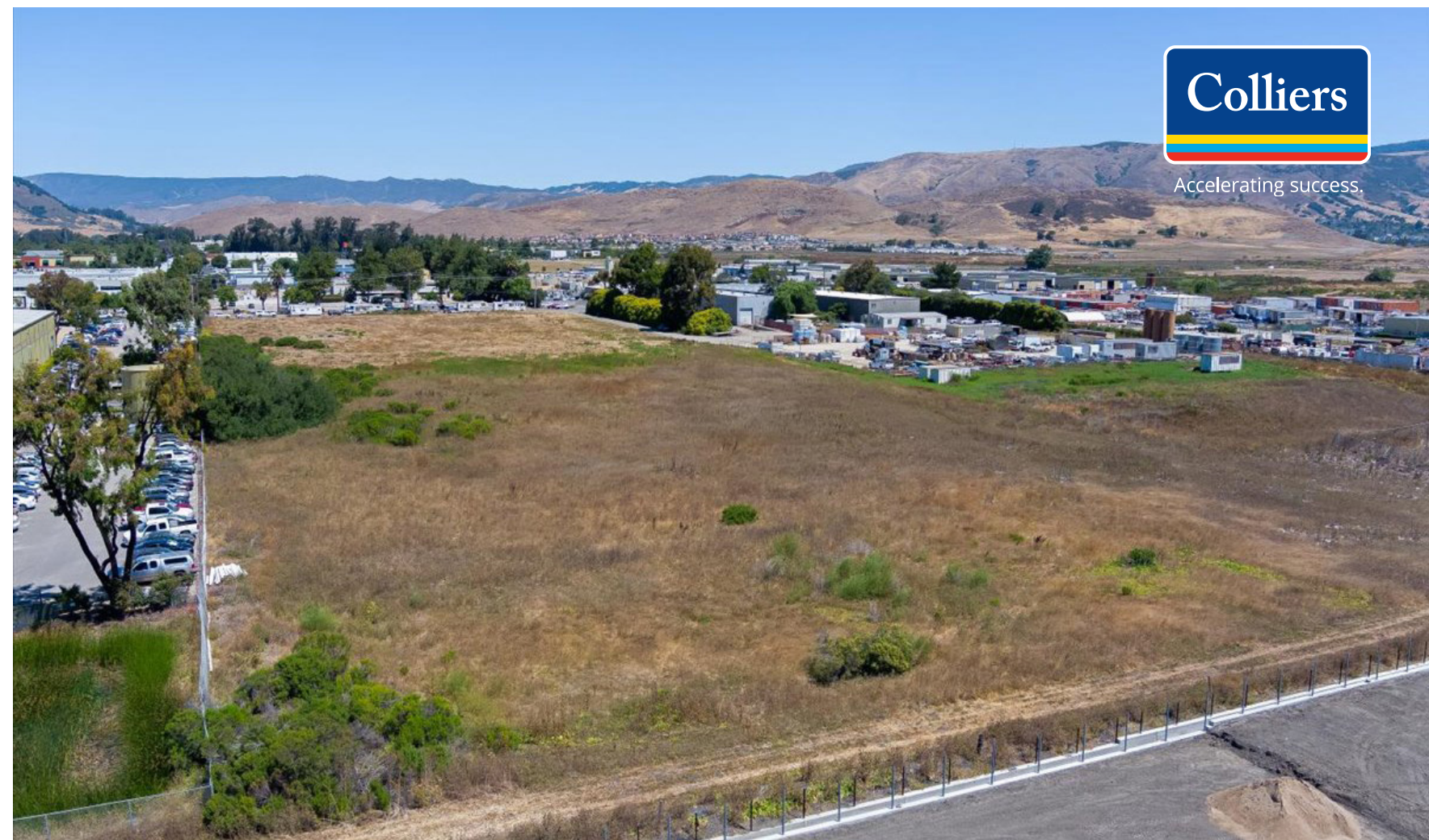
» Zone: M-SP - City of San Luis Obispo

» Level, rectangular parcel

» Excellent location with rare commercial zone.

» Owner may carry a 1st trust deed

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197 Suburban Road, San Luis Obispo

# Uses

## Allowed Uses in the Manufacturing (M) Zone Per City of San Luis Obispo 2022 Zoning Code

The M zone is intended to provide for assembly, fabrication, and other manufacturing activities in addition to those allowed in the C-S zone, and for limited sales and services to local consumers.

- Personal Storage (Mini-Storage)
- Warehouse/Indoor Storage
- Wholesale Distribution
- Business Services
- Commercial Recreation/Gym (small scale)
- Maintenance/Repair Services
- Building Material Sales
- Nurseries
- Large Vehicle, Construction Equipment Sales/Rental
- Vehicle Repair Services
- Freight/Truck Terminal
- Park/Recreation Facility
- Daycare
- Other uses allowed, please refer to San Luis Obispo City Zoning Guide for all uses.

\* Buyer to verify uses with the City of San Luis Obispo

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**Prado Road Overpass**  
 Slated to complete construction Summer 2026, it will connect Dalido and Froom Ranch Way.

San Luis Ranch

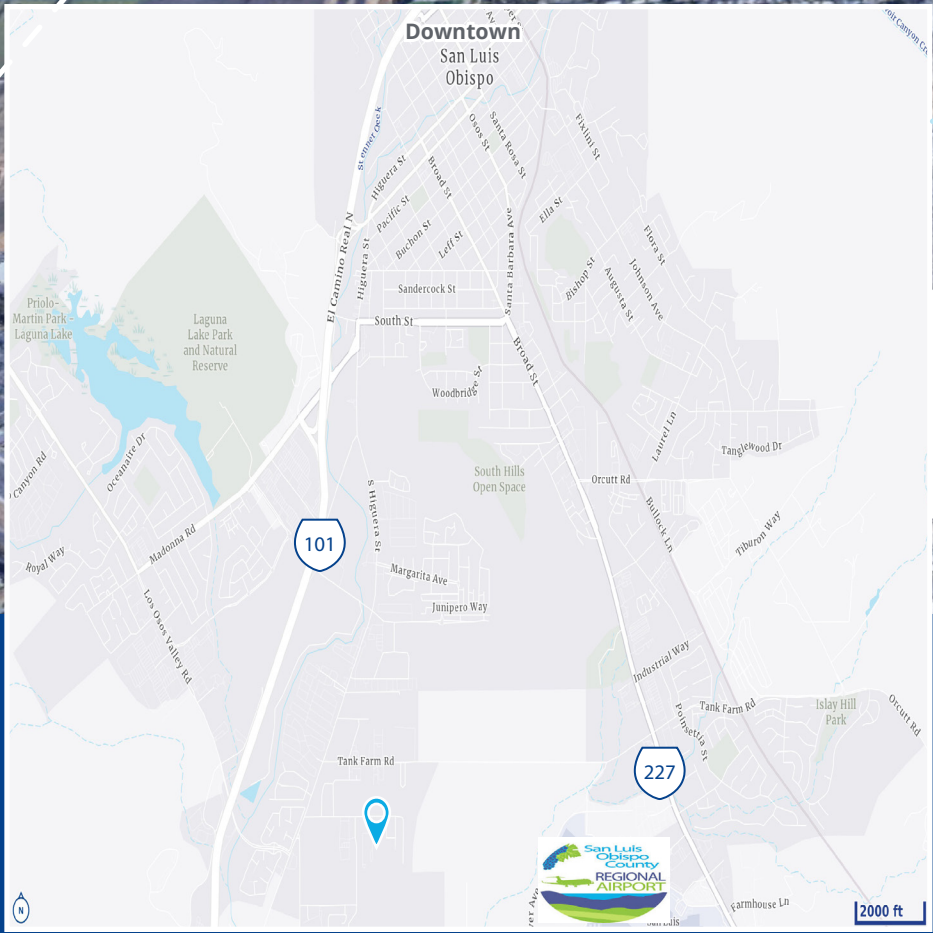
227



Tank Farm Rd - ±18,876 AADT

◀ Neighboring Warehouse and Manufacturing  
 Inspired Flight Technology | Tennis Warehouse | Running Warehouse | Deovlet Wines | Paladar Manufacturing | Maglio Inc. | Air Vol Block

▲ 197 Suburban Road



# Location Highlights

📍 Located in the south San Luis Obispo

1 Mile to Highway 101

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