

# FOR LEASE MARKET/DRUG ANCHORED CENTER RARE RETAIL SPACE IN CLOSEST CENTER TO CAL POLY



844 Foothill Blvd | San Luis Obispo, CA

- Rare retail space available at Highway 1 (Santa Rosa) & Foothill Road
- Closest Shopping Center to Cal Poly, San Luis Obispo
- Market/Drug Anchored Shopping Center
- Spaces rarely available in this center

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Information contained herein has been obtained from the owner of the property or from other sources deemed reliable. We have no reason to doubt its accuracy, but we do not guarantee it.

PO Box 250 | Santa Maria, CA 93456 | [PacificaCommercialRealty.com](http://PacificaCommercialRealty.com)

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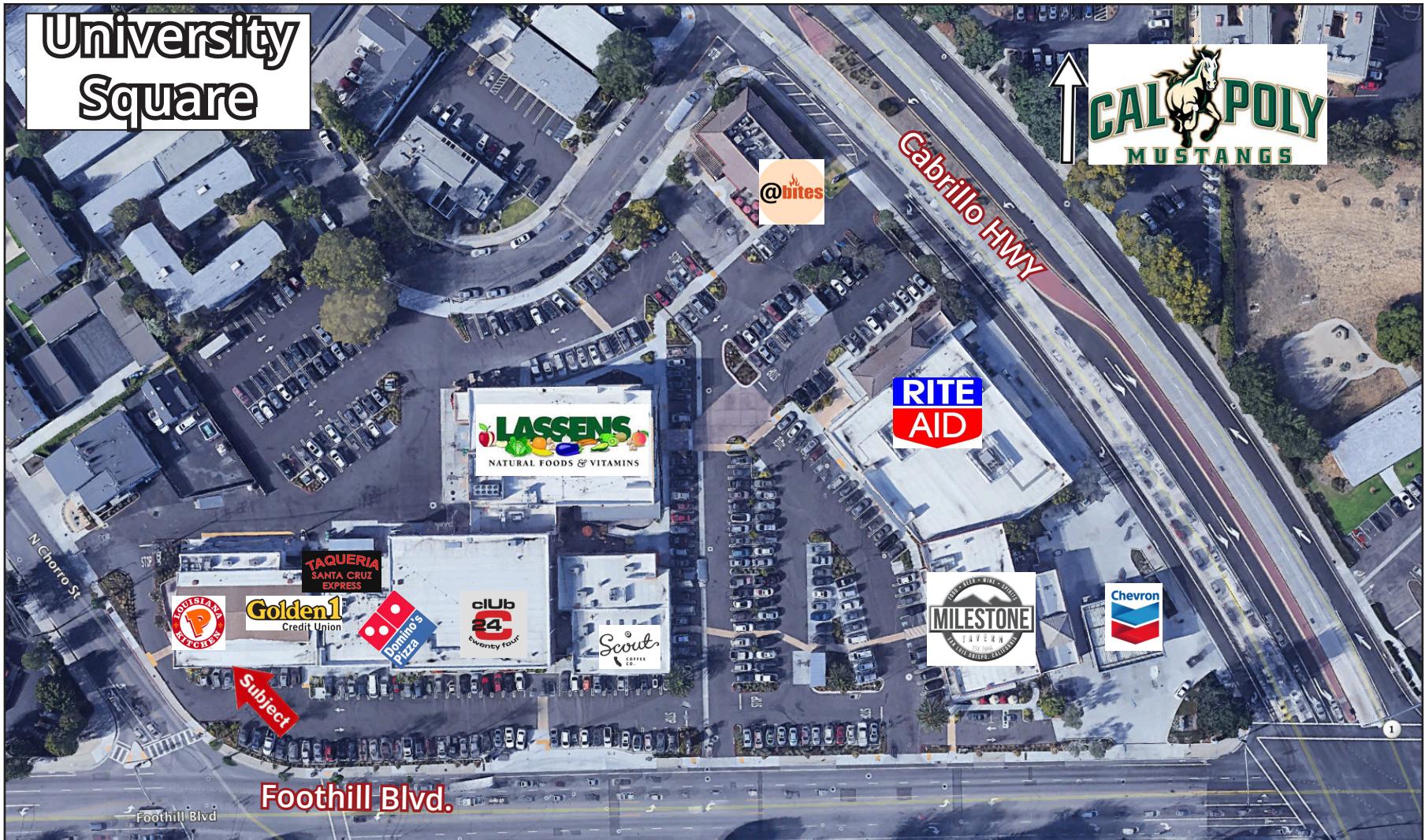
## PROPERTY AND LEASE DETAILS

Lease Price	\$4.00/SF, NNN
Zoning	C-R-S (Many Allowed Uses)
Square Feet	Approximately 1,208 SF
Notes	A rare opportunity to lease a high-exposure retail space near Cal Poly. Ample onsite parking.

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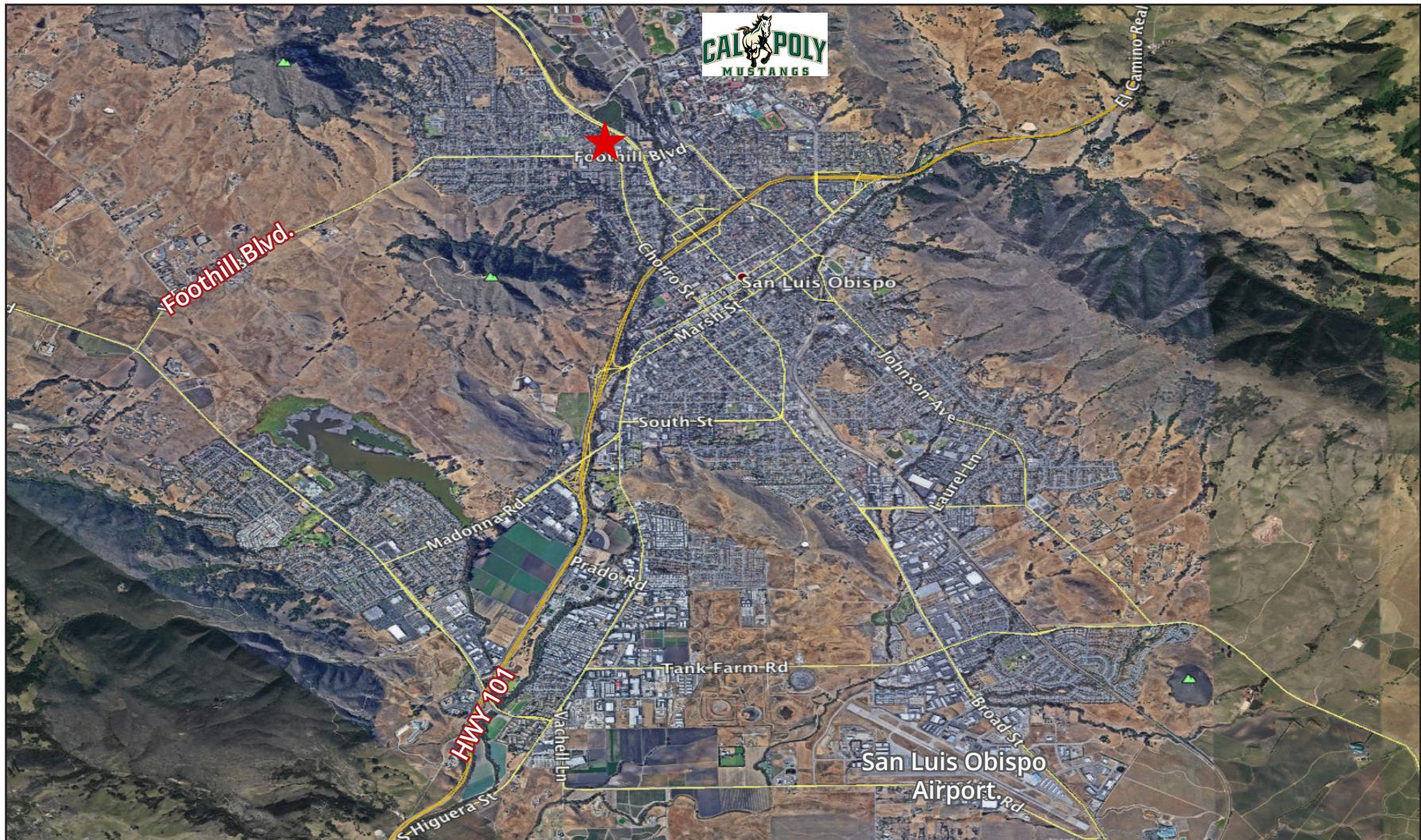
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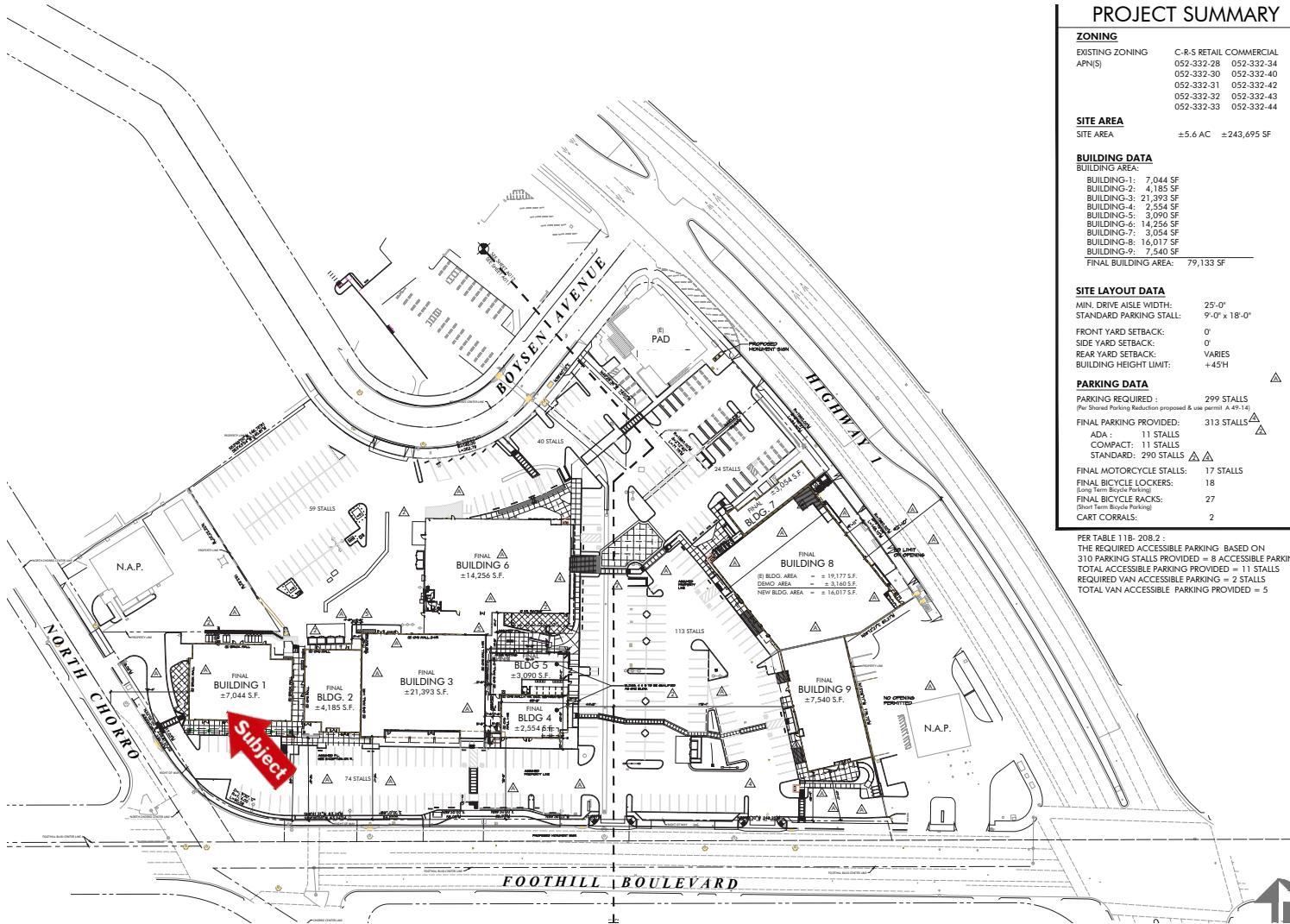
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## PROJECT SUMMARY

### ZONING

EXISTING ZONING	C-R-S RETAIL COMMERCIAL
APN(S)	052-332-28 052-332-34
	052-332-30 052-332-40
	052-332-31 052-332-42
	052-332-32 052-332-43
	052-332-33 052-332-44

### SITE AREA

±5.6 AC ±243,695 SF

### BUILDING DATA

BUILDING AREA:	
BUILDING-1:	7,044 SF
BUILDING-2:	4,185 SF
BUILDING-3:	21,393 SF
BUILDING-4:	2,554 SF
BUILDING-5:	3,000 SF
BUILDING-6:	14,256 SF
BUILDING-7:	3,054 SF
BUILDING-8:	16,017 SF
BUILDING-9:	7,540 SF
FINAL BUILDING AREA:	79,133 SF

### SITE LAYOUT DATA

MIN. DRIVE AISLE WIDTH:	25'-0"
STANDARD PARKING STALL:	9'-0" x 18'-0"
FRONT YARD SETBACK:	0'
SIDE YARD SETBACK:	0'
REAR YARD SETBACK:	VARIES
BUILDING HEIGHT LIMIT:	+45H

### PARKING DATA

PARKING REQUIRED :	299 STALLS (Per Shared Parking Reduction proposed & use permit A 49-14)
FINAL PARKING PROVIDED:	313 STALLS
ADA:	11 STALLS
COMPACT:	11 STALLS
STANDARD:	290 STALLS
FINAL MOTORCYCLE STALLS:	17 STALLS
FINAL BICYCLE LOCKERS:	18
FINAL BICYCLE RACKS:	27
CART CORRALS:	2

PER TABLE 1B-208.2 :  
THE REQUIRED ACCESSIBLE PARKING BASED ON  
310 PARKING STALLS PROVIDED = 8 ACCESSIBLE PARKING  
TOTAL ACCESSIBLE PARKING PROVIDED = 11 STALLS  
REQUIRED VAN ACCESSIBLE PARKING = 2 STALLS  
TOTAL VAN ACCESSIBLE PARKING PROVIDED = 5

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