

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

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# FOR LEASE 844 FOOTHILL BLVD. | SAN LUIS OBISPO, CA



## 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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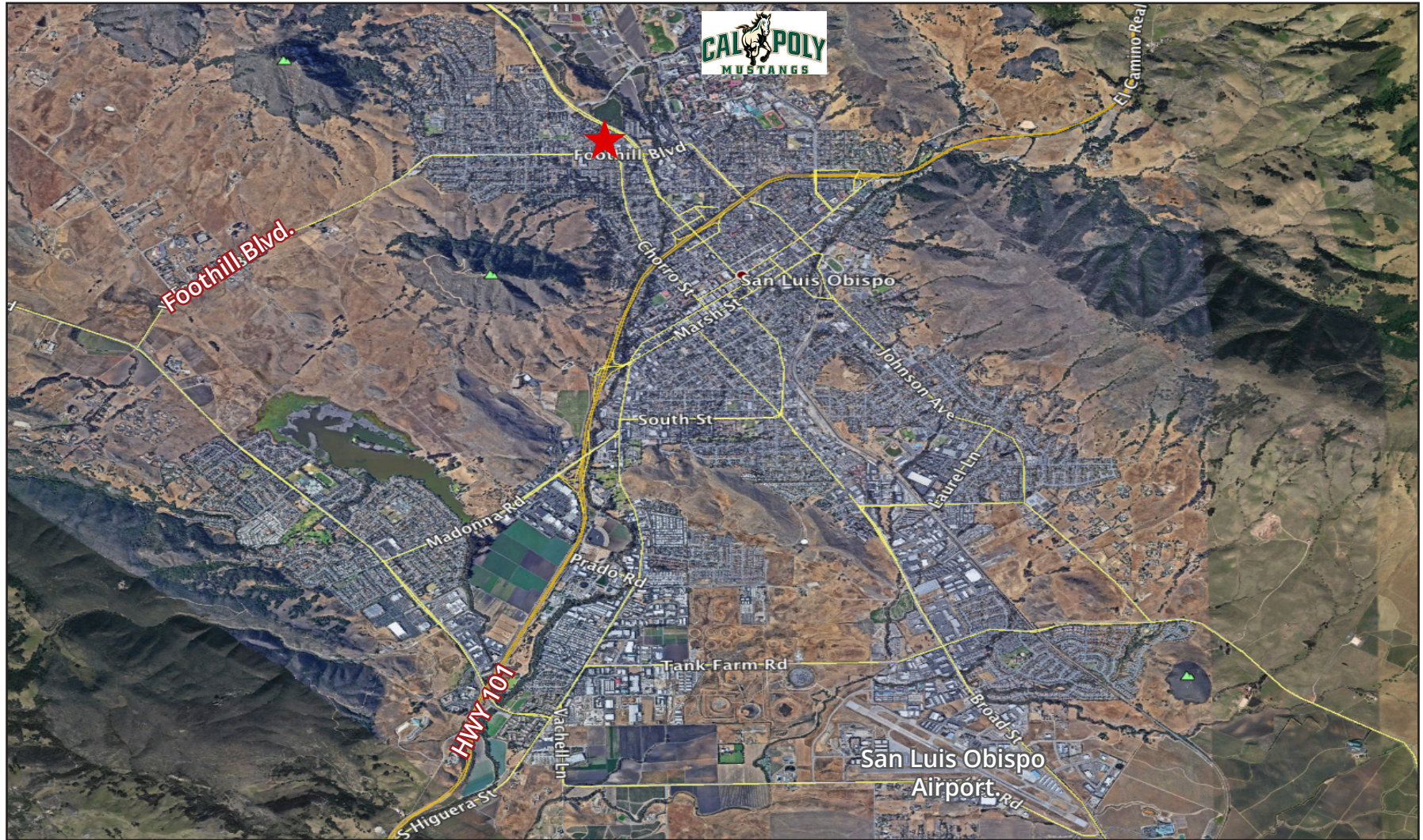


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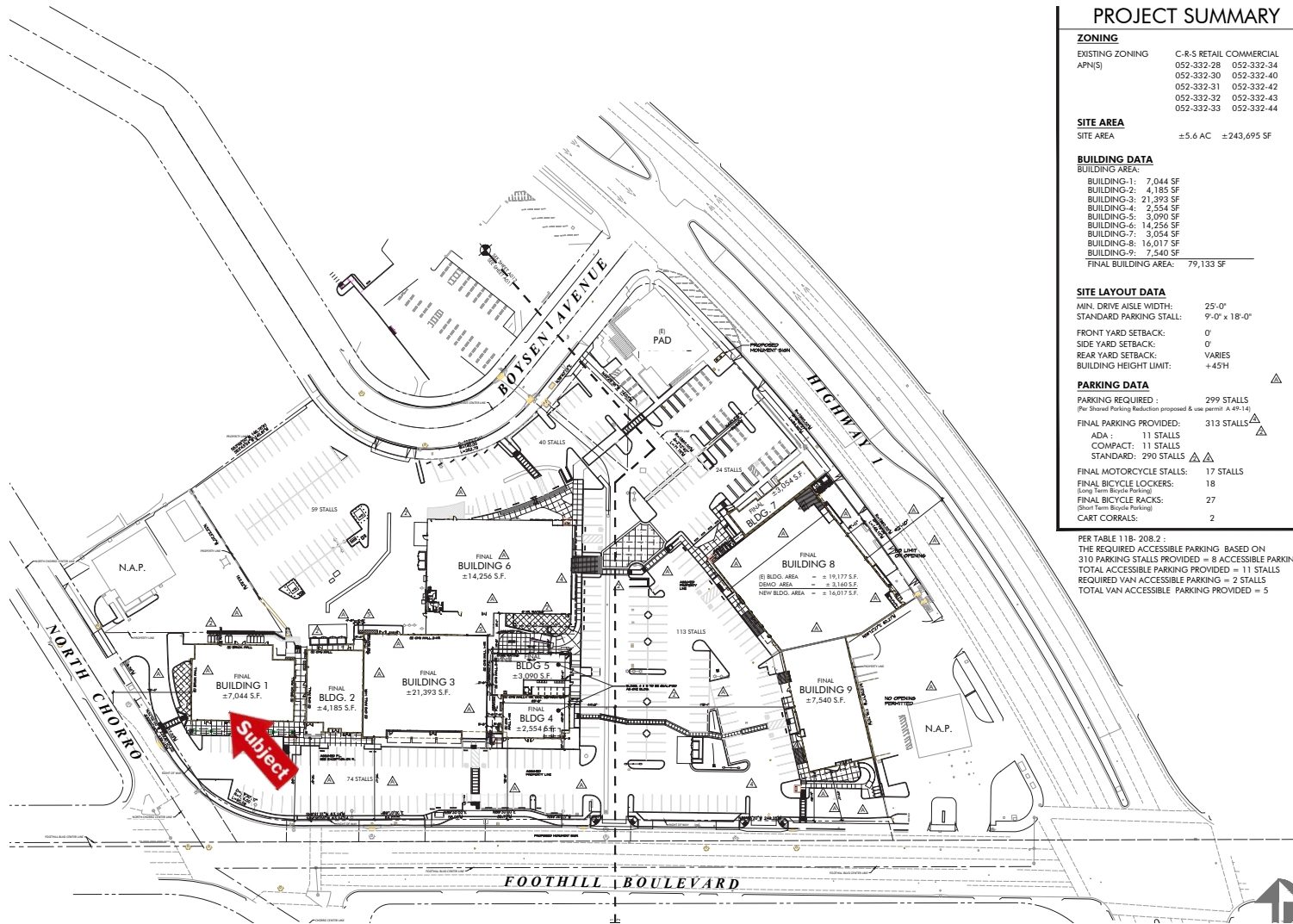


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## PROJECT SUMMARY

### 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

SITE AREA	±5.6 AC ±243,695 SF
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### 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:	3,090 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
(Short Term Bicycle Parking)	
CART CORRALES:	2

PER TABLE 11B-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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