

FOR LEASE

±957 - 35,924 SF

SLO PROMENADE | Highway 101 & Madonna Road, San Luis Obispo, CA 93405



LOCKEHOUSE



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The information contained herein has been obtained from sources that have been deemed reliable. While we have no reason to doubt its accuracy we do not guarantee it.

SUMMARY & HIGHLIGHTS

SLO PROMENADE | HIGHWAY 101 & MADONNA ROAD, SAN LUIS OBISPO, CA 93401

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SUMMARY

Address	Highway 101 & Madonna Road San Luis Obispo, CA 93401
Available	Anchor: ±35,924 SF Pads & Shops: ±957 - 14,516 SF
Parking	± 4/1,000
Zoning	C-R-PD (Retail Commercial)
Asking Rent	Anchor: \$2.00/SF NNN Pads & Shops: \$3.00/SF NNN
NNN	Est. \$0.77/SF
Term	Negotiable

HIGHLIGHTS

- Rarely Available Anchor Position (±35,924 SF)
- Sprouts, REI, Hobby Lobby, Nordstrom Rack and Boot Barn Now Open!
- ±256,000 SF Regional Shopping Center Adjacent to Madonna Plaza
- Over 53,587 ADT Traveling Along Highway 101
- High Performing Regional Shopping Center
- High Residential Growth Area (577 New Homes Planned & Under Construction directly to the South)

*Traffic Count Source: Sites USA REGIS Online 12/13/24

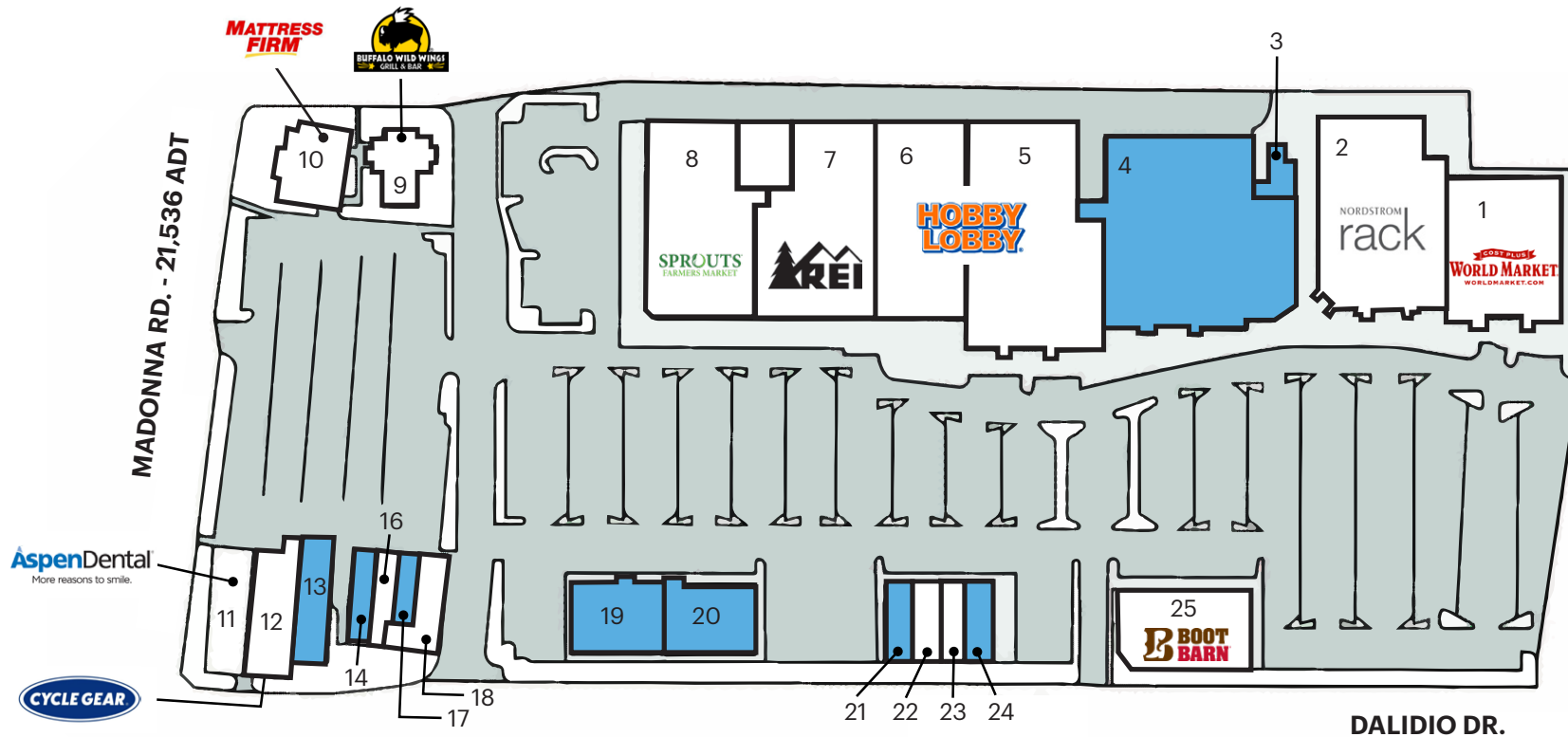


SITE PLAN

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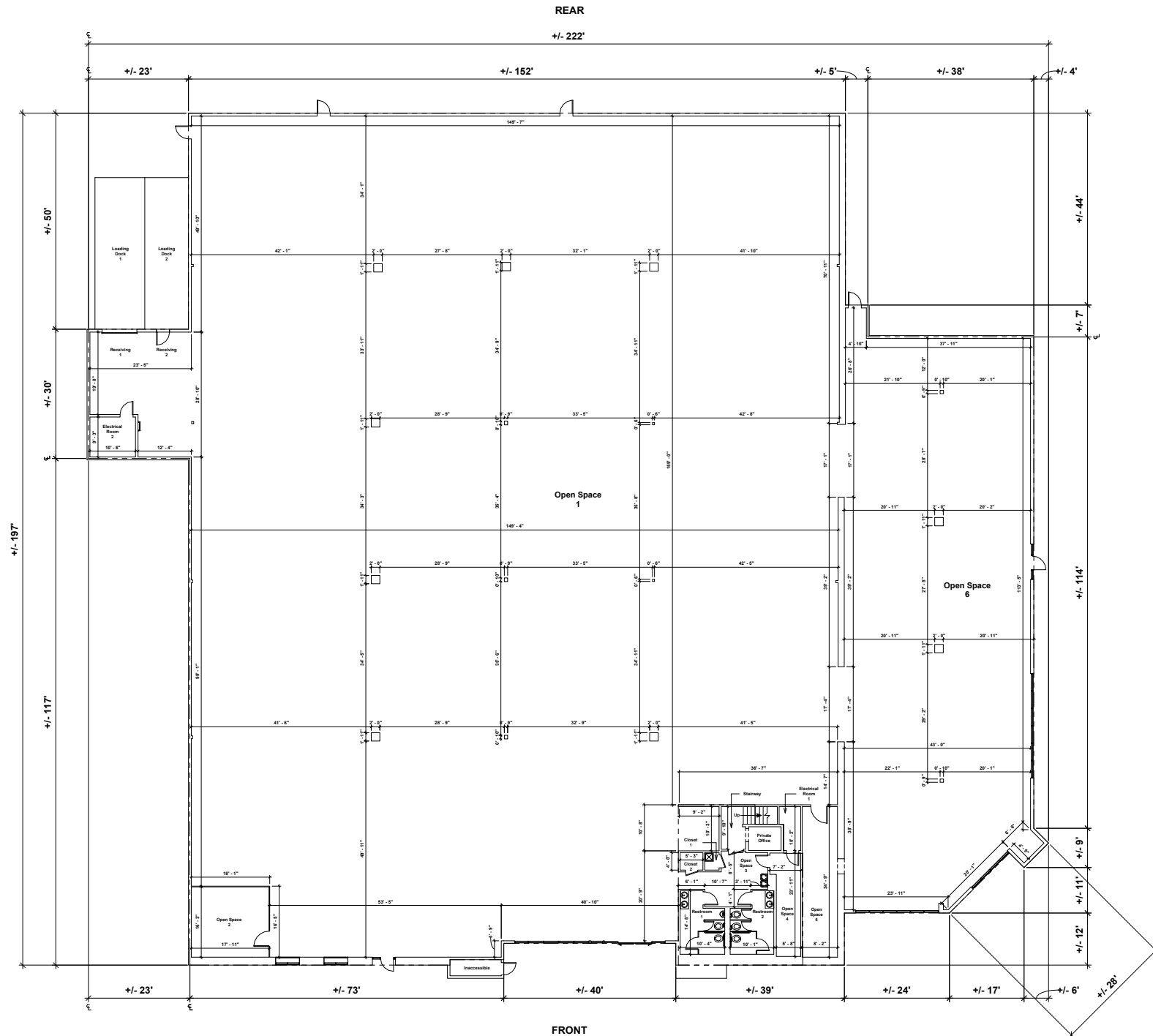


SUITE	TENANT	SIZE
1	Cost Plus World Market	18,315 SF
2	Nordstrom Rack	24,063 SF
3	Available	957 SF
4	Available	35,924 SF
5/6	Hobby Lobby	45,223 SF
7	REI	22,214 SF
8	Sprouts	30,485 SF
9	Buffalo Wild Wings	4,500 SF
10	Mattress Firm	5,520 SF
11	Aspen Dental	4,073 SF
12	Cycle Gear	4,943 SF
13	Available	2,901 SF

SUITE	TENANT	SIZE
14	Available	2,002 SF
16	Sport Clips	1,569 SF
17	Available	1,398 SF
18	Spectrum	3,121 SF
19	Available	7,373 SF
20	Available	7,143 SF
21	Available	2,800 SF
22	Smoke n Vape	1,178 SF
23	Mike's Shoes	3,001 SF
24	Available	1,876 SF
25	Boot Barn (Now Open!)	10,753 SF

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MARKET AERIAL

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CLOSE UP AERIAL

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SLO PROMENADE

SPROUTS FARMERS MARKET	REI	NORDSTROM rack
WORLD MARKET	BOOT BARN	HOBBY LOBBY

MADONNA PLAZA

ROSS DRESS FOR LESS	BEST BUY	Ralphs	ULTA
KOHL'S	Michaels Where Creativity Happens	FIVE BELOW	DSW DESIGNER SHOE WAREHOUSE

LAGUNA VILLAGE

GROCERY OUTLET "Big Box Market"	CVS pharmacy
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SAN LUIS RANCH
577 NEW HOMES

Prado Rd. Interchange
Coming Soon
(Hwy 101 on/off Ramp)

TARGET

DICK'S
SPORTING GOODS

IRISH HILLS PLAZA

COSTCO WHOLESALE	WHOLE FOODS MARKET	THE HOME DEPOT	PETSMART
OLD NAVY	BevMo!	TJ-MAXX	HomeGoods

SAN LUIS OBISPO
PUBLIC MARKET

HIGUERA PLAZA

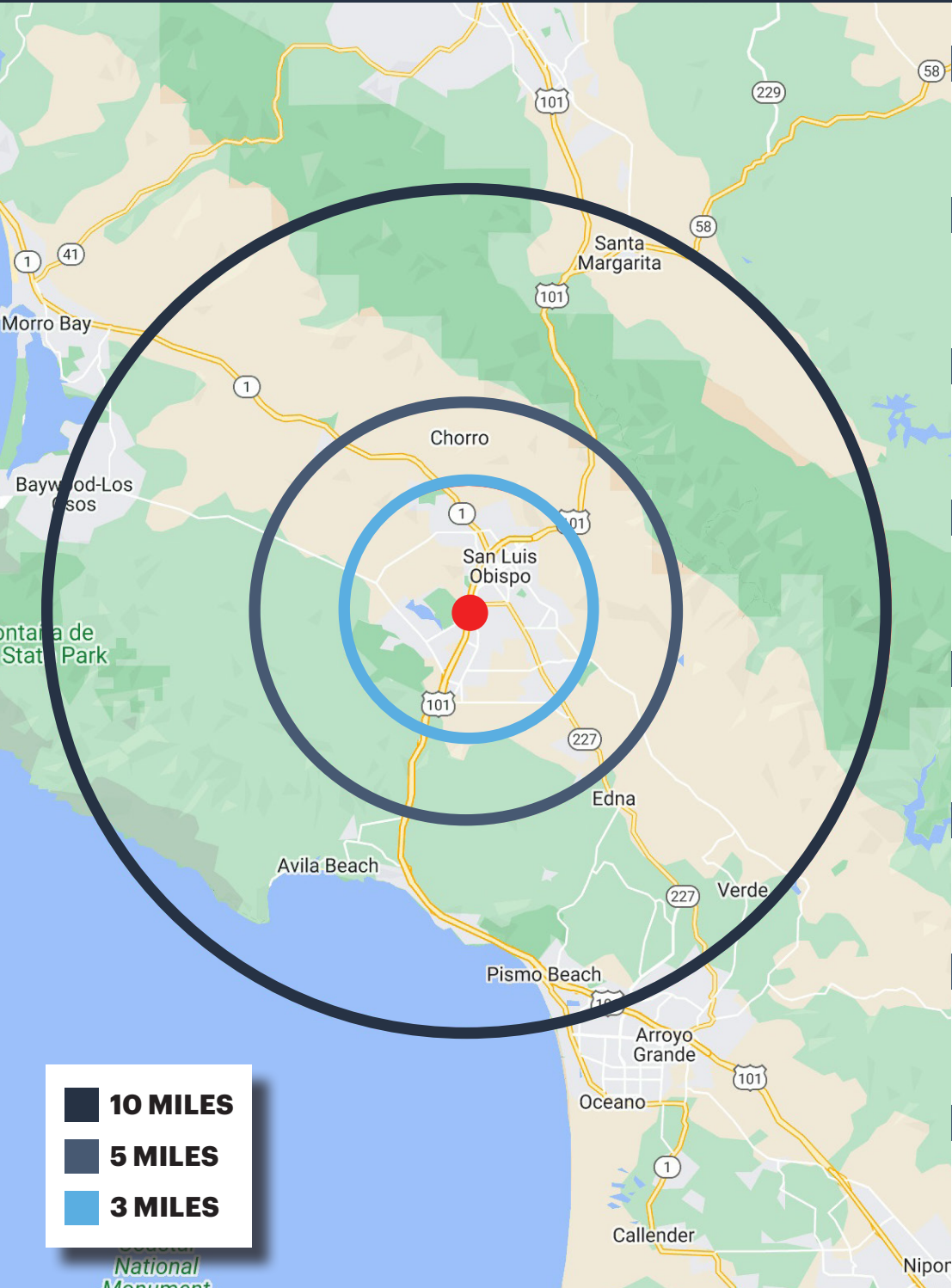
Food 4 Less	TRADER JOE'S
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DEMOGRAPHICS

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ESTIMATED POPULATION

3 MILES	5 MILES	10 MILES
54,536	63,774	91,266



DAYTIME EMPLOYEES

3 MILES	5 MILES	10 MILES
55,304	61,380	81,053



AVERAGE HOUSEHOLD INCOME

3 MILES	5 MILES	10 MILES
\$116,175	\$120,489	\$131,361



BACHELOR'S DEGREE OR HIGHER

3 MILES	5 MILES	10 MILES
54.4%	49.5%	50.3%



HOUSEHOLD RETAIL EXPENDITURES

3 MILES	5 MILES	10 MILES
\$4,125	\$4,186	\$4,491



HOUSEHOLD DENSITY (PSM)

3 MILES	5 MILES	10 MILES
1,930	812	291



HOUSEHOLDS WITH CHILDREN

3 MILES	5 MILES	10 MILES
4,436	4,712	7,284



HOME VALUES OVER 1 MILLION

3 MILES	5 MILES	10 MILES
2,522	3,048	6,081



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