

Tenant Incentive: One Year Free Rent!



For Lease

**\$3.35**

PSF, Modified Gross

Contact us:

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## 999 Monterey Street, Suite 345 San Luis Obispo, CA

First Class Professional Office Suite in  
Downtown San Luis Obispo

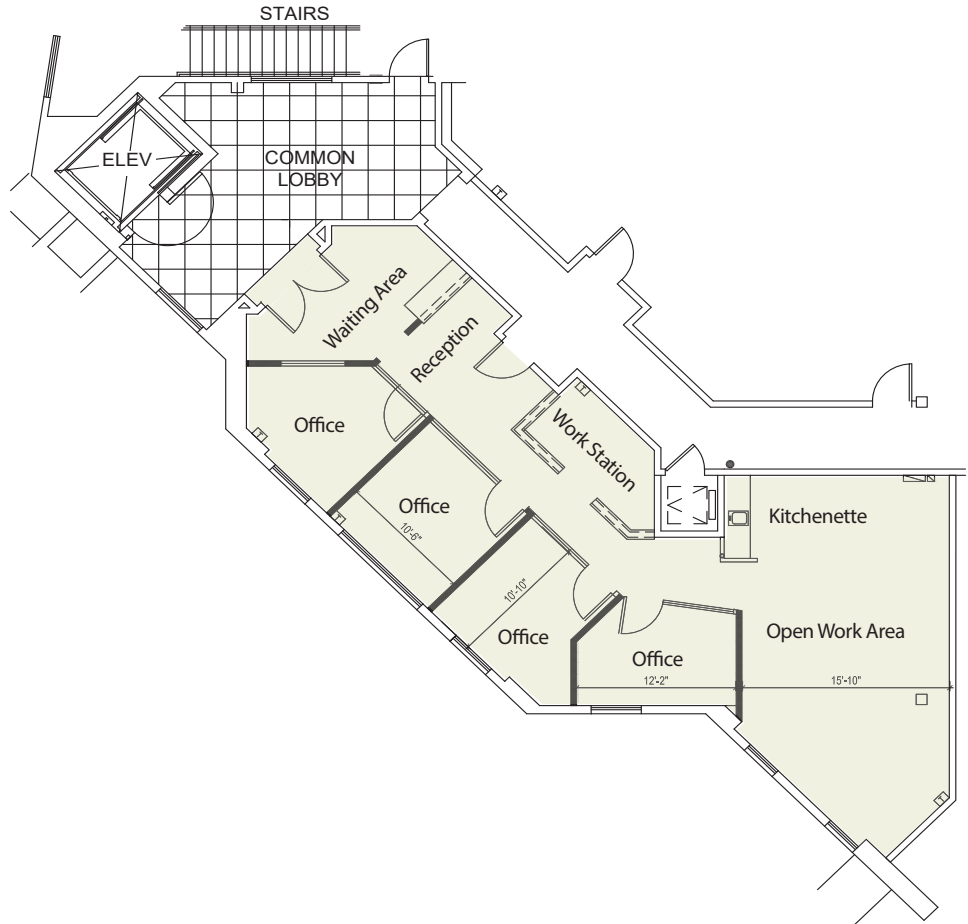
### Property Summary

As good as it gets for Downtown office space. Newly improved 3rd floor suite includes four glass walled offices, open work area, work station/copy room, reception, waiting area and kitchenette. Elevator served. Located caddy corner to the Courthouse and steps away from Seeds, Firestone and the new Starbucks. Perfect for a wealth management or law office.

Size	± 1,900 SF (includes prorata share of common area)
Rate	\$3.35/PSF, Modified Gross (+ Utilities)
Zoning	C-D Commercial Downtown
Type	3rd Floor First Class Professional Office
Neighboring Tenants	Banana Republic, Pottery Barn, Sephora, Firestone Grill, Seeds, Starbucks and County Courthouse
Location	Downtown, caddy corner to the Courthouse and Firestone

Accelerating success.

# Floor Plan



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# Property Gallery

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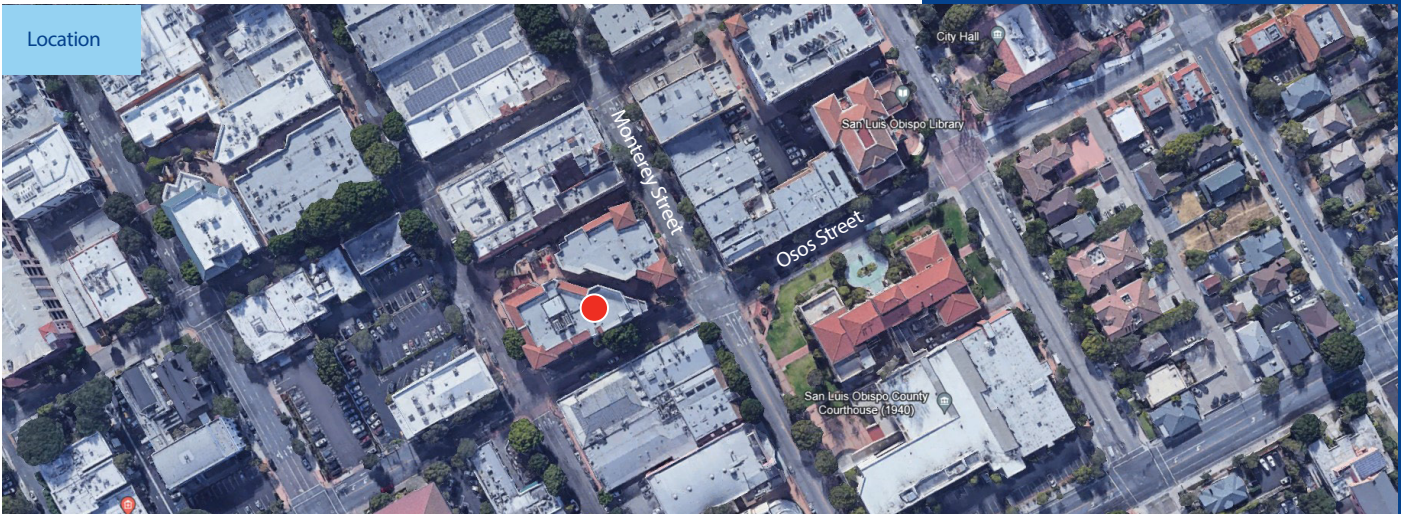
Offices/Work Station



Open Work Area



Location

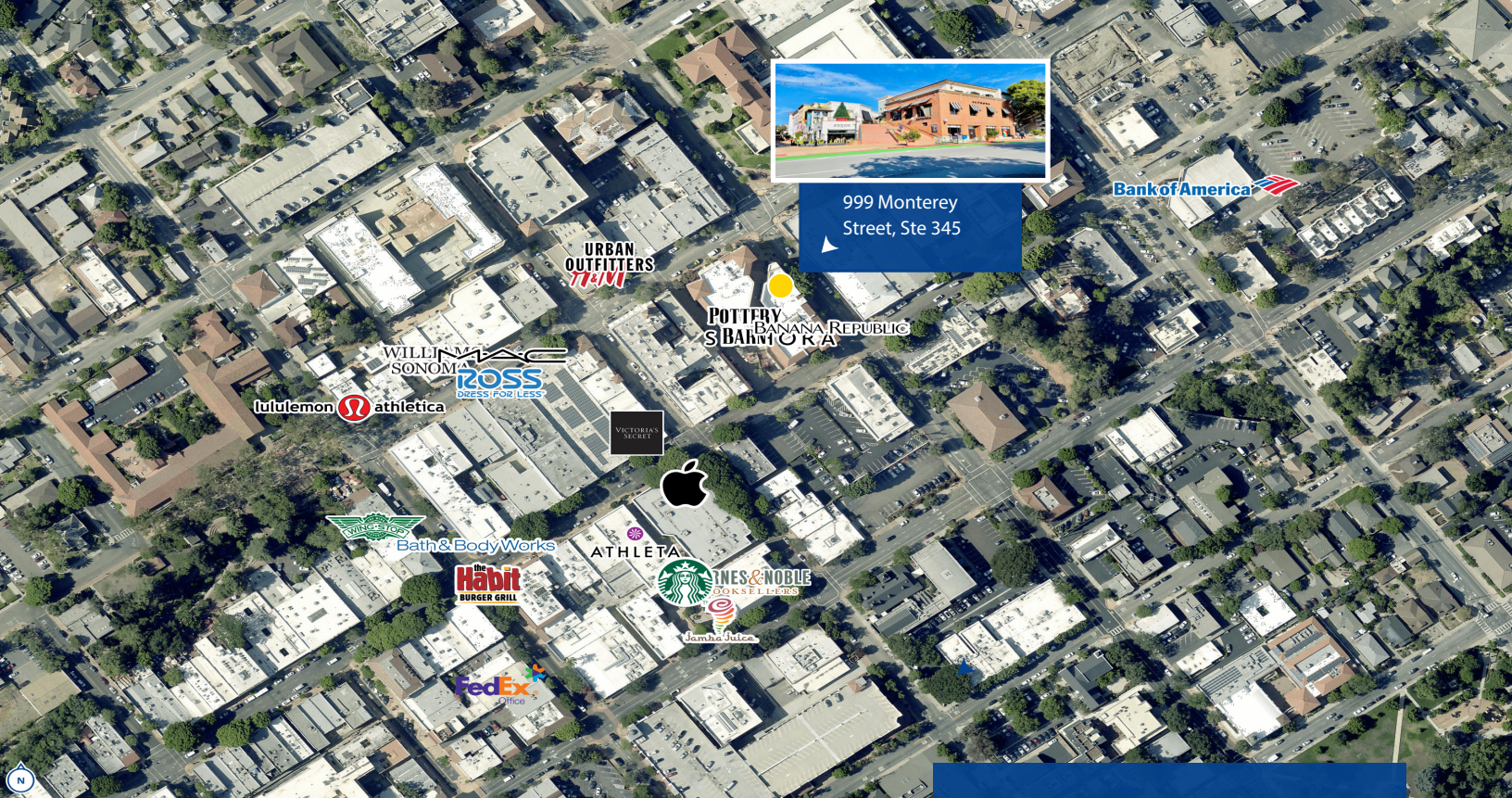


Offices



Kitchenette





999 Monterey Street, Ste 345

Bank of America



### Demographics by Drive Times (1/5/10 Minutes from Subject)

Distance >	1 Minute Drive Time		5 Minute Drive Time		10 Minute Drive Time	
	Current (2021)	Forecast (2026)	Current (2021)	Forecast (2026)	Current (2021)	Forecast (2026)
Population	15,709	16,135	60,917	62,508	79,722	81,685
Households	7,138	7,324	21,115	21,777	29,395	30,217
Families	1,972	2,023	8,649	8,924	13,708	14,068
Avg. HH Size	2.16	2.16	2.33	2.33	2.31	2.31
Owner Occupied	2,083	2,121	9,983	10,293	15,743	16,198
Renter Occupied	5,056	5,203	11,131	11,483	13,651	14,019
Median Age	26.0	26.5	28.1	28.9	32.9	34.4
Median HH Income	\$46,352	\$52,676	\$59,676	\$68,488	\$67,584	\$77,807
Avg HH Income	\$73,767	\$83,412	\$91,264	\$102,707	\$99,568	\$112,516

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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.