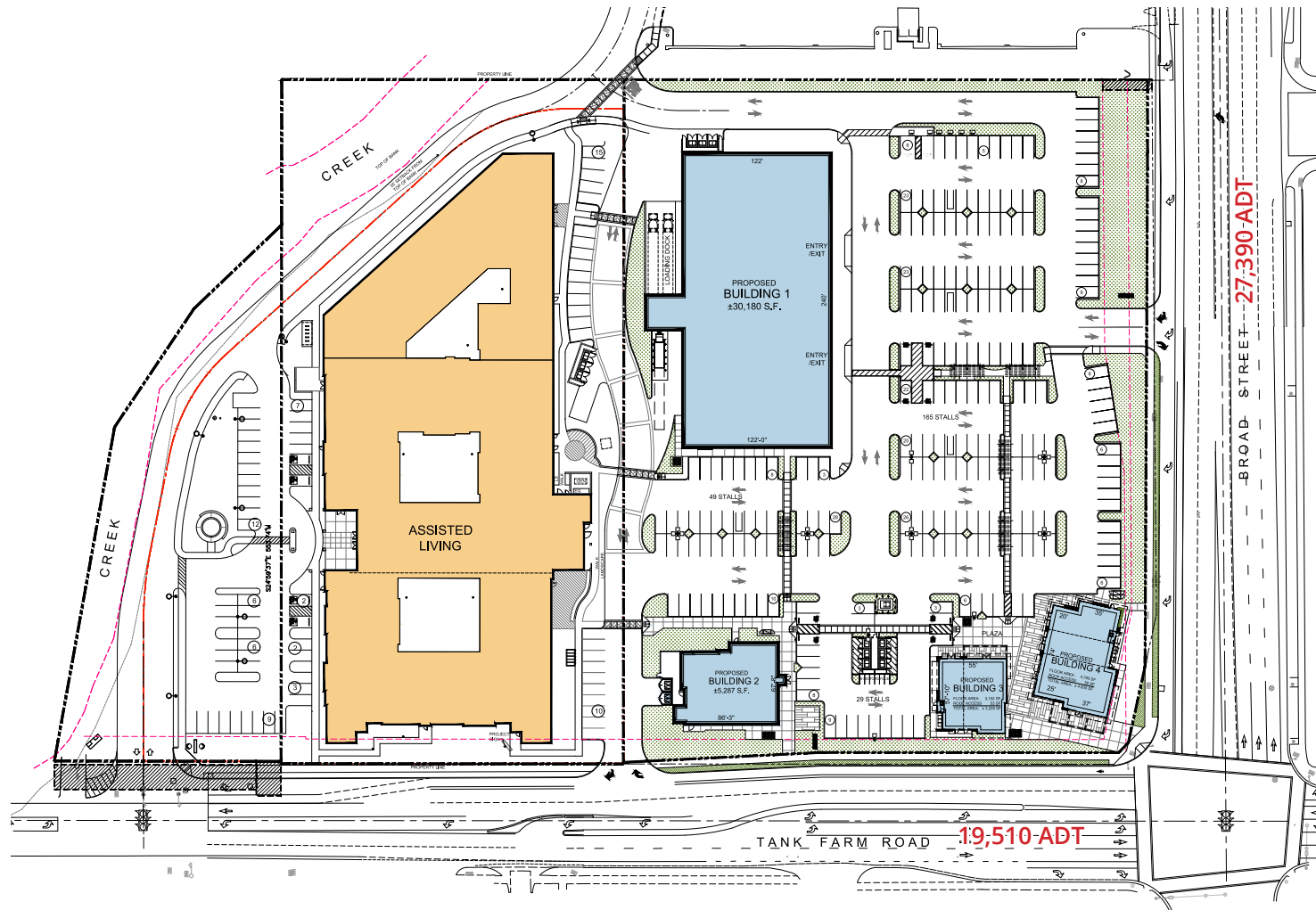


# FOR LEASE

Retail Space | +/-10 Acre Market Anchored Center



## NWC of Broad Street & Tank Farm Road | San Luis Obispo, CA

- +/- 10 Acre Site
- Market Anchored Center
- Spaces from 1,000-40,000 SF
- Signalized Access
- Traffic Count (ADT) is 48,163 vehicles
- Available 4th Quarter of 2026
- A.T. Still University opening across the street in 65,000 square foot NEW campus
- Looking for Anchor and Pad Tenant
- This is a former site plan that can be changed to meet tenant needs
- The last prime corner in San Luis Obispo
- Highest traffic corner in San Luis Obispo



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# FOR LEASE

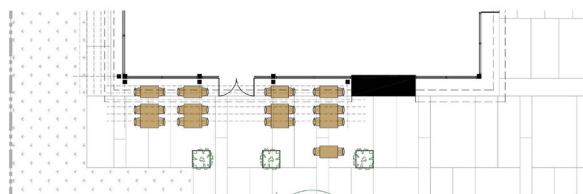
NWC of Broad Street & Tank Farm | San Luis Obispo, CA



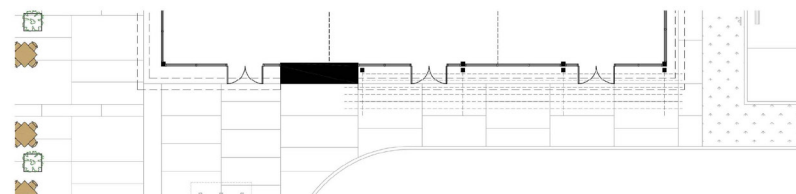


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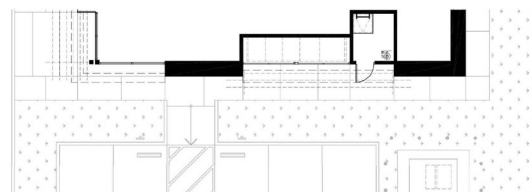
NWC of Broad Street & Tank Farm | San Luis Obispo, CA



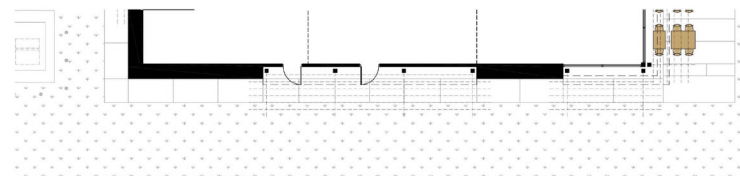
② EAST ELEVATION  
SCALE: 1/8" = 1'-0"



① NORTH ELEVATION  
SCALE: 1/8" = 1'-0"



④ WEST ELEVATION  
SCALE: 1/8" = 1'-0"

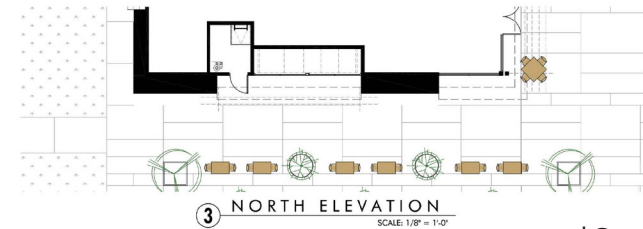
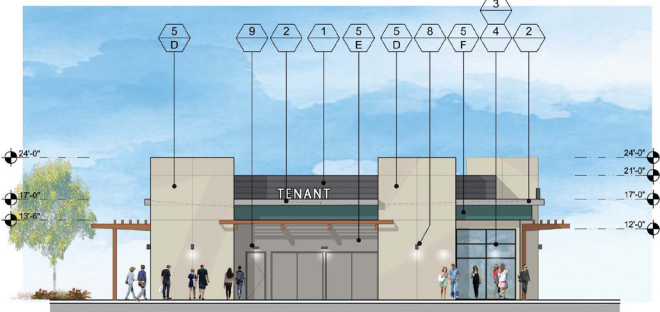
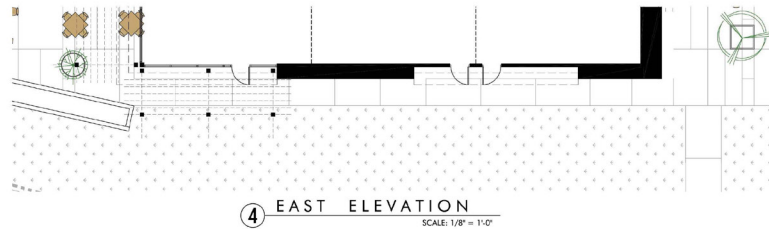
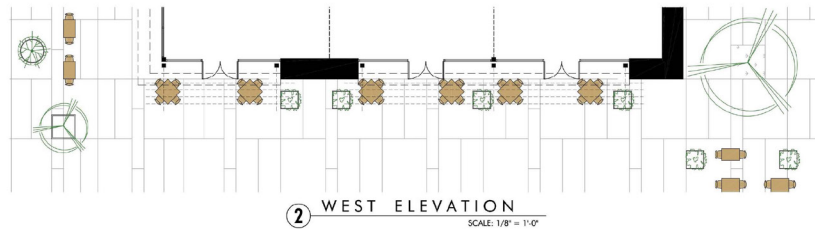
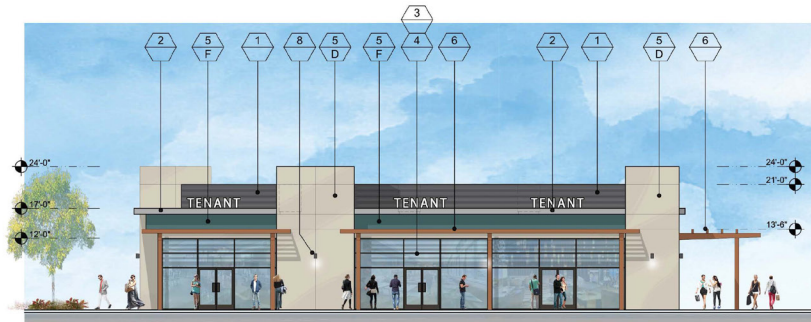


③ SOUTH ELEVATION  
SCALE: 1/8" = 1'-0"

\*Conceptual Elevations

# FOR LEASE

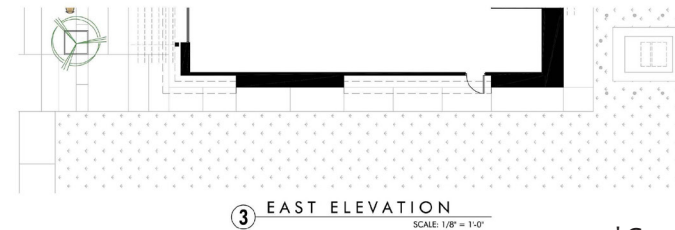
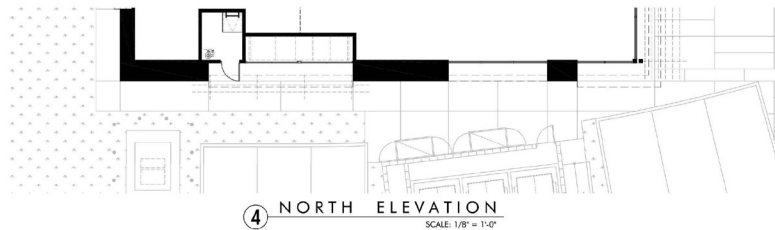
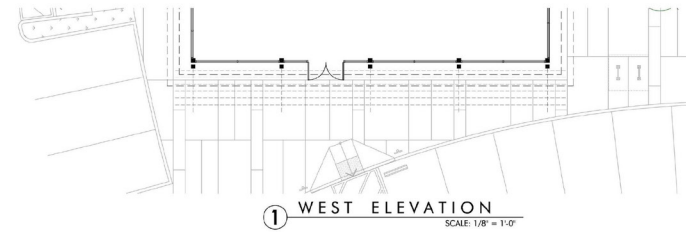
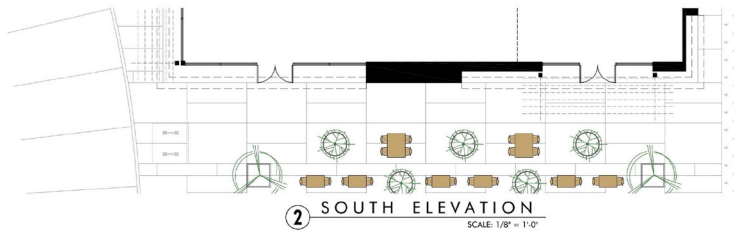
NWC of Broad Street & Tank Farm | San Luis Obispo, CA



\*Conceptual Elevations



# FOR LEASE NWC of Broad Street & Tank Farm | San Luis Obispo, CA



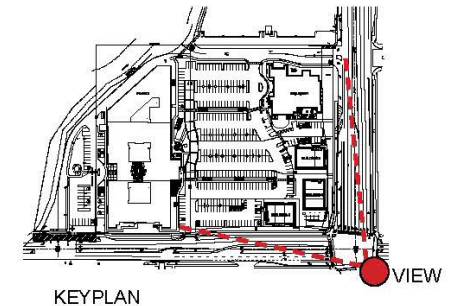
\*Conceptual Elevations

# FOR LEASE

NWC of Broad Street & Tank Farm | San Luis Obispo, CA



VIEW FROM TANK FARM ROAD AND BROAD STREET LOOKING NORTHWEST



\*Mock viewpoint based on  
a former site plan



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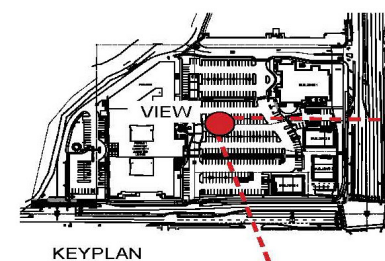


# FOR LEASE

NWC of Broad Street & Tank Farm | San Luis Obispo, CA



VIEW FROM PARKING LOT LOOKING SOUTHEAST



CONCEPTUAL SUBJECT TO CHANGE

\*Mock viewpoint based on  
a former site plan



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# FOR LEASE NWC of Broad Street & Tank Farm | San Luis Obispo, CA

## Demographic Summary Report

Radius	1 Mile	3 Mile	5 Mile
<b>Population</b>			
2029 Projection	5,971	35,999	60,118
2024 Estimate	5,877	35,857	59,855
2020 Census	5,266	34,339	57,348
Growth 2024 - 2029	1.60%	0.40%	0.44%
Growth 2020 - 2024	11.60%	4.42%	4.37%
<b>2024 Population by Hispanic Origin</b>	<b>1,068</b>	<b>7,030</b>	<b>10,883</b>
<b>2024 Population</b>	<b>5,877</b>	<b>35,857</b>	<b>59,855</b>
White	4,289 72.98%	25,592 71.37%	42,884 71.65%
Black	30 0.51%	274 0.76%	446 0.75%
Am. Indian & Alaskan	39 0.66%	338 0.94%	469 0.78%
Asian	323 5.50%	2,133 5.95%	4,298 7.18%
Hawaiian & Pacific Island	14 0.24%	75 0.21%	109 0.18%
Other	1,183 20.13%	7,445 20.76%	11,649 19.46%
U.S. Armed Forces	182	233	267
<b>Households</b>			
2029 Projection	2,456	15,276	22,461
2024 Estimate	2,426	15,268	22,380
2020 Census	2,207	14,857	21,424
Growth 2024 - 2029	1.24%	0.05%	0.36%
Growth 2020 - 2024	9.92%	2.77%	4.46%
Owner Occupied	1,513 62.37%	7,228 47.34%	9,619 42.98%
Renter Occupied	912 37.59%	8,040 52.66%	12,761 57.02%
<b>2024 Households by HH Income</b>	<b>2,424</b>	<b>15,268</b>	<b>22,380</b>
Income: <\$25,000	213 8.79%	2,192 14.36%	4,800 21.45%
Income: \$25,000 - \$50,000	359 14.81%	2,695 17.65%	3,790 16.93%
Income: \$50,000 - \$75,000	276 11.39%	2,141 14.02%	3,138 14.02%
Income: \$75,000 - \$100,000	311 12.83%	1,720 11.27%	2,086 9.32%
Income: \$100,000 - \$125,000	291 12.00%	1,577 10.33%	1,929 8.62%
Income: \$125,000 - \$150,000	98 4.04%	935 6.12%	1,291 5.77%
Income: \$150,000 - \$200,000	200 8.25%	1,172 7.68%	1,527 6.82%
Income: \$200,000+	676 27.89%	2,836 18.57%	3,819 17.06%
<b>2024 Avg Household Income</b>	<b>\$144,967</b>	<b>\$118,591</b>	<b>\$108,750</b>
<b>2024 Med Household Income</b>	<b>\$104,553</b>	<b>\$83,808</b>	<b>\$70,592</b>

Chris Garner  
 805.928.2800 ext. 104  
 CGarner@PacificaCRE.com  
 Lic #01010310



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# FOR LEASE

NWC of Broad Street & Tank Farm | San Luis Obispo, CA





**FOR LEASE** NWC of Broad Street & Tank Farm | San Luis Obispo, CA



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# FOR LEASE

## NWC of Broad Street & Tank Farm | San Luis Obispo, CA

### San Luis Obispo

Residents of Tank Farm Road will be minutes from Downtown San Luis Obispo, world class wineries, hiking and biking trails and the Pacific Ocean.

San Luis Obispo is a city of about 48,000 residents and one of California's gem cities, located almost equidistant to San Francisco and Los Angeles. Situated right in the heart of the state's Central Coast Wine Region, San Luis Obispo marries the best of being a college town with bucolic scenery and an enviable food scene in its vibrant downtown. And if that is not enough, it is minutes from the Pacific Ocean and all the water sports that abound. With its laid back coastal vibe, fantastic weather, and great quality of life, family friendly activities and history, San Luis Obispo has something for everyone. Just down the road from TFR, in downtown along the San Luis Obispo Creek, is the Mission Luis Obispo de Tolosa, built in 1772, which provides a glimpse into California's past; just a short stroll away is the San Luis Obispo Children's Museum. Downtown San Luis Obispo is also home to numerous art galleries that celebrate local artists.

Due to its convenient location, residents enjoy easy access to all major job centers up and down the Central Coast from Paso Robles to Lompoc and Vandenberg Village. Closer to home, Cal Poly San Luis Obispo employs more than 3,000 people.



LOCAL WINERY



DOWNTOWN FARMER'S MARKET



CREEK WALK

# FOR LEASE

NWC of Broad Street & Tank Farm | San Luis Obispo, CA

## San Luis Obispo Wine Region



**5,000**  
Vineyard Acres



**20**  
Winegrape Varieties



**30+**  
Wineries



**7.2+ Million**  
Yearly Visitors



# FOR LEASE

NWC of Broad Street & Tank Farm | San Luis Obispo, CA

## Local Amenities

### SHOP

- 01 Downtown Historic District
- 02 University Square
- 03 Laguna Village Shopping Center
- 04 Central Coast Plaza Shopping Center
- 05 SLO Promenade
- 06 Madonna Plaza Shopping Center
- 07 Irish Hills Plaza
- 08 Prefumo Creek Commons

### SPECIALTY / GROCERY

- 09 Vons
- 10 Trader Joe's
- 11 Whole Foods
- 12 Ralphs
- 13 Sprouts

### PLAY

- 19 Mission San Luis Obispo de Tolosa
- 20 San Luis Obispo Railroad Museum
- 21 San Luis Obispo Children's Museum
- 22 History Center of San Luis Obispo
- 23 San Luis Obispo Botanical Garden
- 24 Dairy Creek Golf Course
- 25 San Luis Obispo Museum of Fine Art
- 26 The Madonna Inn

### WELLNESS

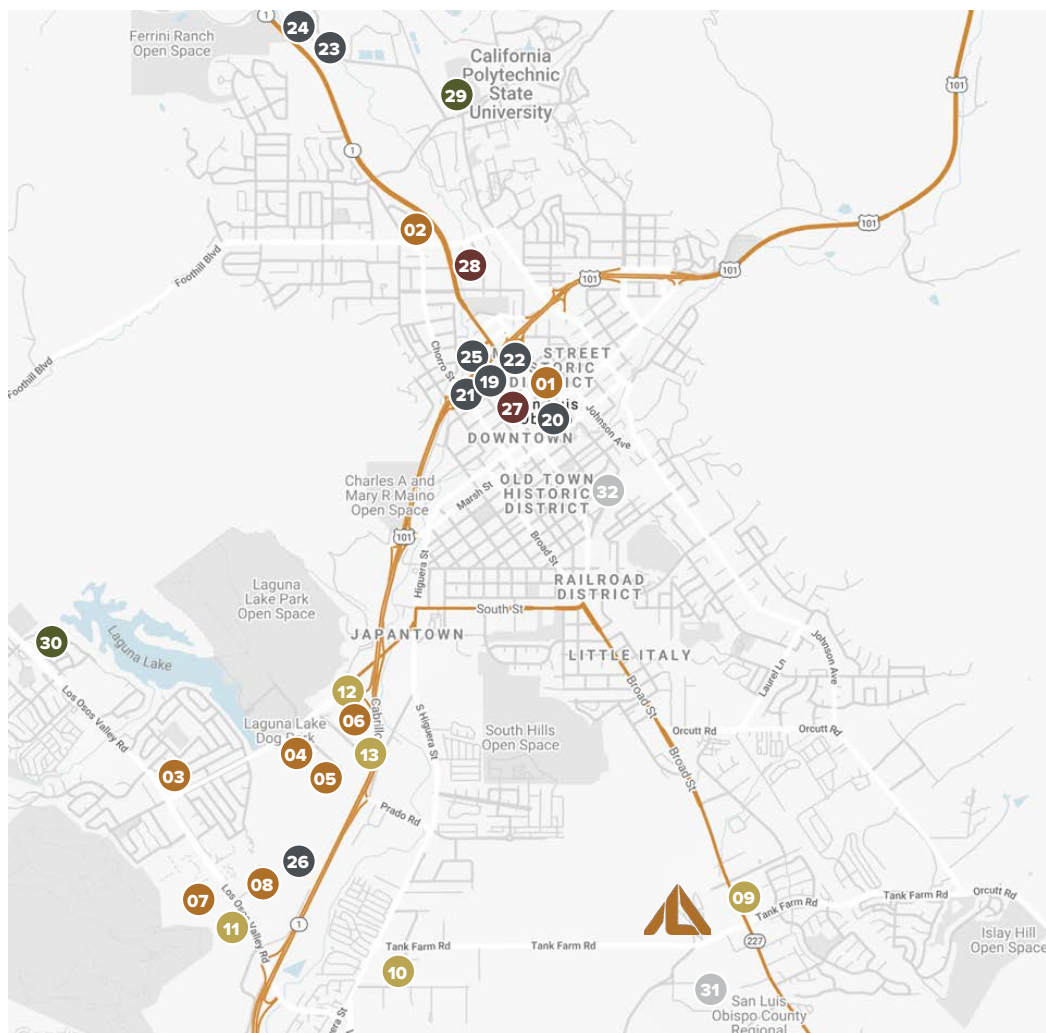
- 27 French Hospital
- 28 Sierra Vista Regional Medical Center

### EDUCATION

- 29 Cal Poly San Luis Obispo
- 30 Questa College

### TRAVEL

- 31 San Luis Obispo Regional Airport
- 32 San Luis Obispo Amtrak Train Station



# FOR LEASE

NWC of Broad Street & Tank Farm | San Luis Obispo, CA

## Education

San Luis Coastal Unified School District maintains small schools which reflects the educational philosophy of knowing students on a very personal level.

### DISTINGUISHED SCHOOLS

San Luis Coastal USD is home to approximately 7,500 students, preschool through 12th grade spread over 10 elementary, 2 middle, 2 comprehensive high schools, and 1 continuation high school. The success of the school district is reflected by numerous California Distinguished School Awards, National Blue Ribbon Awards, and many other honors.

▲ **Hawthorne Elementary School (Grades K-6)**

2125 Story Street, San Luis Obispo, CA, 93401

**GreatSchools: 6/10\***

▲ **Laguna Middle School (Grades 7-8)**

11050 Los Osos Valley Road, San Luis Obispo, CA, 93405

**GreatSchools: 7/10\***

▲ **San Luis Obispo High School (Grades 9-12)**

1499 San Luis Drive, San Luis Obispo, CA, 93401

**GreatSchools: 8/10\***

### PRIVATE SCHOOLS

Pinehurst Academy (1-12), San Luis Obispo Christian School (PK-6), Manzanita School (K-7), SLO Christian Academy (1-12), San Luis Obispo Classical Academy (PK - 12), Old Mission School (K-8), and Mission College Prep High School (9-12) are Private Schools that act as educational alternatives to San Luis Coastal USD and are located within 3 miles of the Property.

\*GreatSchools is a national nonprofit organization. The GreatSchools rating is a simple tool that helps you compare schools within a state based on test scores and other available data, like student academic progress and college readiness.

