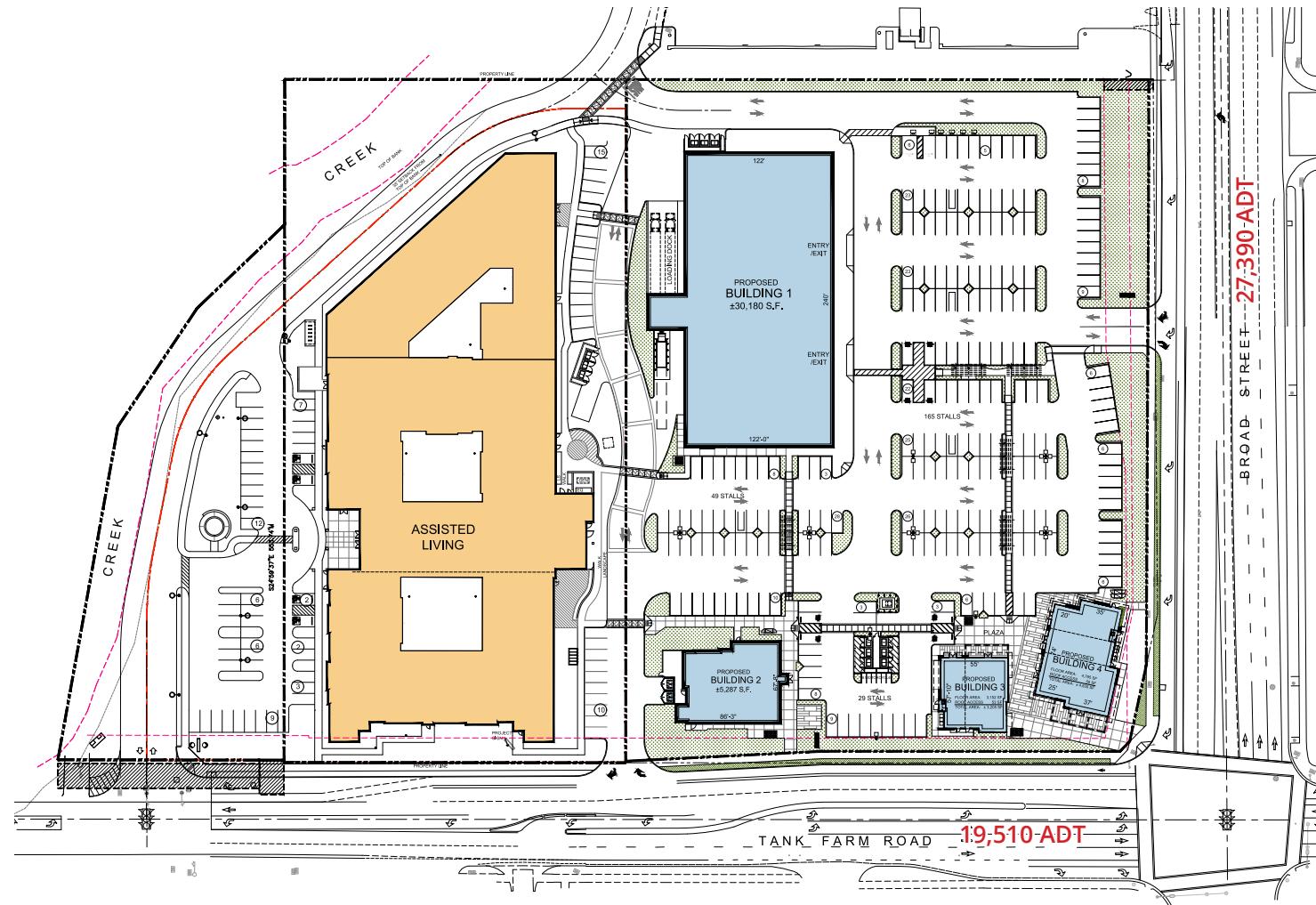


FOR LEASE

Retail Space | +/-10 Acre Market Anchored Center



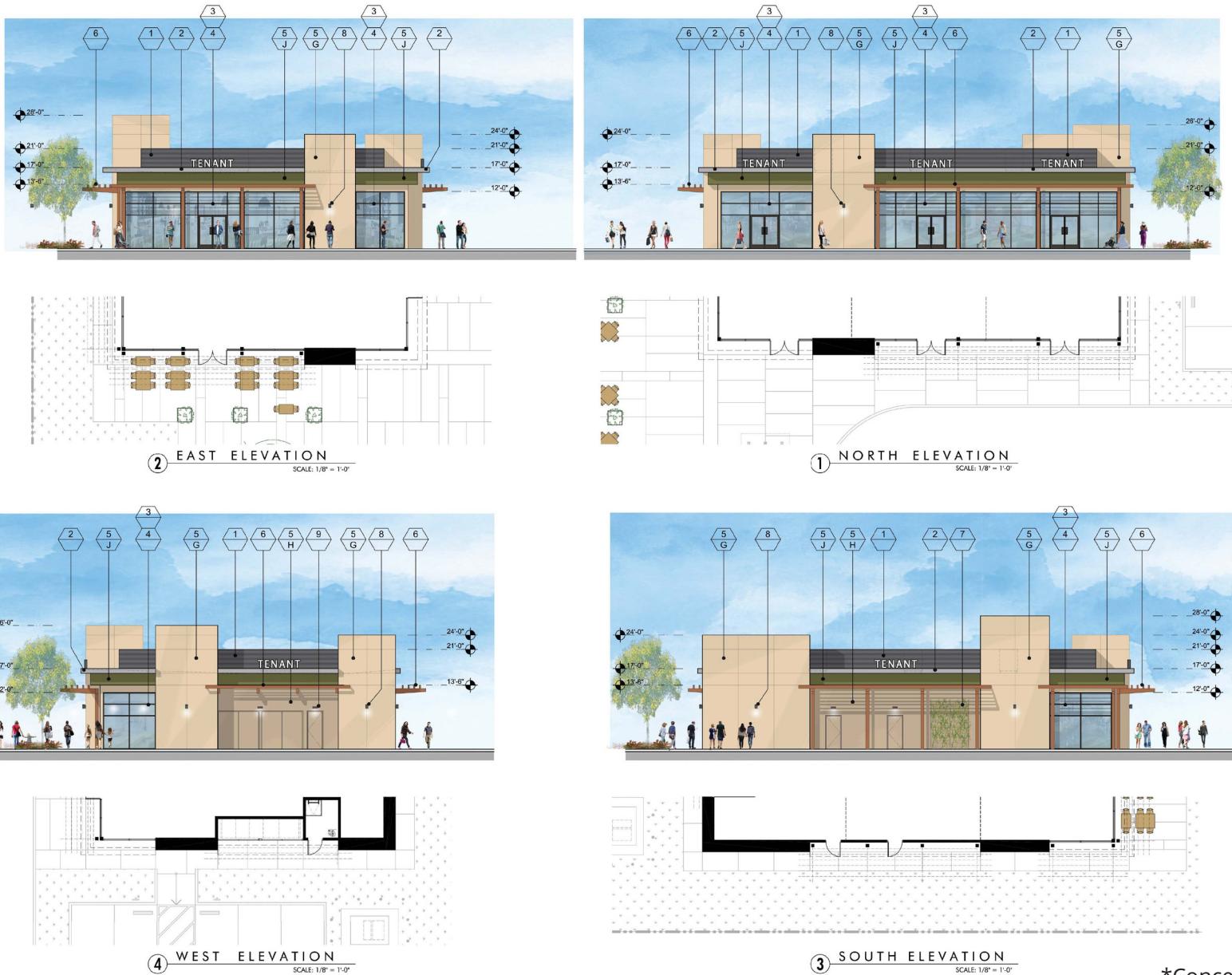
NWC of Broad Street & Tank Farm Road | San Luis Obispo, CA

- +/- 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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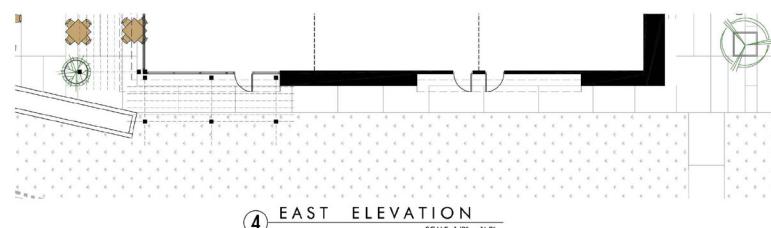
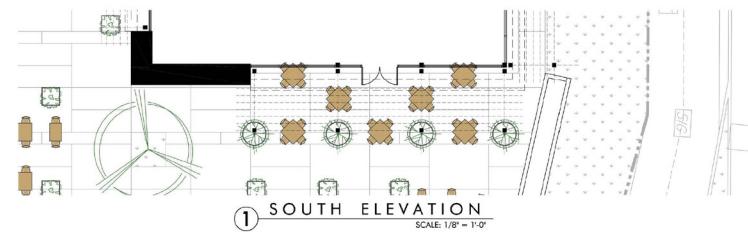
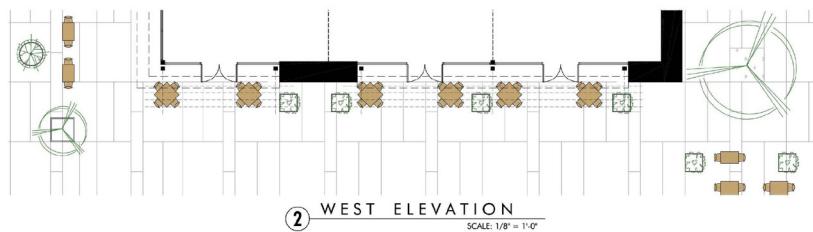


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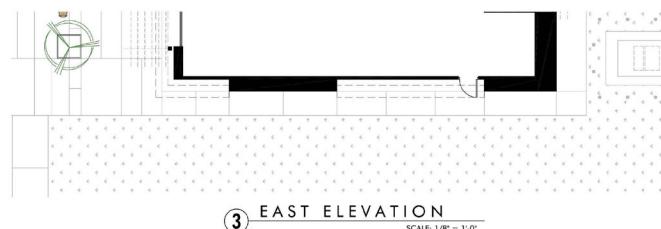
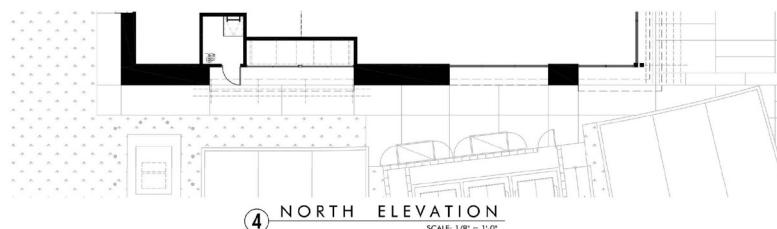
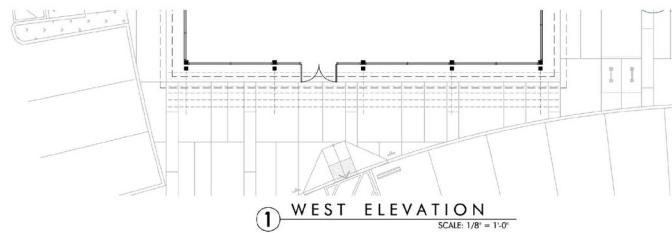
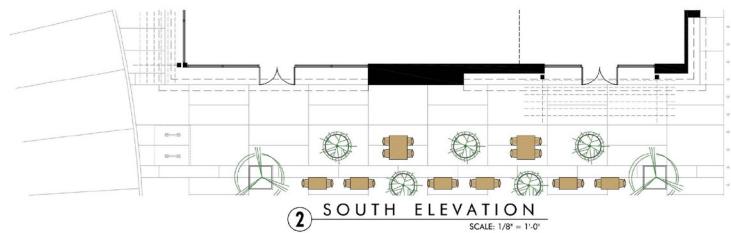
*Conceptual Elevations

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*Conceptual Elevations

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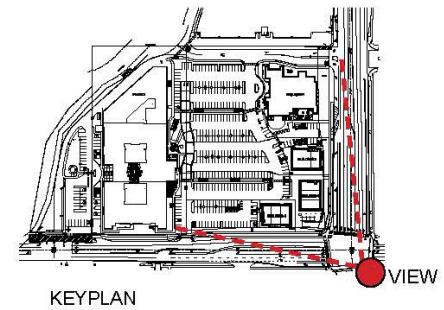
*Conceptual Elevations

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VIEW FROM TANK FARM ROAD AND BROAD STREET LOOKING NORTHWEST



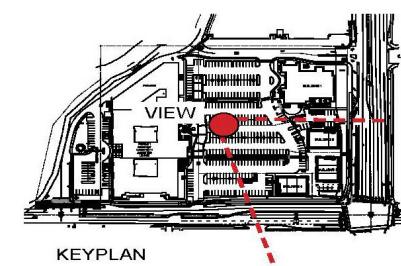
KEYPLAN

*Mock viewpoint based on a former site plan

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VIEW FROM PARKING LOT LOOKING SOUTHEAST



CONCEPTUAL SUBJECT TO CHANGE

*Mock viewpoint based on a former site plan

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Demographic Summary Report

Radius	1 Mile	3 Mile	5 Mile
Population			
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%
2024 Population by Hispanic Origin			
2024 Population	1,068	7,030	10,883
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
Households			
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%
2024 Households by HH Income			
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%
2024 Avg Household Income	\$144,967	\$118,591	\$108,750
2024 Med Household Income	\$104,553	\$83,808	\$70,592

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

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SAN LUIS OBISPO OVERVIEW

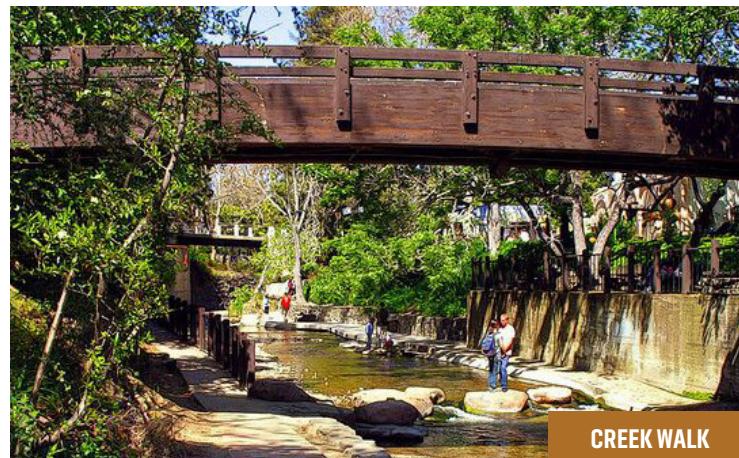
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San Luis Obispo

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.



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San Luis Obispo Wine Region



5,000
Vineyard Acres



20
Winegrape Varieties



30+
Wineries

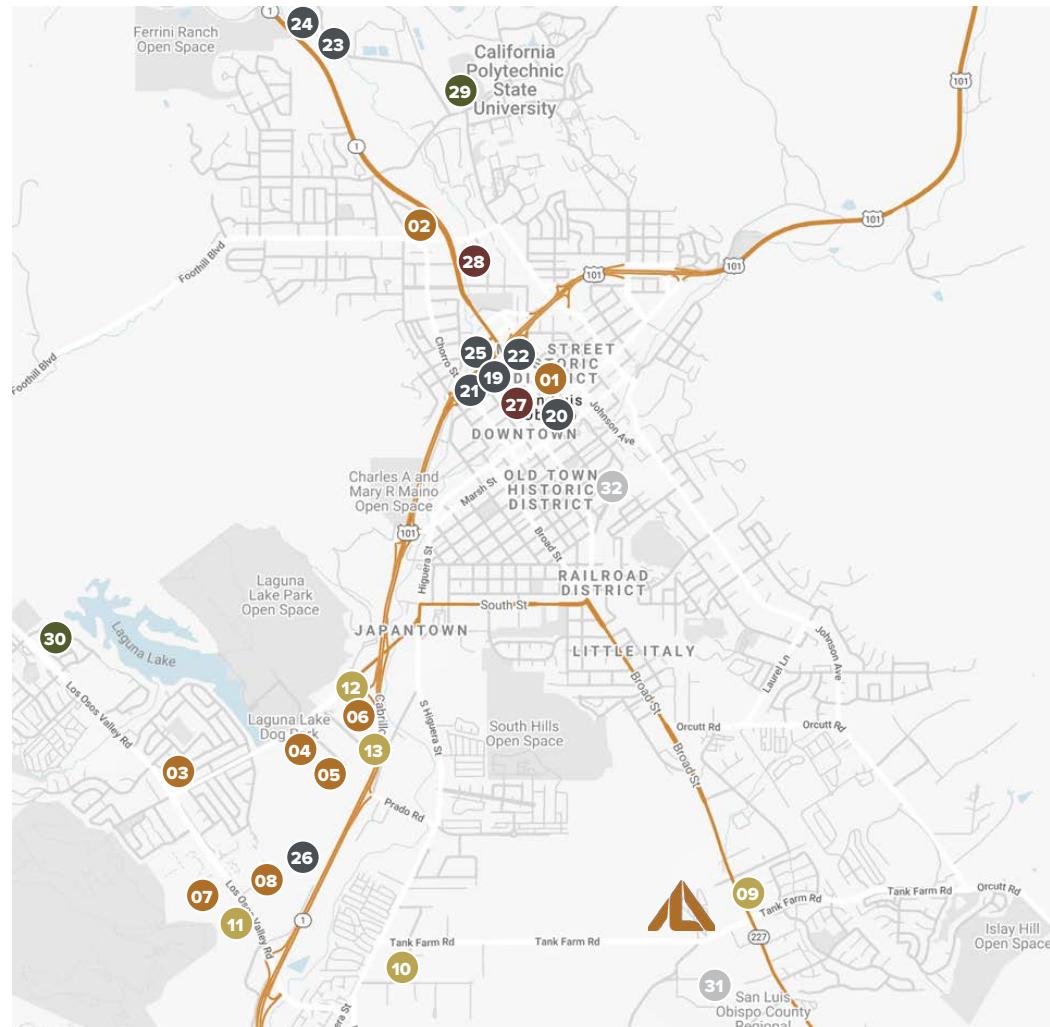


7.2+ Million
Yearly Visitors

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



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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.

