



**PROMO RATE
OF \$.80/SF**

RETAIL SPACE FOR LEASE

**620 QUINTANA ROAD
MORRO BAY, CA**

Suite Available for Lease

EXCLUSIVELY LISTED BY

No warranty or representation as to the accuracy of the foregoing information. Terms of sale, lease, and availability are subject to change or withdrawal without notice.



LEE & ASSOCIATES

COMMERCIAL REAL ESTATE SERVICES

JEFF ALLEN

jallen@lee-associates.com

D 805.319.4839

CalDRE #01313074

668 Marsh St., Suite 3

San Luis Obispo, CA 93401

LISTING SUMMARY

PROPERTY OVERVIEW

Approximately 1,600 rentable square feet available in Cypress Plaza. Move-in ready in the heart of Morro Bay. Located along the historic Highway 1 and minutes north of San Luis Obispo. Morro Bay is the primary southern gateway to Hearst Castle, Cambria, Big Sur, and Moonstone Beach.

Co-anchored by Rite Aid and Albertsons, the shopping center has excellent exposure that also includes Subway, O'Reilly Auto Parts, Round Table Pizza, UPS and McDonald's.

SIZE: 1,600 SF
PROMOTIONAL **\$.80/SF NNN for 6 mos.**
LEASE RATE: (\$.71/SF/Mo NNN)
RESTROOM: 2 Private
PARKING: Ample
HVAC: Yes
ZONING: C-1
TERM: Negotiable
AVAILABLE: Immediately

**JOIN ALBERTSONS, RITE AID
AND MCDONALDS IN MORRO BAY, CA**

VISIBLE FROM HIGHWAY 1

**PER PLACER.AI, THIS ALBERTSONS IS IN THE
TOP 11% OF THE CHAIN IN STORE VISITS**

HIGHWAY 1 TRAFFIC COUNT IS 47,100 AADT

620 QUINTANA RD., MORRO BAY

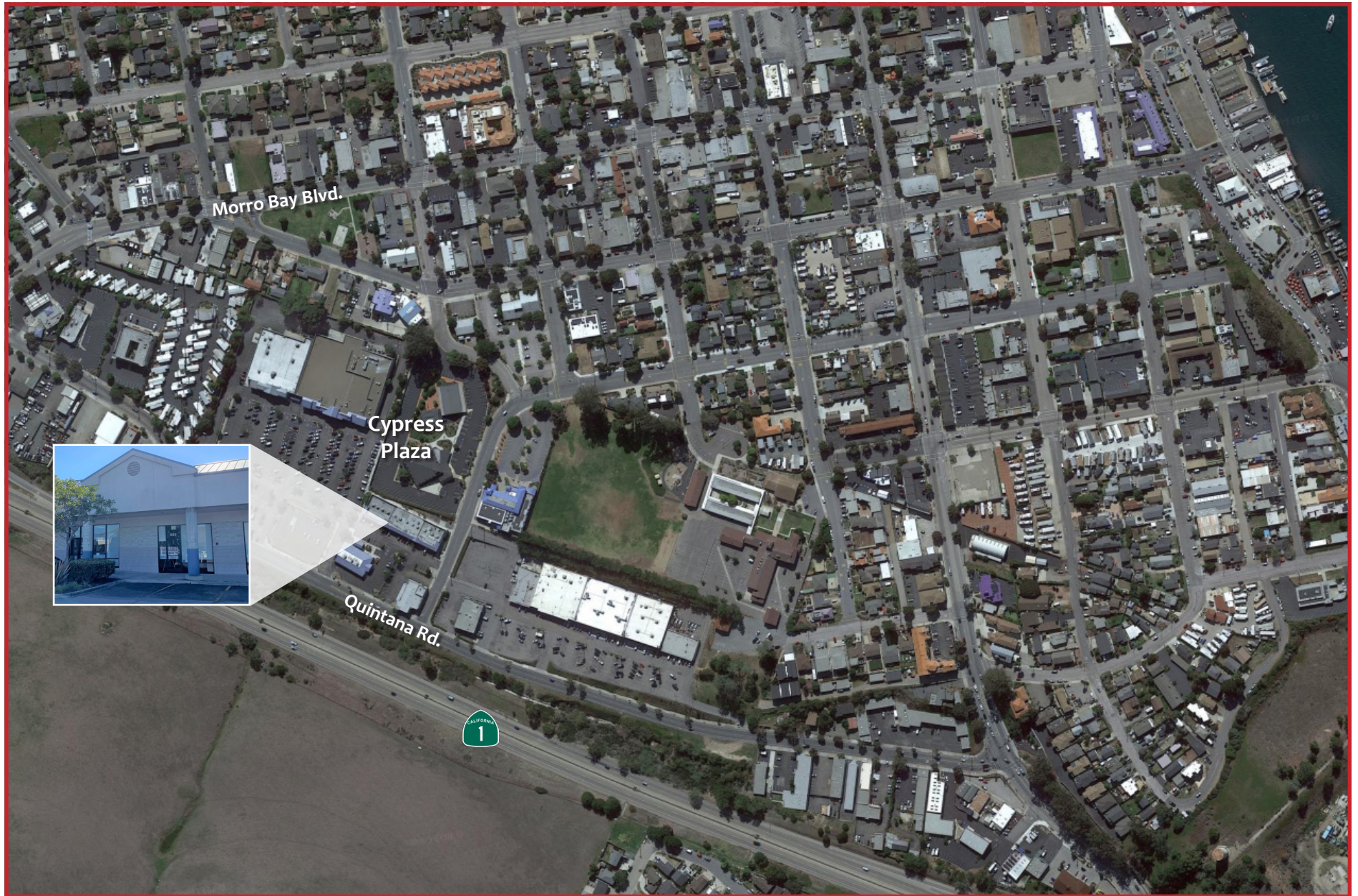
INTERIOR PHOTOS



RETAIL MAP

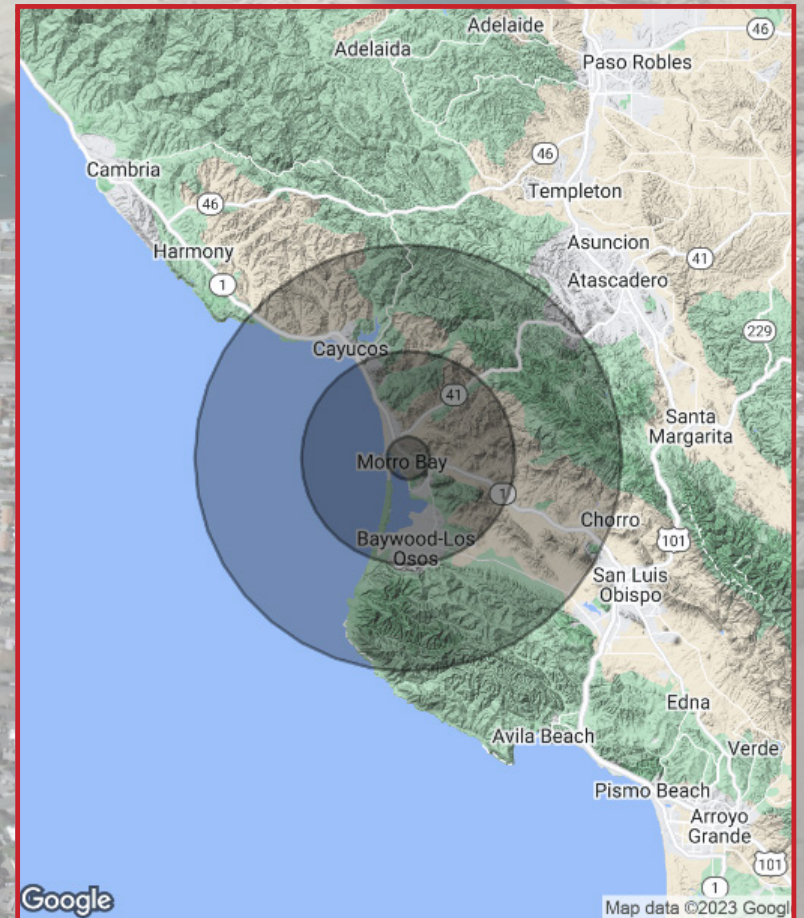


AERIAL



DEMOGRAPHICS

| POPULATION | 1 MILE | 5 MILES | 10 MILES |
|----------------------|-----------|-----------|-----------|
| Total Population | 5,356 | 26,278 | 30,265 |
| Average Age | 53 | 49 | 49 |
| HOUSEHOLDS & INCOME | | | |
| Total Households | 2,594 | 11,592 | 13,101 |
| # of Persons per HH | 2.1 | 2.3 | 2.3 |
| Average HH Income | \$114,893 | \$113,863 | \$113,168 |
| Median Housing Value | \$950,983 | \$928,150 | \$952,226 |



EXCLUSIVELY LISTED BY



JEFF ALLEN

jallen@lee-associates.com

805.319.4839

CalDRE #01313074

lee-associates.com/centralca