



For Lease

\$1.80
PSF NNN

Contact us:

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102 Cross Street, Ste 130 San Luis Obispo, CA

4,987 SF of Showroom/Warehouse in South San Luis Obispo with High Exposure

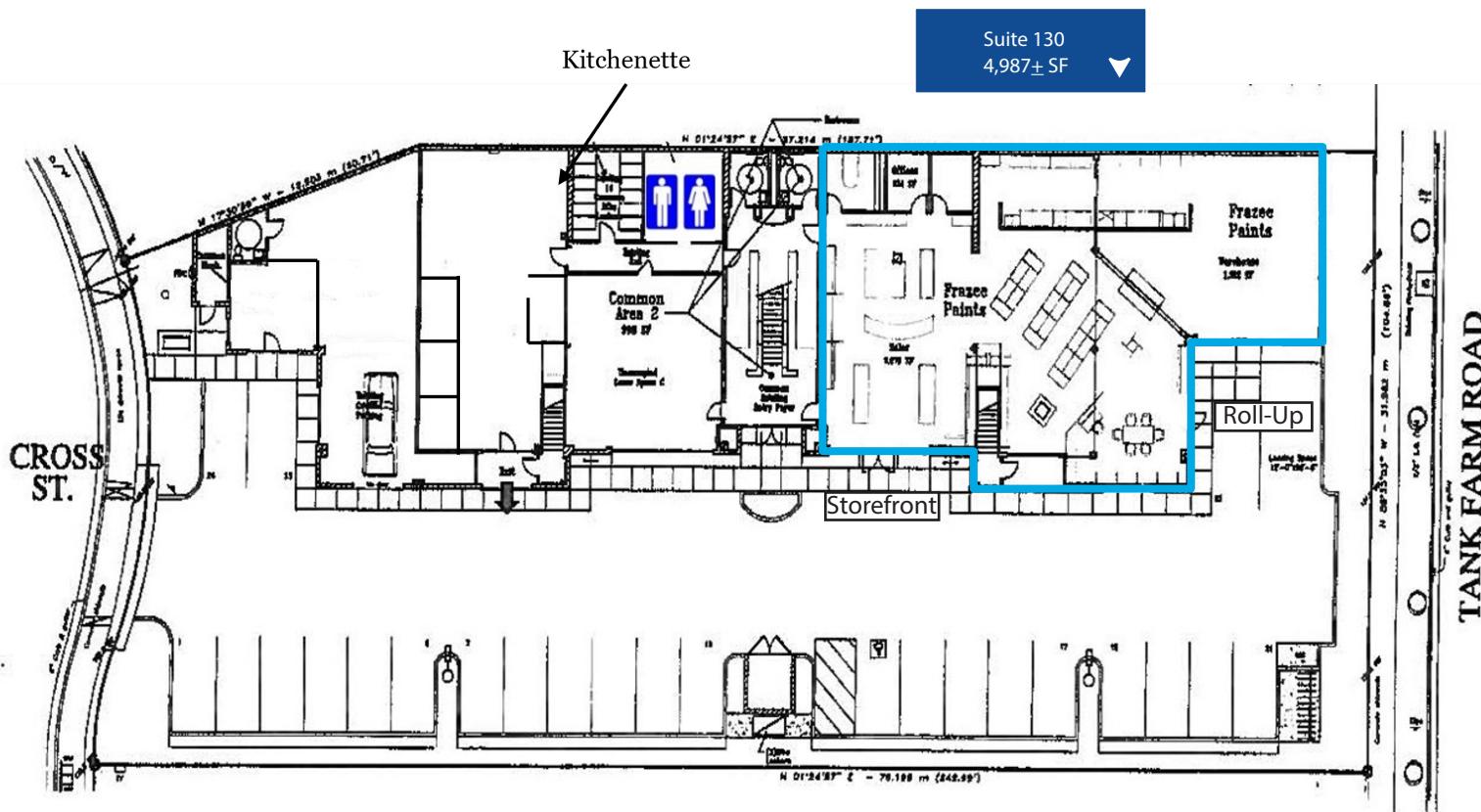
Property Summary

Former Sherwin Williams Paint showroom, in high exposure Tank Farm Road location. Rare chance to lease a larger showroom/warehouse fronting on Tank Farm Road with high traffic counts (18,000± cars per day AADT). Great signage visibility.

Space includes a large showroom area with storefront and one grade level roll-up door.

Size	±4,987 (includes pro rata share of common area)
Rate	\$1.80 PSF, NNN (~\$0.47)
Property Type	Showroom/Warehouse
Zoning	C-S Commercial Service (No gym or auto uses)
Location	South San Luis Obispo, off S. Higuera Street
Parking	7 Spaces

Floor Plan



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Property Gallery

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Demographics by Drive Times (1/3/5 Minutes from Subject)

Distance >	1 Minute Drive Time		3 Minute Drive Time		5 Minute Drive Time	
	Current (2025)	Forecast (2030)	Current (2025)	Forecast (2030)	Current (2025)	Forecast (2030)
Population	4,722	4,969	37,094	38,953	62,653	64,527
Households	2,004	2,074	16,277	17,297	23,447	24,539
Families	1,069	1,110	8,198	8,766	10,936	11,530
Avg. HH Size	2.33	2.37	2.23	2.20	2.27	2.24
Owner Occupied	1,426	1,518	8,358	9,146	11,020	11,910
Renter Occupied	578	555	7,919	8,151	12,427	12,629
Median Age	41.8	43.6	38.5	40.0	29.4	31.4
Median HH Income	\$94,767	\$105,514	\$97,708	\$108,962	\$83,127	\$97,733
Avg HH Income	\$130,636	\$147,496	\$135,100	\$150,475	\$125,874	\$139,625

¹ Footnote: Data sourced from U.S. Census Bureau, Census Summary File 1. Current and 5 year projections as recorded by ESRI forecast data.