

### **For Lease**

\$2.80 PSF MG

### Contact us:

**Preston Thomas, slor** Senior VP | Principal

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Colliers | San Luis Obispo 1301 Chorro Street San Luis Obispo, CA 93401 P: +1 805 544 3900 www.colliers.com

## 1327 Archer Street, Suite 120 San Luis Obispo, CA

Newer Class A Office Space Close to Downtown

### **Property Summary**

Turn-key, new, modern Downtown office suite with parking. First floor suite layout includes open work area with one office and break area. On-site parking. New carpet and paint. New system furniture in place. Ready to occupy!

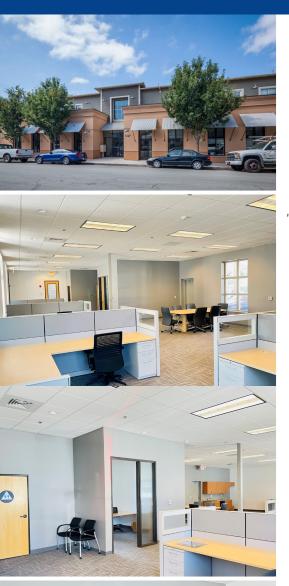
Located in a newer Class A office building with close proximity to the Downtown core and easy freeway access.

Size	± 2,113 SF - First Floor Suite				
Exposure	± 12,273 AADT on Marsh Street				
Rate	\$2.80 PSF MG				
Layout	One Office, Open Work Area and Break Room				
Zoning	C-S Commercial Service				
Туре	Office				
Location	Off Pismo Street, near Downtown San Luis Obispo				
Parking	On-Site				

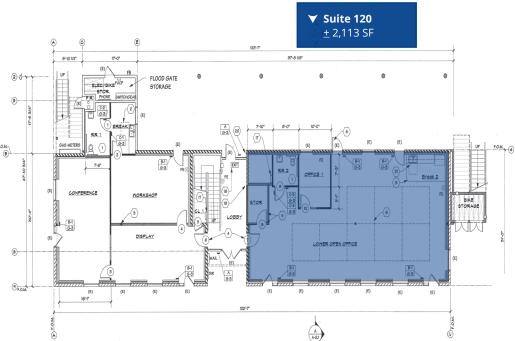
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# Floorplan







### Floor Plan is Approximate

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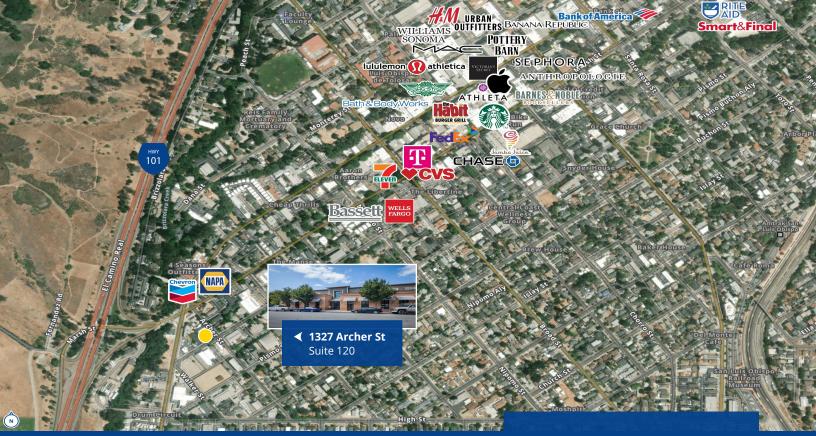
# Property Gallery











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### 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)	Forcast (2026)	Current (2021)	Forcast (2026)	Current (2021)	Forcast (2026)
Population	11,200	11,795	61,552	63,146	83,507	85,569
Households	5,292	5,558	21,391	22,055	31,085	31,952
Families	1,794	1,895	8,857	9,134	14,748	15,134
Avg. HH Size	2.08	2.08	2.33	2.33	2.30	2.31
Owner Occupied	2,062	2,170	10,223	10,535	17,045	17,535
Renter Occupied	3,230	3,388	11,168	11,520	14,040	14,417
Median Age	32.3	33.4	28.2	29.1	33.7	35.3
Median HH Income	\$59,328	\$69,321	\$60,347	\$69,420	\$68,637	\$78,592
Avg HH Income	\$88,475	\$100,424	\$92,424	\$103,988	\$100,139	\$113,195

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

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