



For Lease

\$1.65
PSF Modified Gross

Contact us:

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102 Cross Street, Ste 110 San Luis Obispo, CA

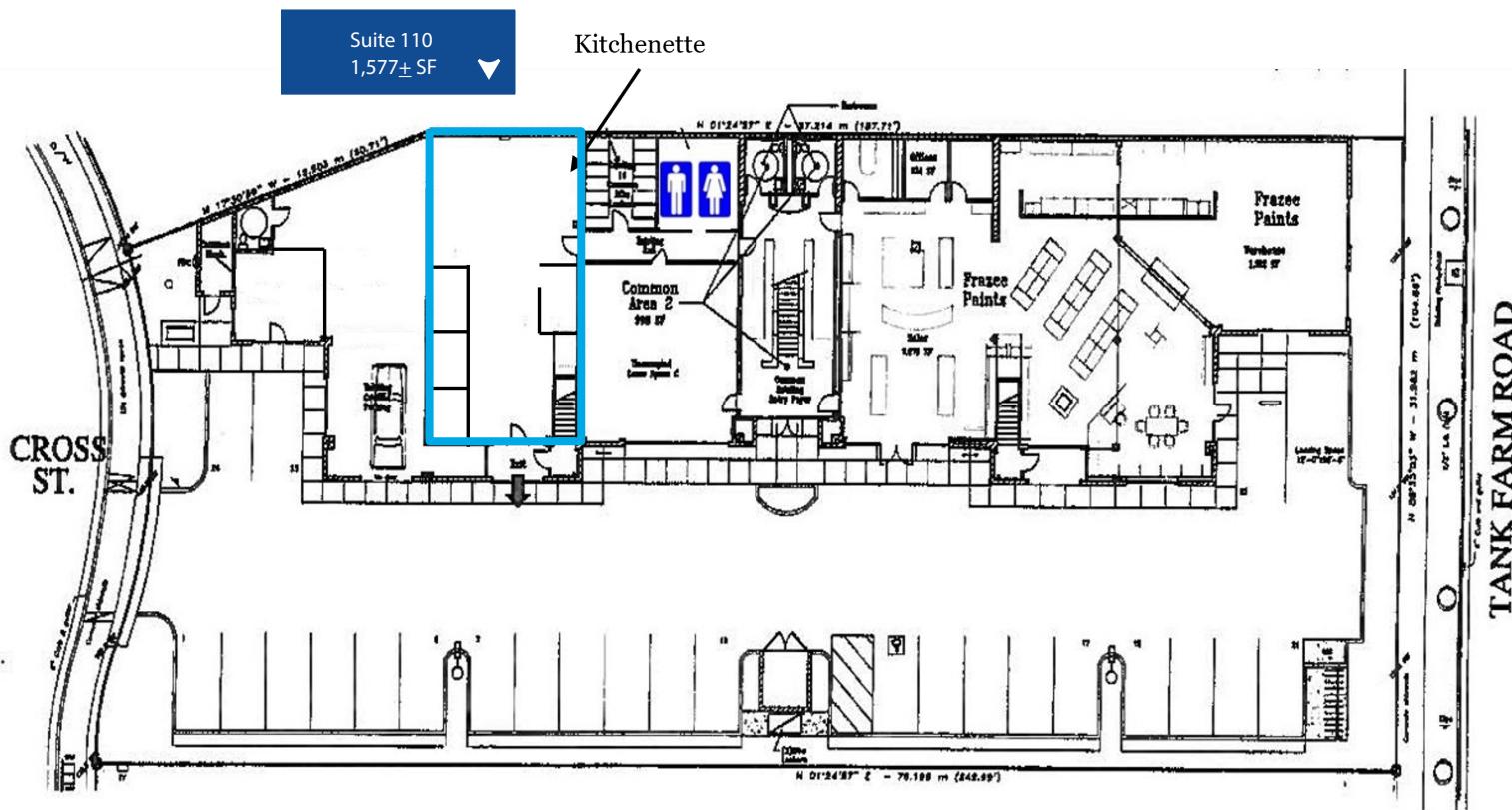
1,577 SF of Showroom/R&D/Lab
in South San Luis Obispo

Property Summary

1,577 SF suite perfect for Research & Development, lab, showroom or storage uses. Includes double door storefront with three offices, an open floor plan in the rear, kitchenette and access to common area restrooms. Convenient location, adjacent to Tank Farm Road and the Trader Joe's Center.

Size	±1,577 (includes pro rata share of common area)
Rate	\$1.65 PSF Modified Gross
Property Type	Showroom/Research & Development/Lab/Storage
Zoning	C-S Commercial Service (No gym or auto uses)
Location	South San Luis Obispo, off S. Higuera Street
Parking	3 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.

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