



For Lease

\$2.85

PSF Modified Gross

Contact us:

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Colliers | San Luis Obispo

1301 Chorro Street

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711 Tank Farm Road Suite 115

Turn-Key Professional Suite 1,540 ± SF
Located in Sycamore Court

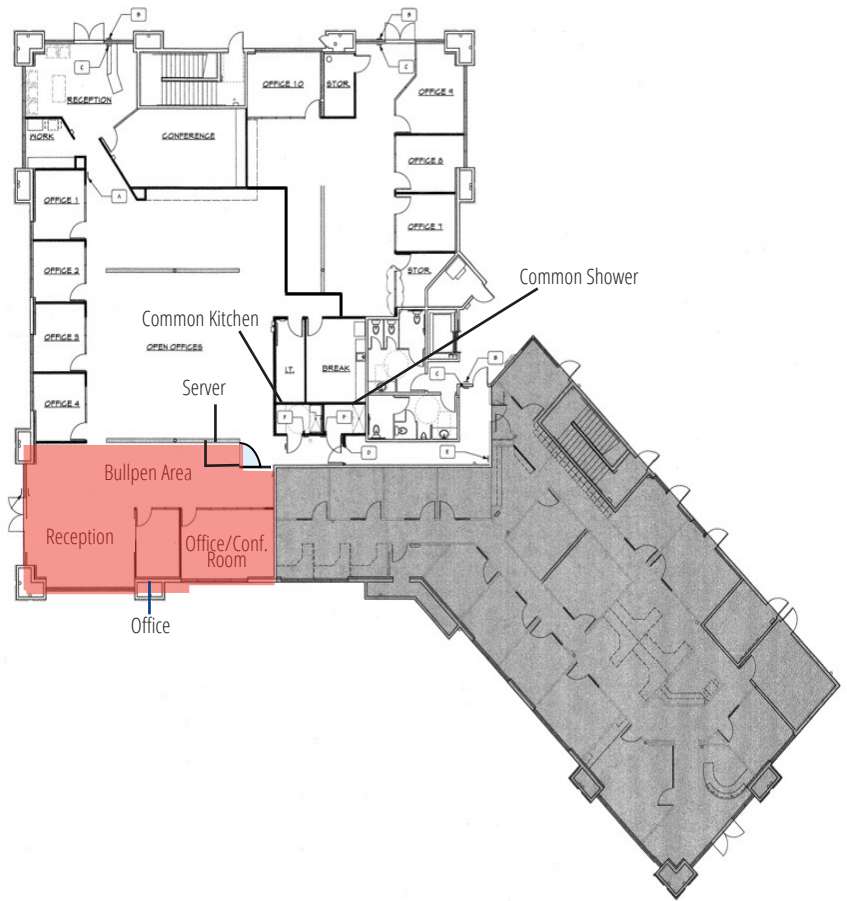
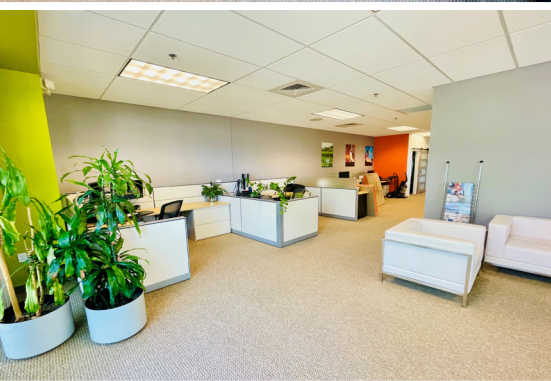
Property Summary

High exposure, ground level, corner suite at one of the busiest intersections in town. Located in the most desirable office building in the south end of San Luis Obispo.

The space consists of reception, open work area and two offices with storefront glass. Includes common area kitchen, and restroom with shower. Very desirable size and efficient layout.

Suite	± 1,540 SF (Includes share of common area)
Exposure	± 18,119 AADT on Tank Farm Road ± 20, 598 AADT of Broad Street
Rate	\$2.85 PSF Modified Gross
Property Type	O (Office)
Built	2006
Adjacent Tenants	Vons, CVS, Starbucks, Jersey Mike's and Taco Bell
Parking	1/300

Floorplan



* Floor plan not to scale

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Property Gallery

Colliers

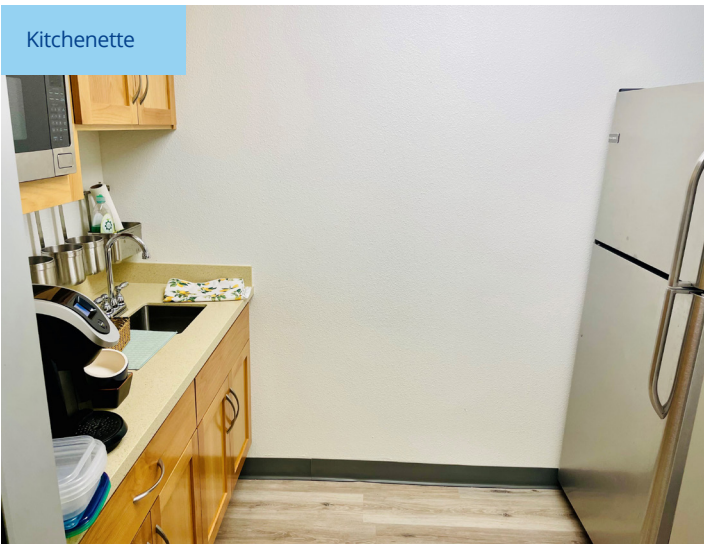
Waiting Area



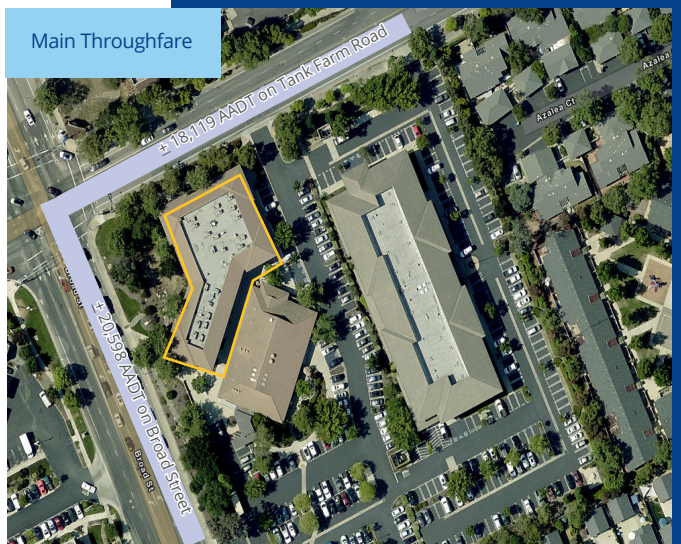
Offices



Kitchenette



Main Throughfare



On-Site Parking



Major Intersection



Damon Garcia Sports Complex

SESLOC
FEDERAL CREDIT UNION

Broad Street
± 20,598 AADT

TACO BELL

VONS

BIG 5

★ Carl's Jr.

Jordan Market

Starbucks
Main Financial
CVS

New Assisted Living Development



Subject Property
711 Tank Farm

Tank Farm Rd
± 18,119 AADT



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)	Forecast (2026)	Current (2021)	Forecast (2026)	Current (2021)	Forecast (2026)
Population	5,407	5,737	55,643	57,242	106,555	109,305
Households	2,203	2,341	21,739	22,407	40,241	41,377
Families	1,264	1,338	9,122	9,401	20,685	21,241
Avg. HH Size	2.42	2.42	2.31	2.31	2.35	2.35
Owner Occupied	1,483	1,558	10,525	10,841	22,553	23,212
Renter Occupied	720	783	11,214	11,566	17,688	18,165
Median Age	40.9	41.2	28.5	29.5	35.9	37.2
Median HH Income	\$92,432	\$102,639	\$61,240	\$70,679	\$72,736	\$81,872
Avg HH Income	\$123,362	\$138,651	\$93,889	\$105,640	\$101,418	\$114,418

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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