

# FOR LEASE: RETAIL SUITES AT THE SUMMIT



**Office** 805.481.9010  
170 West Grand Ave, Suite 203  
Grover Beach, CA 93433

**Jason Hart**  
Broker/Owner DRE 01334694  
**Mobile** 805.709.6491  
**Email** [jason@hartcre.com](mailto:jason@hartcre.com)

# OVERVIEW

## Summary

- **Total SQ FT:** 6,785 Gross
- **Parking:** 32 Spaces
- **Rents:** \$3.25 - \$3.35 SF NNN
- **TIA:** Negotiable
- **Traffic Count:** 16,813 (Foothill & N Chorro)

## Overview

The Summit is a beautiful new mixed use project located on the NWC of Foothill Blvd and N Chorro St in San Luis Obispo. The project consists of 234 bed luxury student housing units with 6,758 square feet of ground floor retail.

Located within a mile of the Cal Poly campus, The Summit's combination of location and visibility provides a unique opportunity for a variety of businesses.

The retail component will benefit from the project's more affluent student residents, as well as the high amount of foot and bike traffic along this busy corridor. Ample on-site parking will serve patrons coming to The Summit as a destination.

## Highlights

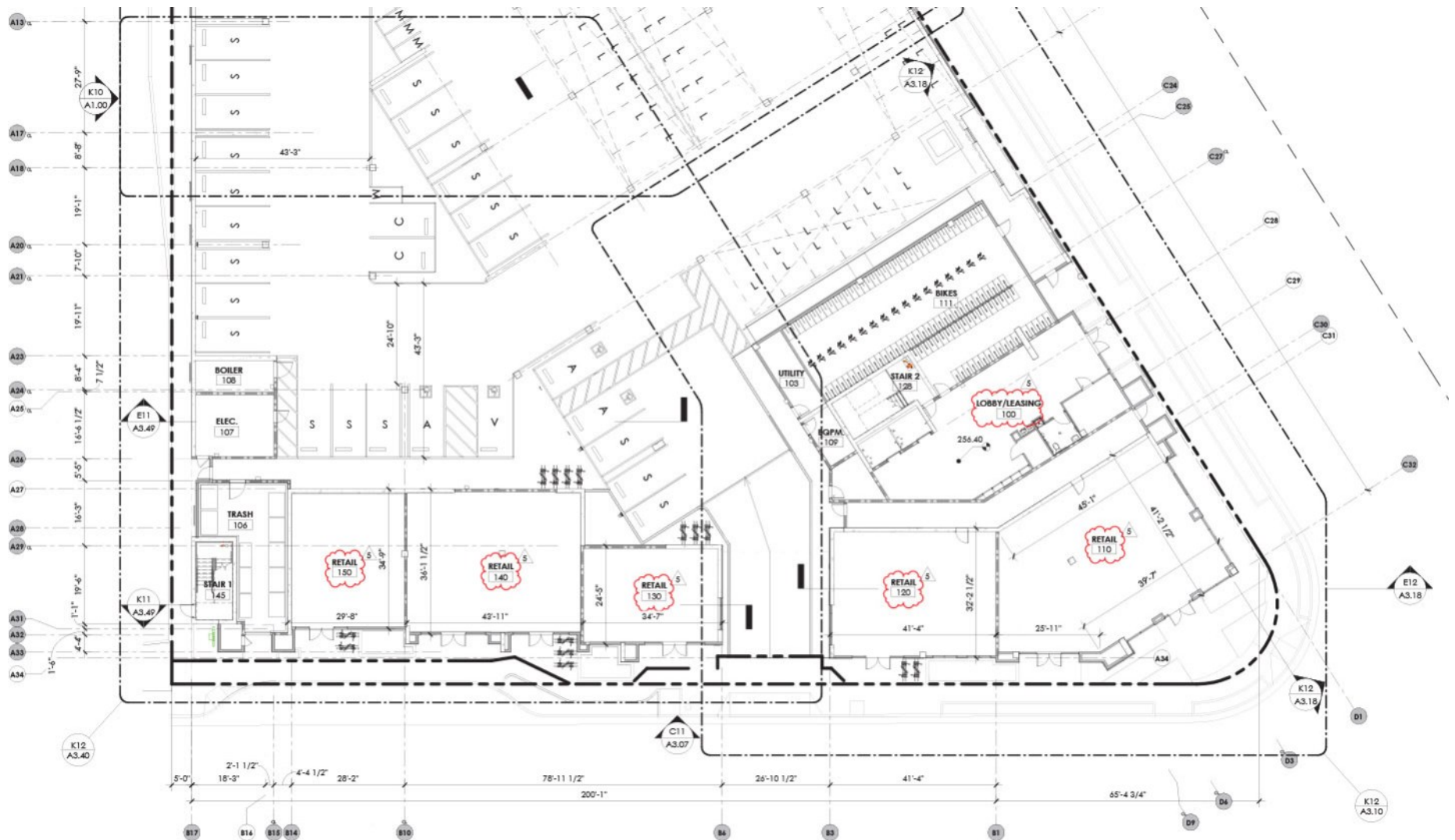
- New mixed-use property with 234 bed high end luxury student apartments located within walking distance to Cal Poly
- Prime Opportunity for fast casual restaurants, service and retail tenants
- Ample onsite parking
- Retail area designed to allow for multiple demising plans and uses
- Large windowed frontage with excellent natural light

Suite	Gross SF	Dimensions (FT)
110	2,083	LEASED (Hotworx)
120	1,318	LEASED (Nano Coffee)
130	848	(2ND Gen Space. No TIA)
140	1,571	LEASED (Quesadilla Gorilla)
150	938	AVAILABLE

# PROJECT PHOTO (FOOTHILL BLVD AND CHORRO ST)



# SITE PLAN



# SUITE 130 PHOTOS

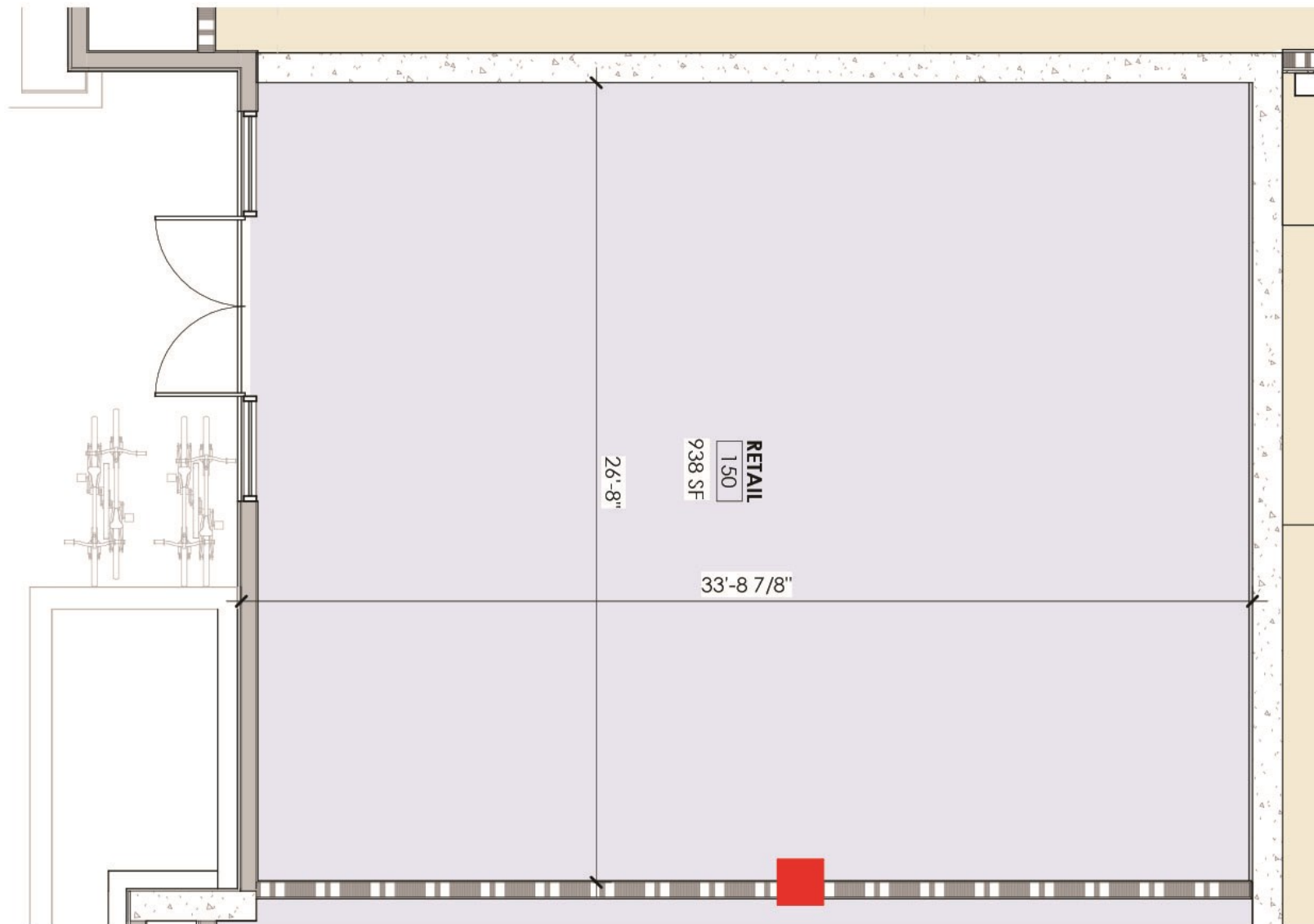


Front of house

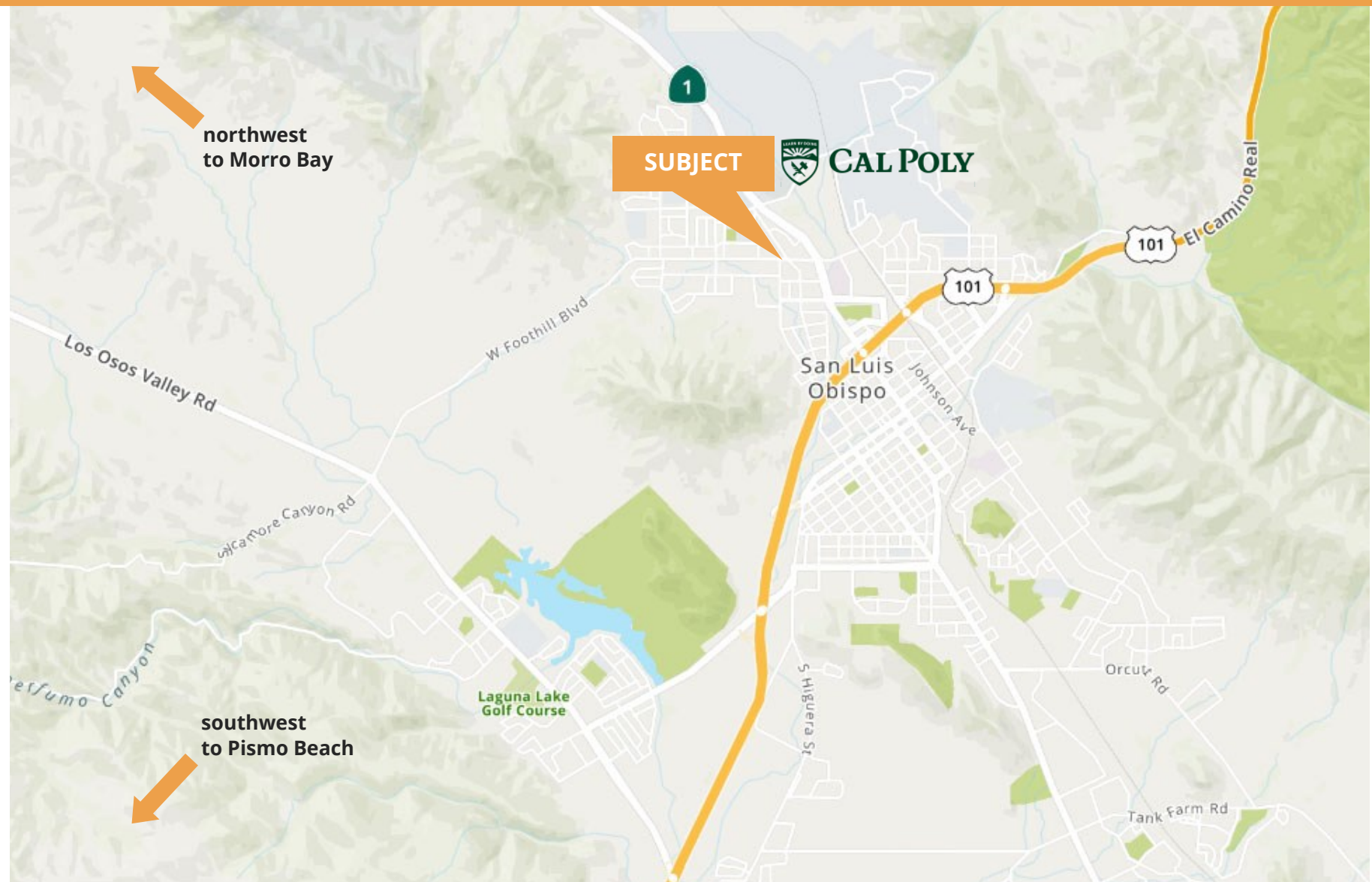


Back of house

# SUITE 150 SHELL PLAN



# AREA MAP



# COMMUNITY OVERVIEW

San Luis Obispo is approximately 190 miles north of Los Angeles and 230 miles south of San Francisco. The city, locally referred to as SLO, is the county seat of San Luis Obispo County and is adjacent to renowned California Polytechnic State University.

San Luis Obispo continually ranks among the premier places to live and visit in the United States. Each year San Luis Obispo finds its way onto dozens of lists featuring the activities, natural resources, food and wine scene, shopping, entertainment and the many benefits that make San Luis Obispo so special.

San Luis Obispo is famous for its downtown farmers' market where vendors sell food and goods and various visual and music artists perform, it's renowned wine regions, the San Luis Obispo International Film Festival, and breathtaking nearby beaches just to name a few.

## DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
2021 POPULATION	23,728	33,405	48,336
2026 PROJECTION	24,286	33,915	48,637
MEDIAN AGE	25.9	27.4	29.0
2020 HOUSEHOLDS	2,650	21,920	34,601
AVERAGE HH INCOME	\$61,860	\$81,406	\$86,657
OWNER OCCUPIED	1,904	3,189	6,140
RENTER OCCUPIED	6,175	9,255	12,238



**Office** 805.481.9010  
170 West Grand Ave, Suite 203  
Grover Beach, CA 93433

### Jason Hart

Broker/Owner DRE 01334694

**Mobile** 805.709.6491

**Email** [jason@hartcre.com](mailto:jason@hartcre.com)