

MADONNA PLAZA

205 Madonna Road
SAN LUIS OBISPO, CA

AVAILABLE 2ND QUARTER 2025



EXISTING KOHL'S BUILDING IN DOMINANT REGIONAL FREEWAY CENTER ON US 101

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PROPERTY HIGHLIGHTS & DEMOGRAPHICS



LOCATION:

205 Madonna Road
San Luis Obispo, CA



BUILDING SIZE:

±30,000 - ±62,481 SF

- Available 2nd Quarter 2025
- Existing Kohl's Building in dominant Regional Freeway Center on US 101
- Size: ±30,000 SF - ±62,481 SF
- Landlord willing to demise
- Dimensions: Approx. 282' x 222'

	1-MILE	3-MILE	5-MILE
2023 TOTAL POPULATION	8,694	51,781	63,311
2023 DAYTIME POPULATION	11,588	73,192	85,235
2023 TOTAL EMPLOYEES	9,118	45,096	46,907
2023 TOTAL HOUSEHOLDS	3,591	20,236	21,618
2023 AVERAGE HOUSEHOLD INCOME	\$125,506	\$117,857	\$122,586
TRAFFIC COUNTS	US Hwy 101 (at Madonna Rd)		±69,000 ADT



PROPERTY OVERVIEW

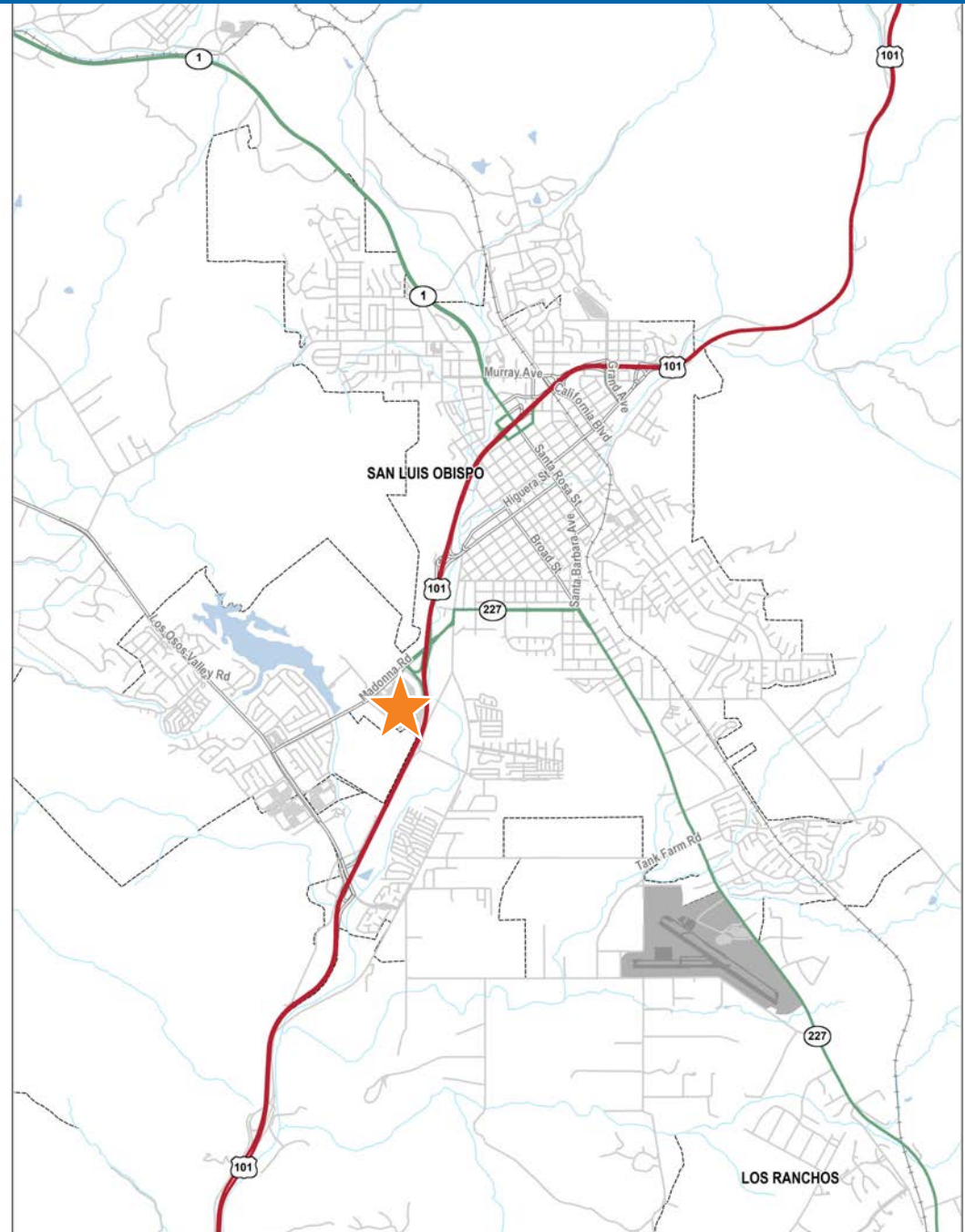
Madonna Plaza is a ±319,255 square foot power center located at the northeast quadrant of Madonna Road and El Mercado along Highway 101 in south western San Luis Obispo, California.

Part of more than 2.2 million square feet of commercial retail in the San Luis Obispo trade area, Madonna Plaza is anchored by Ralph's, DSW, Best Buy, Ross, Michael's, Five Below, Tilly's and Ulta. Madonna Plaza is highly visible and conveniently accessible to more than 69,000 cars per day traveling US Highway 101.

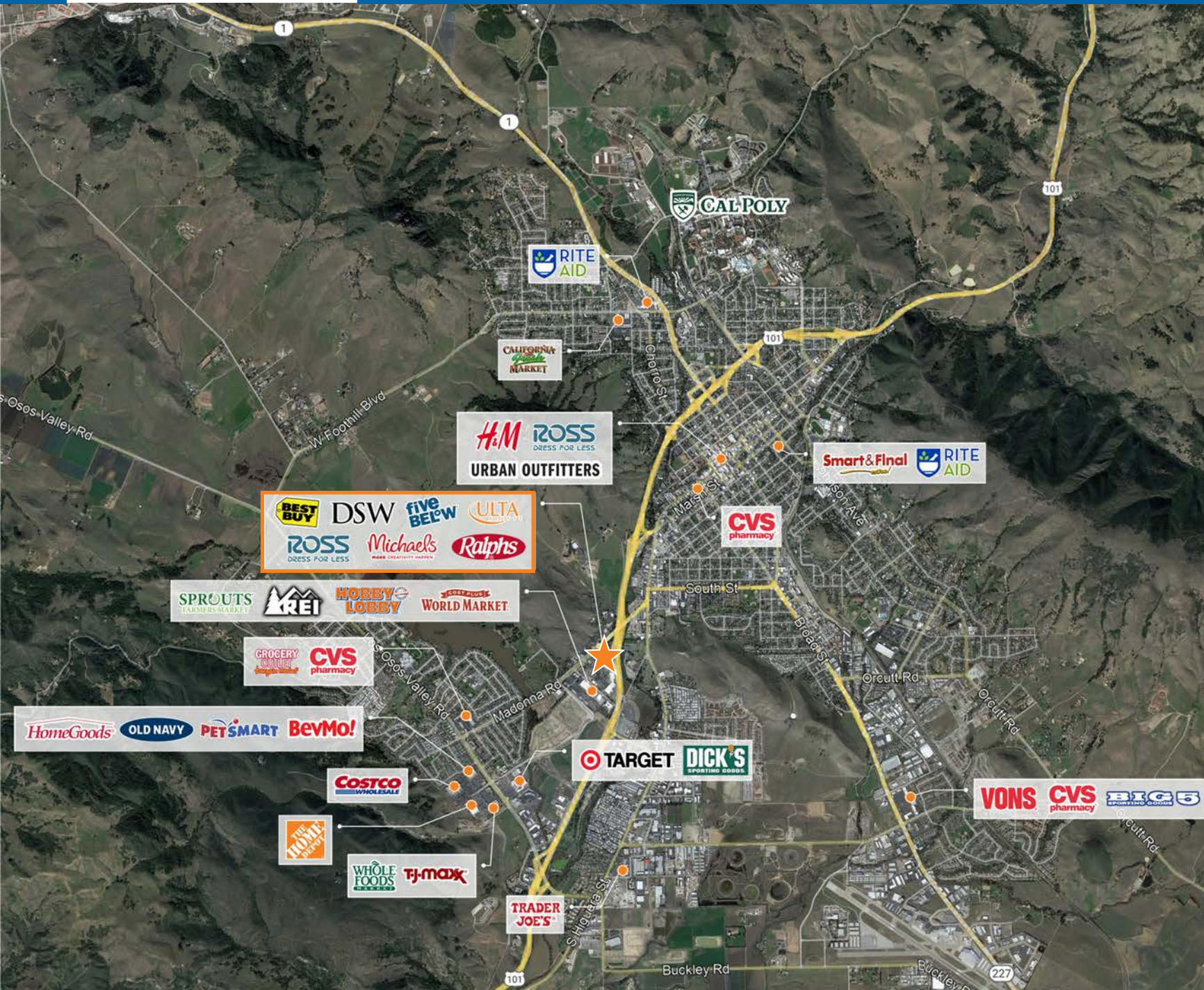
Major retailers in the trade area include Sprouts, Cost Plus World Market, Target, Dick's Sporting Goods, Costco, Home Depot, Whole Foods, TJ Maxx, HomeGoods, BevMo!, Grocery Outlet, PetSmart, CVS & Trader Joes.

With a city population of more than 47,400 people, the City of San Luis Obispo is the largest city in San Luis Obispo County and is its County Seat.

Notable traffic generators and in the region include California Polytechnic State University (21,000 students), Morro Bay State Park, and several marquee wineries such as Edna Valley Vineyards, J. Lohr Vineyards, Margarita Vineyards and Soaring Hawk Vineyards.



RETAIL TRADE AREA



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