

Tenant Incentive: One Year Free Rent!

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Accelerating success.



For Lease

\$3.50
PSF, MG

Contact us:

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999 Monterey Street, Suite 360 San Luis Obispo, CA

First Class Professional Office Suite in
Downtown San Luis Obispo

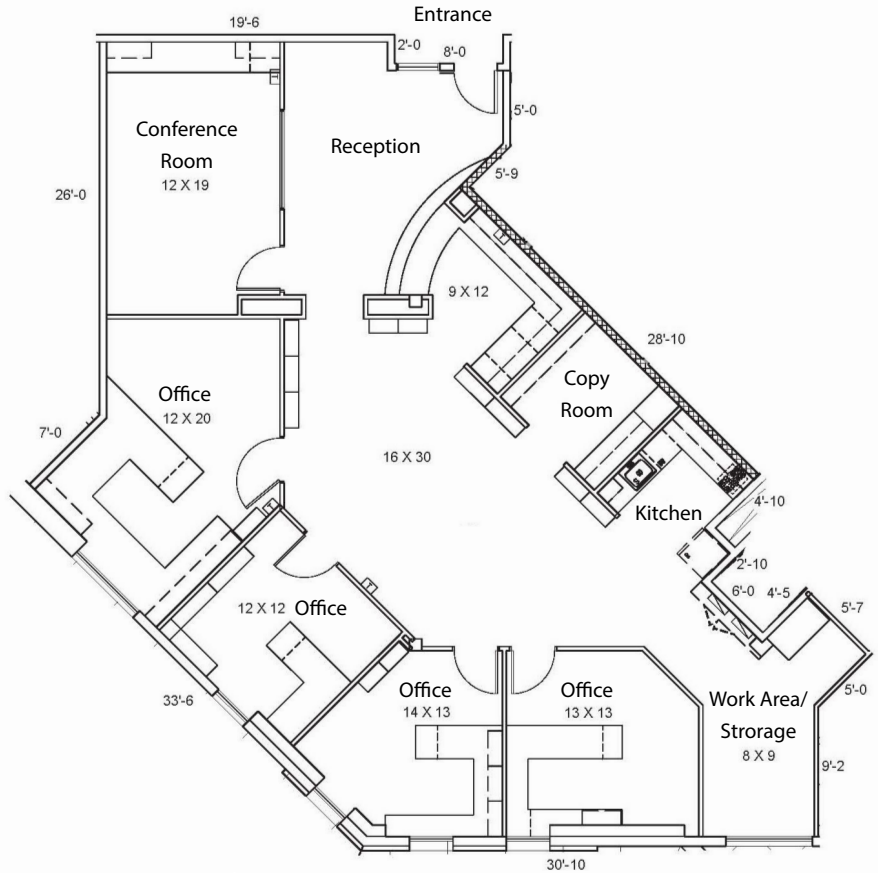
Property Summary

Here's your chance to call some of the nicest office space in San Luis Obispo your home. Prestigious office setting is located in the Court Street Center, above Banana Republic, Pottery Barn, Sephora and just steps from Firestone Grill and the County Courthouse. Directly across the street from the new Amazon offices. Very desirable size. Former financial services office consists of four offices, conference room, open work area, reception and kitchenette.

Size	± 2,500 SF (includes prorate share of common area)
Exposure	± 21,388 AADT on Monterey Street
Rate	\$3.50/PSF, MG + Utilities
Zoning	C-D Commercial Downtown
Type	First Class Professional Office
Neighboring Tenants	Banana Republic, Pottery Barn, Sephora, Firestone Grill and County Courthouse
Location	Heart of Downtown, directly across from new Amazon offices/ Firestone

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Site Plan



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Property Gallery

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Entry

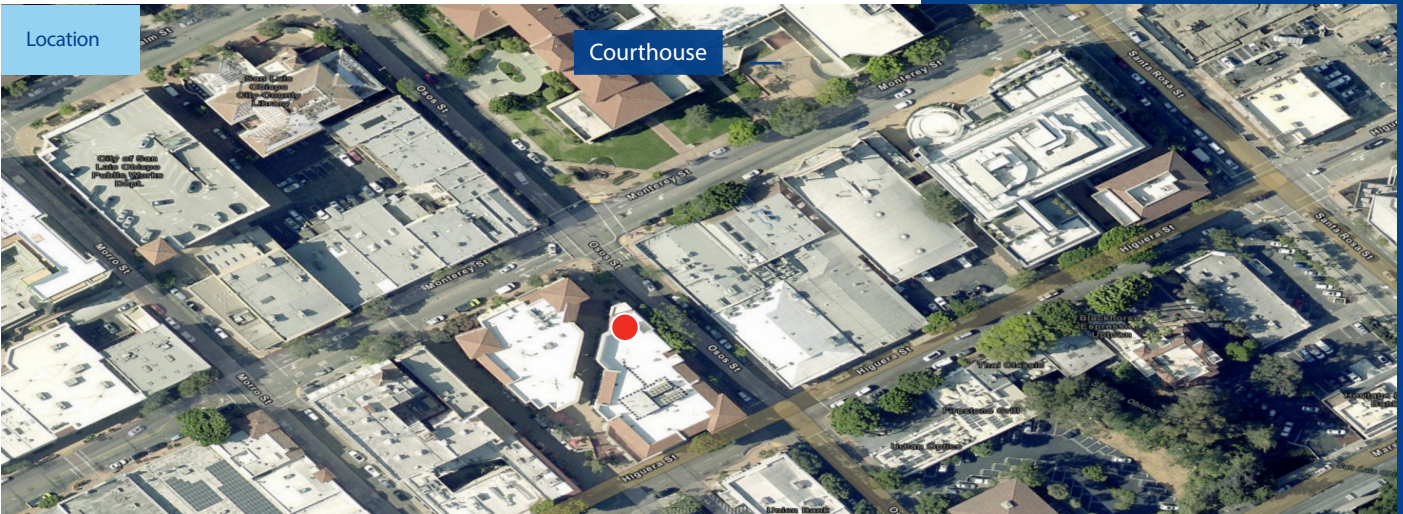


Entry

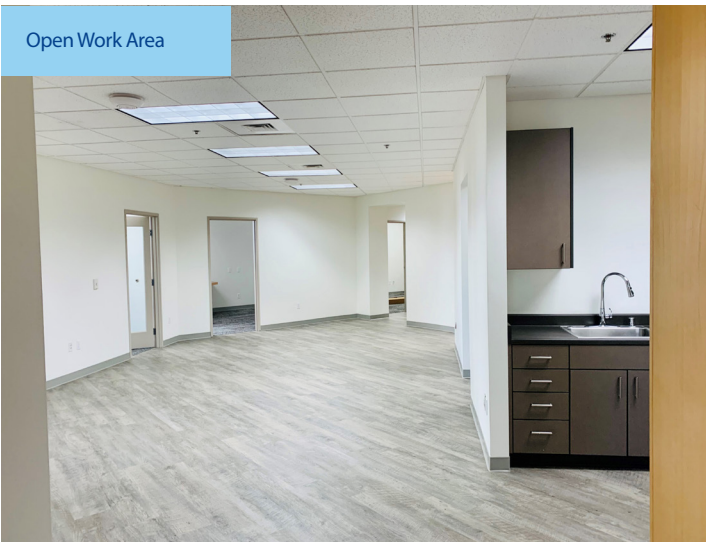


Location

Courthouse



Open Work Area



Kitchen





999 Monterey Street, Ste 360

Bank of America



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	15,709	16,135	60,917	62,508	79,722	81,685
Households	7,138	7,324	21,115	21,777	29,395	30,217
Families	1,972	2,023	8,649	8,924	13,708	14,068
Avg. HH Size	2.16	2.16	2.33	2.33	2.31	2.31
Owner Occupied	2,083	2,121	9,983	10,293	15,743	16,198
Renter Occupied	5,056	5,203	11,131	11,483	13,651	14,019
Median Age	26.0	26.5	28.1	28.9	32.9	34.4
Median HH Income	\$46,352	\$52,676	\$59,676	\$68,488	\$67,584	\$77,807
Avg HH Income	\$73,767	\$83,412	\$91,264	\$102,707	\$99,568	\$112,516

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