



## For Lease

**\$1.85**  
PSF Modified Gross

### Contact us:

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## 102 Cross Street, Ste 210 San Luis Obispo, CA

3,934 SF of Office Space in South San Luis Obispo  
Short Distance to Highway 101

### Property Summary

3,934 SF of modern office space located in a convenient location next door to the Trader Joe's Center in south San Luis Obispo. Space includes three hard offices, conference room, bull pen area and kitchenette/breakroom. Very good natural lighting and views. Includes on-site parking. Easy freeway access.

Size	±3,934 (includes pro rata share of common area)
Rate	\$1.85 PSF Modified Gross
Property Type	Office
Zoning	C-S Commercial Service (No gym or auto uses allowed)
Location	South San Luis Obispo, off S. Higuera Street
Parking	10 Spaces

# Floor Plan



\* Floor Plan is Approximate

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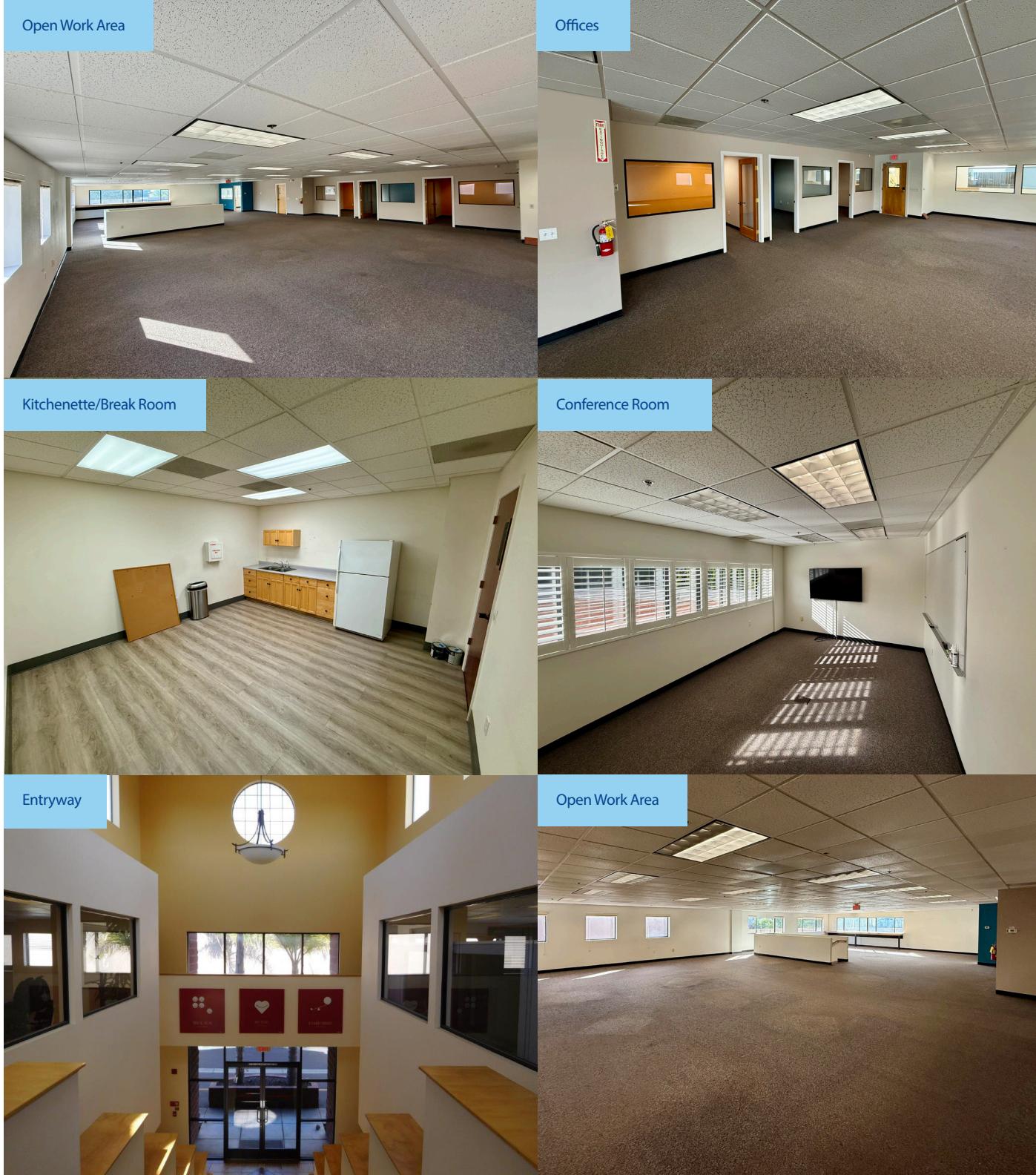
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# Property Gallery

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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

<sup>1</sup> 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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