



For Lease

\$1.75
PSF Modified Gross
+ Utilities

Contact us:

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4310 Old Santa Fe Road San Luis Obispo, CA

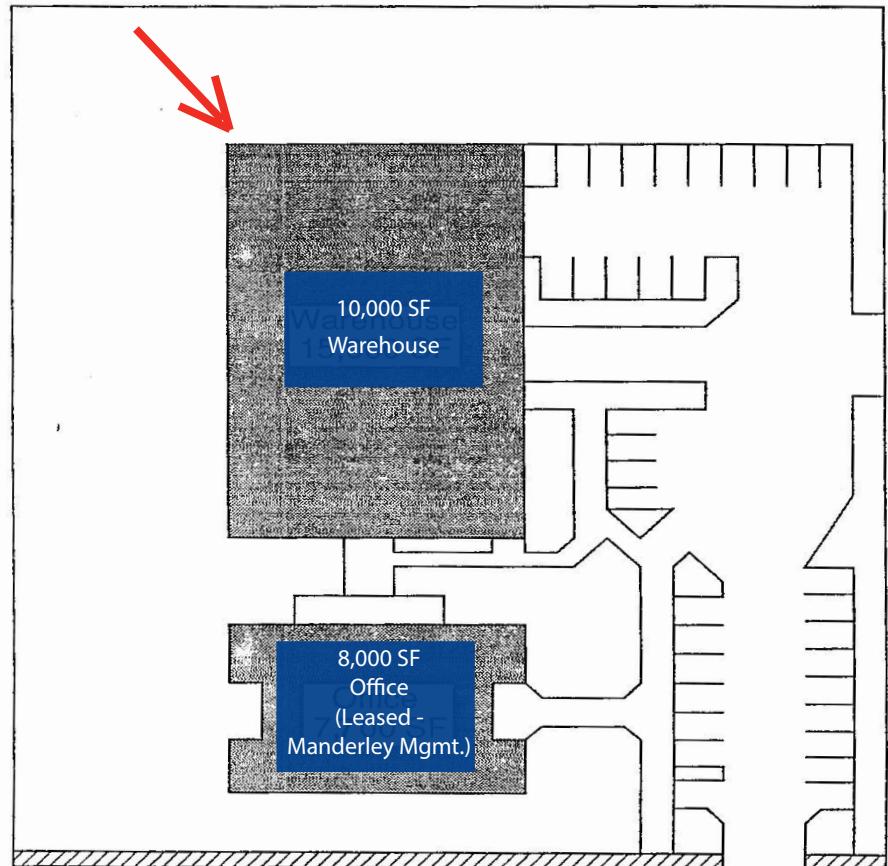
Industrial/Warehouse Space near
San Luis Obispo Airport

Property Summary

Stand-alone industrial/warehouse building adjacent to San Luis Obispo County Airport. 20' ceiling heights with rare loading dock. Approximately 2,000 SF of office area with numerous hard offices and assembly areas. Good combination of office vs. warehouse space. Concrete tilt-up construction. Ample on-site parking.

Size	± 10,000 SF
Rate	\$1.75 PSF Modified Gross + Utilities
Property Type	Industrial/Warehouse
Zoning	C-S Commercial Service County
Location	Off Santa Fe Road, near San Luis Obispo/Regional Airport
Build-Out	Seven offices, break/reception area and loading dock
Parking	9 On-Site/Street

Site Plan



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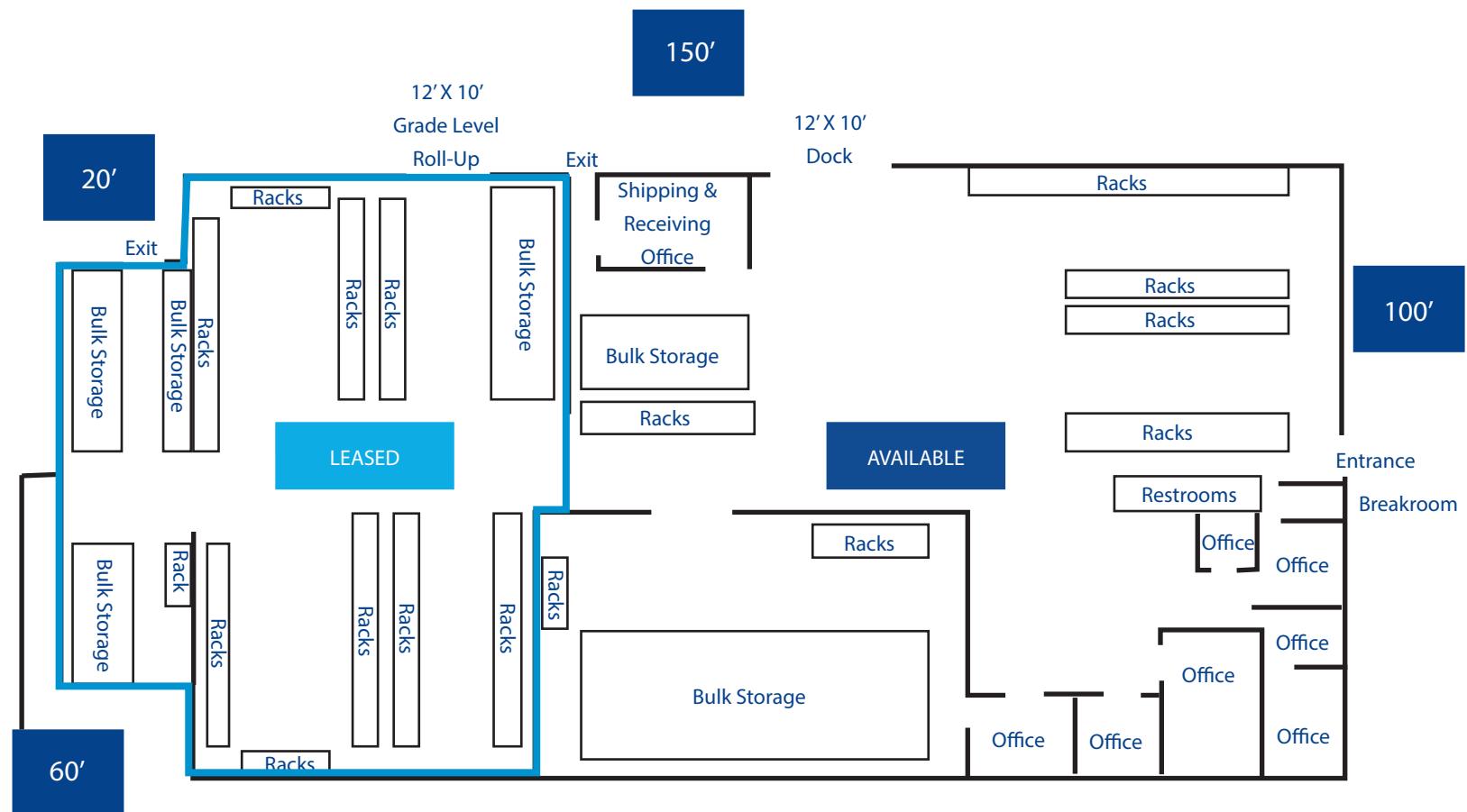
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Floor Plan



* Floor Plan is Approximate

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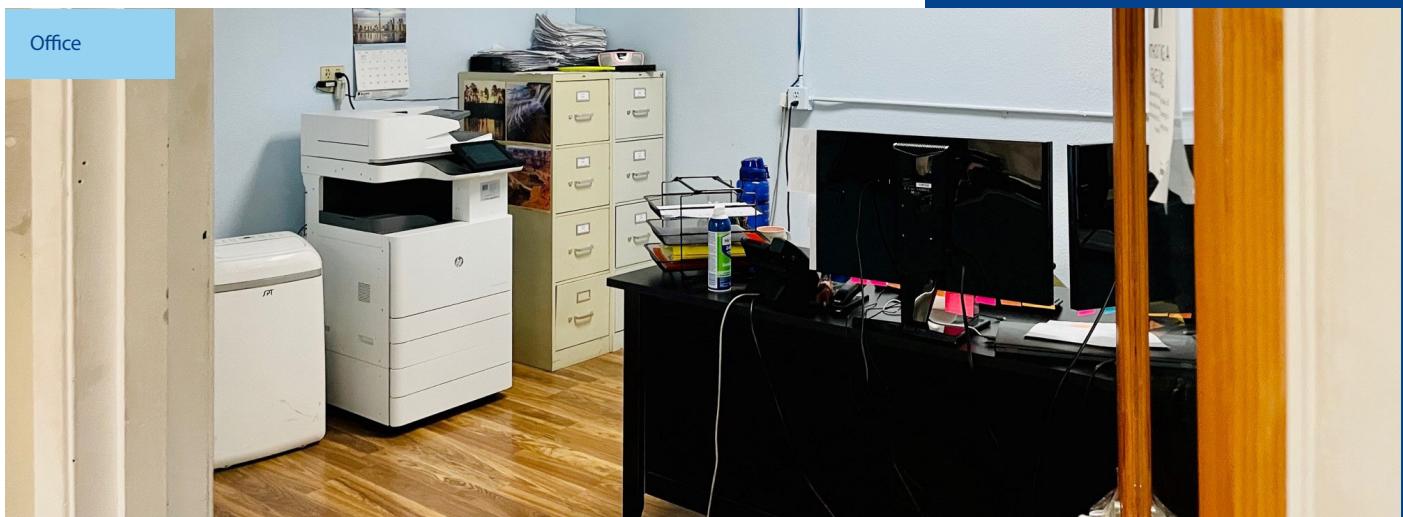
Property Gallery

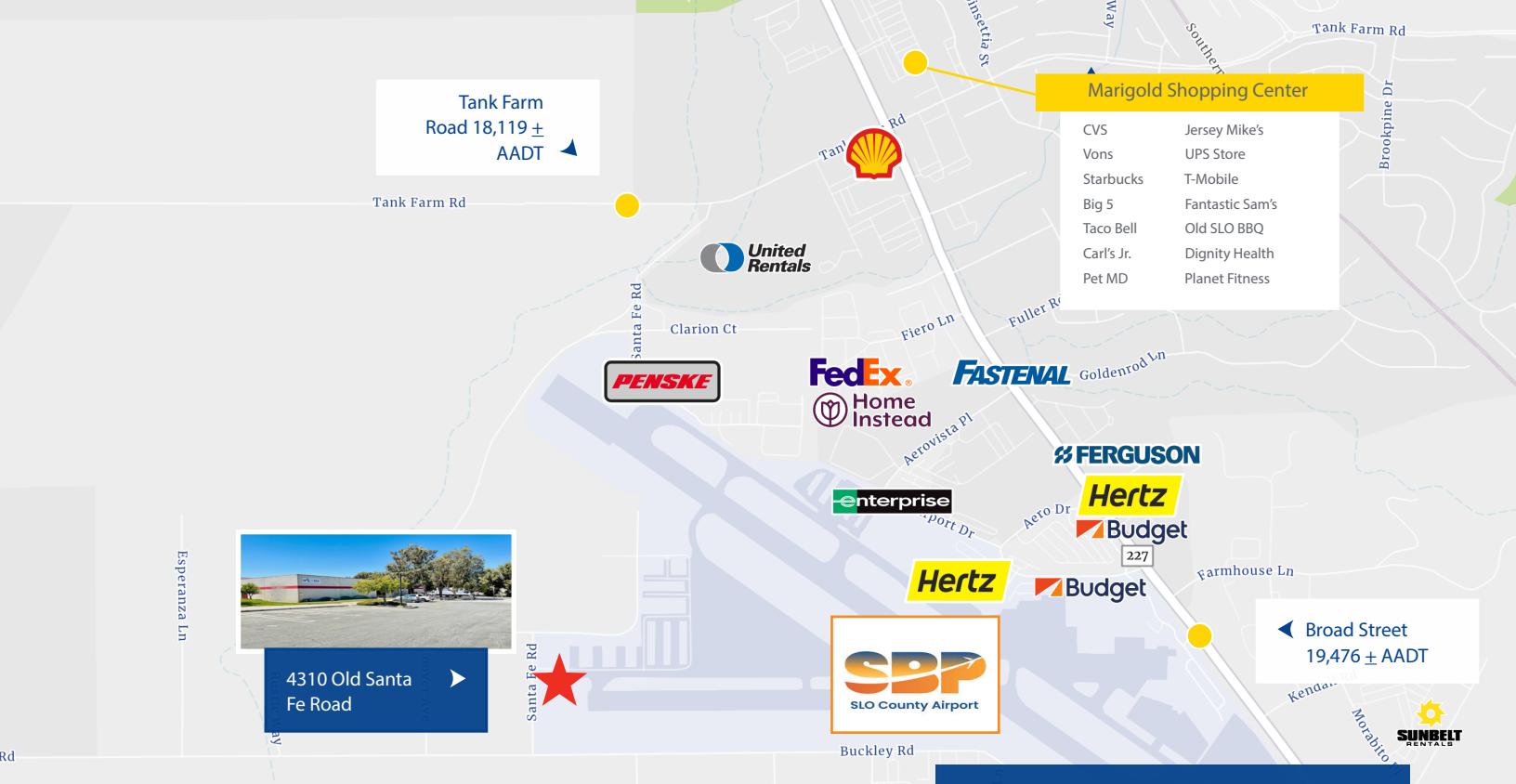
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Property Gallery

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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	3,603	3,789	55,705	57,307	112,772	115,656
Households	1,410	1,483	21,756	22,425	42,397	43,575
Families	899	944	9,133	9,412	22,126	22,710
Avg. HH Size	2.55	2.55	2.31	2.31	2.37	2.37
Owner Occupied	1,064	1,120	10,536	10,853	23,893	24,581
Renter Occupied	346	363	11,220	11,572	18,505	18,993
Median Age	43.0	43.3	28.6	29.5	36.0	37.3
Median HH Income	\$105,465	\$113,850	\$61,276	\$70,727	\$73,099	\$82,205
Avg HH Income	\$139,044	\$156,389	\$93,959	\$105,720	\$100,837	\$113,778

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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.