

PRIME FREEWAY FRONTAGE SITE AVAILABLE FOR SALE OR LEASE



3.59 ACRES

- HIGHWAY 101 VISIBILITY
- VESTED BUILDING FEES
- BUILD-TO-SUITE
- LAND LEASE
- POTENTIAL LOT SPLIT
- ADJACENT TO FUTURE PRADO RD OVERPASS

OFFERING HIGHLIGHTS

Lot 9 of San Luis Ranch, a thoughtfully planned community, offers a unique opportunity for a highly visible site from the freeway, centrally located in the highly sought-after area of San Luis Obispo. San Luis Ranch features 580 homes, an additional 299 future units, a 200-room hotel, an organic farm and marketplace, all providing a range of amenities to complement the site. The Prado Road freeway overpass connecting Dalidio Road at San Luis Ranch to Prado Road on the east side of Highway 101, along with other major road connections, also makes this location incredibly accessible.

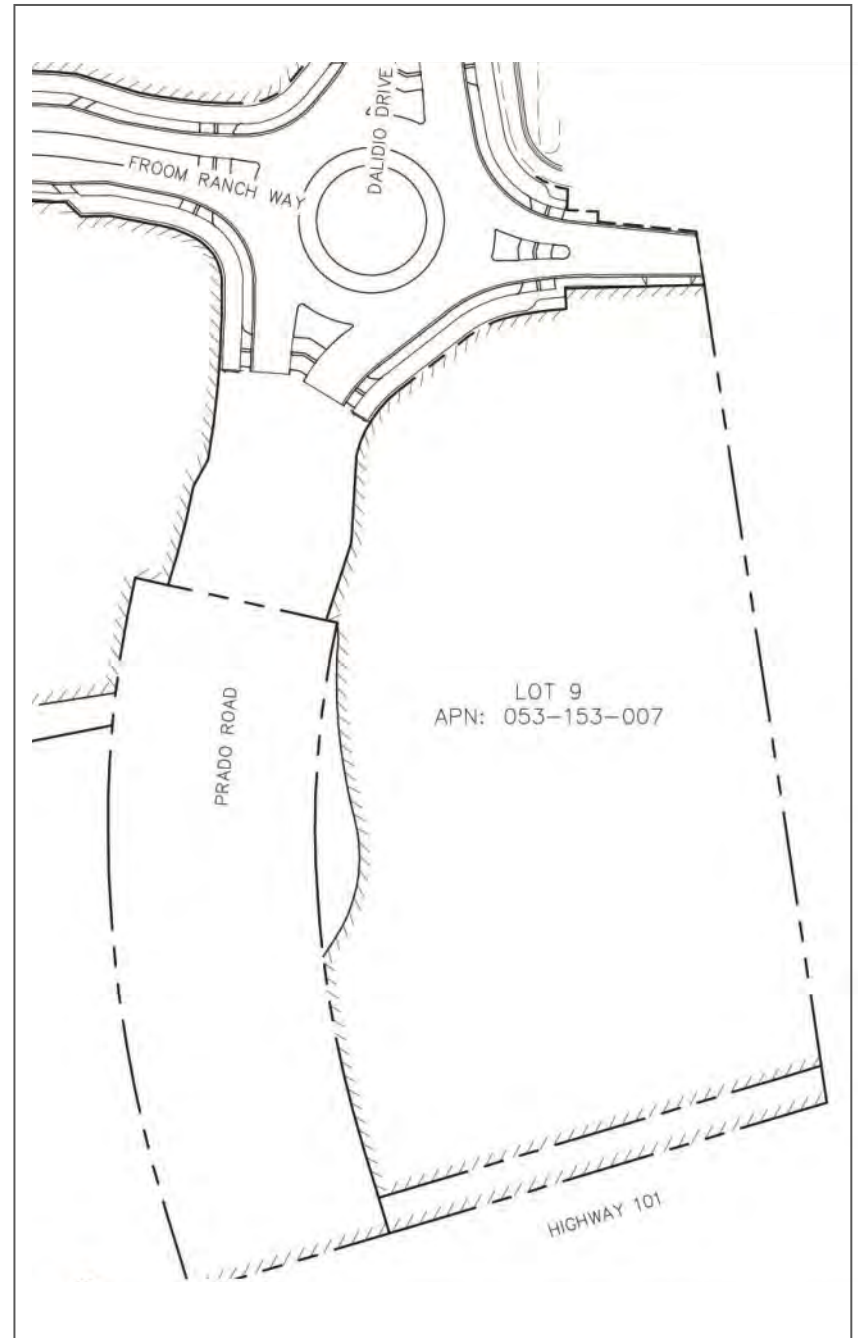
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|-------------------------------|---|
| Property: | 3.59 Acres Gross (156,380 SF) |
| Sale Price: | \$3,900,000 |
| Maximum Building Size: | 75,000 SF |
| Zoning: | Neighborhood Commercial |
| Allowable Uses: | Retail, Office, Medical (see the chart) |
| Site Condition: | Completed offsites and Blue Top pad |

Build-to-Suite

| | |
|----------------------|--------------------------|
| Rent: | Contact broker for rates |
| Lease Type: | NNN |
| TI Allowance: | Negotiable |

* Ownership may be willing to divide into 2 or 3 parcels.

* Ground lease options available



ALLOWABLE USES

| Neighborhood Commercial - (NC) | | |
|---|---------------------|-------------------|
| USE | PERMIT REQUIREMENTS | USE REGULATION |
| Antennas and telecommunications facilities | D | 17.16.120 |
| Bar/tavern | D | |
| Bed and breakfast inn | A | |
| Building and landscape materials, sales, indoor/ outdoor | D | |
| Caretaker quarters | A | |
| Catering service | D | |
| Club, lodge, private meeting hall | A | |
| Commercial recreation facility - indoor | A | 17.08.060 |
| Commercial recreation facility - outdoor | D | |
| Community garden | D | |
| Copying and quick printer service | A | |
| Convenience store | A | 17.08.095 |
| Day care - day care center (child/adult) | A | 17.08.100 |
| Day care - family day care home (small/large) | A | 17.08.100 |
| Educational conference | D | 17.08.010(c)(6) |
| Extended hour retail | D | |
| Fitness/health facility | A | |
| General retail - less than 20,000 sf | D | |
| General retail - more than 20,000 sf | PC | |
| Home occupation | Home Occ Permit | 17.08.090 |
| Hotel, motel | A | |
| Library, museum | D | |
| Library, branch facility | D | |
| Liquor store/alcohol sales | D | 17.11, 17.100.180 |
| Live/work units | A | 17.08.130 |
| Medical service - doctor office | A | |
| Medical service - clinic, laboratory, urgent care | A | |
| Mobile home as temporary residence at building site | A | |
| Multi-Family dwelling | A | 17.22.010(G) |
| Night club | PC | 17.95 |
| Outdoor/temporary/seasonal sales | A | 17.08.020 |
| Park, playground | A | |
| Parking facility | D (3) | |
| Parking facility - multilevel | D (3) | 17.95 |
| Parking facility - temporary | D | |
| Personal services | A | |
| Personal services - restricted | PC | |
| Produce stand | A | |
| Public assembly facility | D | |
| Public safety facilities | A | |

| USE | PERMIT REQUIREMENTS | USE REGULATION |
|---|---------------------|------------------------------------|
| Recreational vehicle (RV) park accessory to hotel, motel | PC | |
| Recycling facilities - small collection facility | D | |
| Religious facility | PC | |
| Residential care facilities - 7 or more residents | PC | |
| Residential mixed-use | A | Where not in conflict with ALUC |
| Residential support services | A (2) | |
| Rest home | PC | |
| Restaurant | A | |
| Safe parking (1) | PC | 17.08.115 |
| School - specialized education/training | D | |
| Service station | D | 18.08.030 |
| Social services organization | A | |
| Special event | D | 17.08.010 |
| Sports and active recreation facility | PC | |
| Studio - art, dance, martial arts, music, etc. | A | |
| Theater | D | 17.95 |
| Transit stop | A | |
| Vehicle services - car wash | D | |
| Veterinary clinic/hospital, boarding, small animal indoor | A | |
| Wine/cider/beer tasting room or distillation facility | D | |

D = Director's Use Permit approval required PC = Planning Commission Use Permit approval required

A = Allowed by right

Notes:

1. Safe parking is only allowed to a public assembly use, such as a club, lodge, private meeting hall, or religious facility. Safe parking is prohibited on properties where residential uses are the primary use.
2. Behind ground floor use only. Allowed as a ground floor use with Administrative Use Permit.
3. Parking as a Principal Use. Use permit approval may include deviations to otherwise applicable setback requirements and building height limits. A multi-level parking facility will require the approval of a use permit by the PC.

* 1 building under 20,000 sf can be approved by the Director; More than 1 building or any building over 20,000 sf shall be approved by the PC.

FARM TO TABLE
San Luis Ranch
 HOME GROWN COMMUNITY

SAN LUIS RANCH SITE PLAN



FUTURE PRADO RD OVERPASS

PROPOSED PROJECT SCHEDULE

| Process | Date |
|--|---------------|
| Final environmental document to be completed | November 2023 |
| Right-of-way acquisition to be completed | July 2025 |
| Design to be completed | July 2025 |
| Advertise | October 2025 |
| Construction to begin | February 2026 |
| Construction to be completed | February 2029 |



NEARBY SLO PROMENADE & MADONNA PLAZA SHOPPING CENTERS



SITE



WORLD MARKET

NOBODYFROM
Rack

HOBBY LOBBY



SPROUTS
FARMERS MARKET

Michaels

ROSS

BEST
BUY

KOHL'S

Traffic Counts

| Collection Street | Cross Street | Traffic Volume | Distance from Property |
|-------------------|-----------------|----------------|------------------------|
| Cabrillo Hwy | Madonna Rd N | 60,575 | 0.10 mi |
| Madonna Rd | El Mercado NE | 25,311 | 0.31 mi |
| Madonna Rd | El Mercado SW | 28,124 | 0.31 mi |
| Prado Rd | Elks Ln NW | 7,369 | 0.31 mi |
| S Higuera St | Margarita Ave S | 16,718 | 0.36 mi |
| S Higuera St | Margarita Ave N | 15,114 | 0.42 mi |
| Madonna Rd | Cabrillo Hwy NE | 32,359 | 0.43 mi |
| Cabrillo Hwy | Madonna Rd NW | 4,338 | 0.44 mi |
| Highway 101 | - | 69,441 | 0.48 mi |
| Oceanaire Dr | Seaward St N | 602 | 0.51 mi |

SLO RANCH FARMS & MARKETPLACE AND MARRIOTT HOTELS

SITE

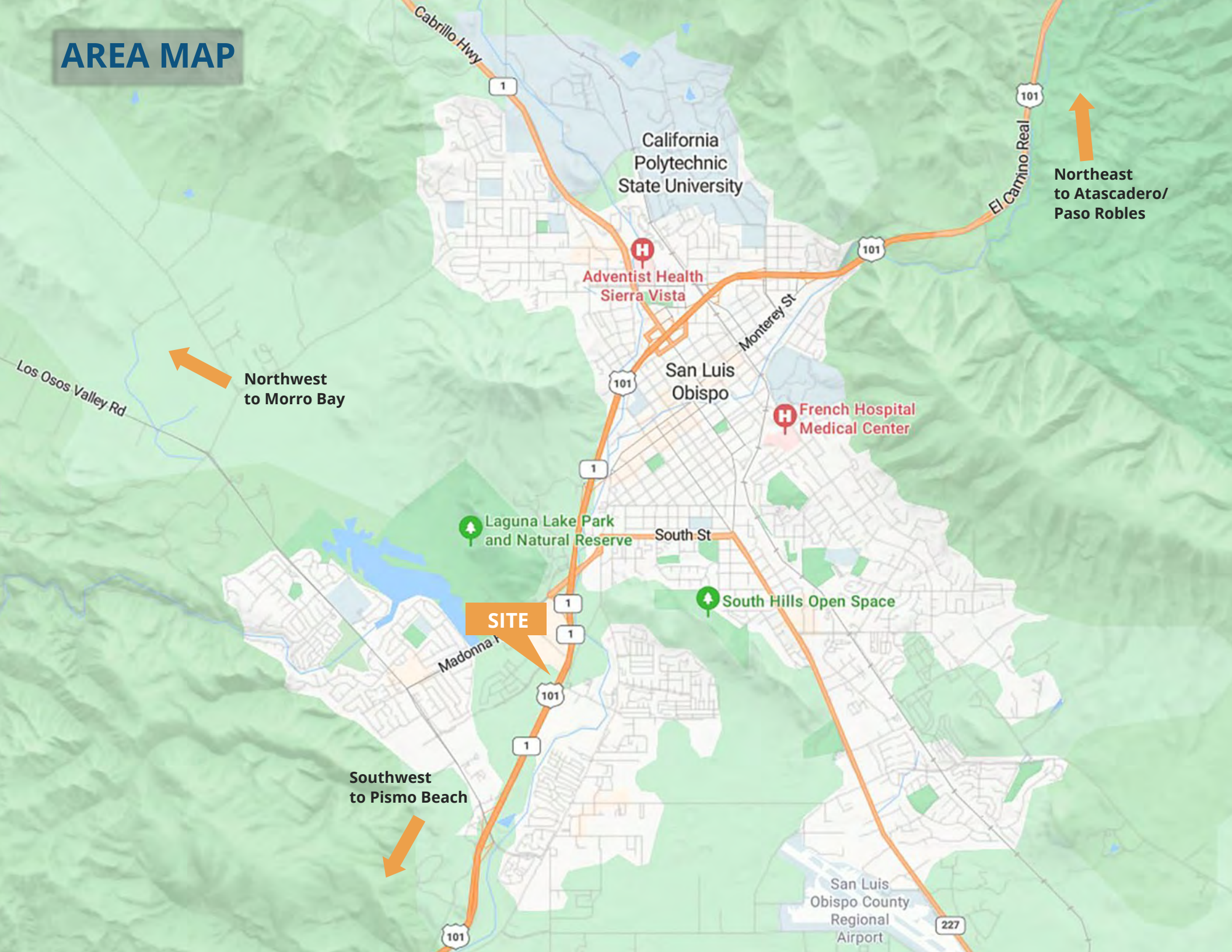


NEARBY TARGET SHOPPING CENTER

SITE



AREA MAP



Northwest
to Morro Bay

Northeast
to Atascadero/
Paso Robles

Southwest
to Pismo Beach

SITE

DEMOGRAPHICS

Cayucos

Atascadero

101

Morro Bay

Los Osos

Camp San
Luis Obispo
National
Guard
Reserve

San Luis
Obispo

Los Ranchos

Avila
Beach

1

Los Padres National Forest

Grover Arroyo
Beach Grande
Oceano

Nipomo

101

Guadalupe

Santa
Maria

| Population | 1 mile | 3 miles | 5 miles |
|-----------------------------|-----------|-----------|-----------|
| 2020 Population | 8,104 | 53,537 | 60,238 |
| 2024 Population | 8,997 | 56,379 | 62,557 |
| 2029 Population Projection | 9,132 | 56,714 | 62,810 |
| Annual Growth 2020-2024 | 2.80% | 1.30% | 1.00% |
| Annual Growth 2024-2029 | 0.30% | 0.10% | 0.10% |
| Median Age | 36 | 29.1 | 28.8 |
| Bachelor's Degree or Higher | 40% | 46% | 46% |
| Avg Household Income | \$114,835 | \$105,242 | \$108,815 |
| Median Household Income | \$83,470 | \$67,985 | \$70,624 |

SAN LUIS OBISPO

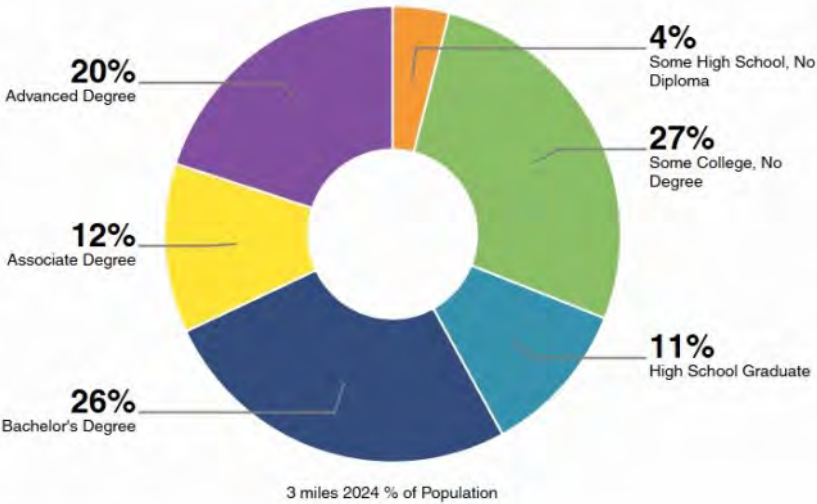
San Luis Obispo is approximately 190 miles north of Los Angeles and 230 miles south of San Francisco. The city, locally referred to as SLO, is the county seat of San Luis Obispo County and is adjacent to renowned California Polytechnic State University.

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.



EDUCATIONAL ATTAINMENT



WHY SLO?

San Luis Obispo County, located on California's Central Coast, offers a dynamic environment for businesses considering expansion. As of 2023, San Luis Obispo County's population is approximately 283,000. San Luis Obispo County's labor force, which is comprised of approximately 135,533 individuals is distributed across various sectors, including government, trade, transportation, utilities, leisure and hospitality, professional and business services, education and health services, manufacturing, and agriculture. Notably, the government sector employs around 19.13% of the workforce, while trade, transportation, and utilities account for 18.51%.

The unemployment rate in San Luis Obispo County stands at 3.7%. This rate is notably lower than both the statewide average of 5.2% and the national average of 3.8% indicating a robust local labor market. The county's economy is diverse, with significant contributions from agriculture, tourism, and education. San Luis Obispo County is the third-largest producer of wine in California, following Sonoma and Napa counties. Wine grapes are the second-largest agricultural crop in the county, after strawberries, supporting both direct economic impact and a growing wine tourism industry.

Strong Economic and Business Environment

- **Diverse Economy** – SLO has a well-balanced economy with strong sectors in education, healthcare, technology, agriculture, tourism, and renewable energy.
- **Pro-business Climate** – The city and county actively support business growth through various incentives and economic development programs.

Access to a Skilled Workforce

- **California Polytechnic State University (Cal Poly)** – With over 22,000 students, Cal Poly provides a steady pipeline of well-educated talent, particularly in engineering, business, and agriculture.
- **Skilled and Educated Workforce** – The area attracts professionals seeking a high quality of life, leading to a workforce that is both talented and motivated.

High Quality of Life

- **Mild Mediterranean Climate** – The city's temperate weather and outdoor lifestyle make it an attractive place to live and work.
- **vibrant Downtown and Culture** – With local restaurants, wineries, arts, and music scenes, SLO offers an appealing environment for employees and business owners.
- **Work-Life Balance** – Proximity to beaches, hiking trails, and outdoor recreation makes SLO an ideal location for companies focused on employee well-being.

Strategic Location and Infrastructure

- **Central California Hub** – Positioned between Los Angeles and San Francisco, SLO provides access to major markets without the congestion and costs of big cities.
- **San Luis Obispo County Regional Airport (SBP)** – Offers direct flights to San Francisco, Los Angeles, Denver, Phoenix, and Seattle, making business travel convenient.
- **High-Speed Internet & Business Parks** – The city has developed commercial zones and tech parks to support business expansion.

Lower Costs Compared to Major Metro Areas

- **Lower Operating Costs** – While SLO is not the least expensive places in California, it offers a lower cost of doing business compared to Los Angeles or San Francisco, especially in terms of office space and utilities.
- **Less Competition for Talent** – Companies can attract skilled workers without the intense competition and salary inflation found in larger metropolitan areas.

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