

For Lease

\$2.75 PSF NNN (est. \$0.60)

Contact us:

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11982 Los Osos Valley Road San Luis Obispo, CA

Retail Space Located Between Target and Dick's Sporting Goods

Property Summary

Rare opportunity to lease a small retail space in a high exposure building. Located in one of the highest traffic shopping centers in the City of San Luis Obispo. Located just off Highway 101 at Los Osos Valley Road (\pm 27,626 AADT), tenants at Prefumo Creek Commons enjoy superior exposure and accessibility that will only continue to evolve with major upcoming developments located in direct connection to the center via Froom Ranch Way.

Space will be delivered in vanilla shell condition with ADA restroom.

Size	± 1,008 SF					
Exposure	\pm 27,626 AADT on Los Osos Valley Road					
Rate	\$2.75 PSF NNN (est. \$0.60)					
Property Type	C-R - Retail Commercial					
Neighboring Tenants	Costco, Home Depot, Whole Foods, TJ Maxx, Target, Dick's Sporting Goods, Home Goods, PetsMart, Old Navy, AT&T, Olive Garden, El Pollo Loco and more.					
Parking	Ample					
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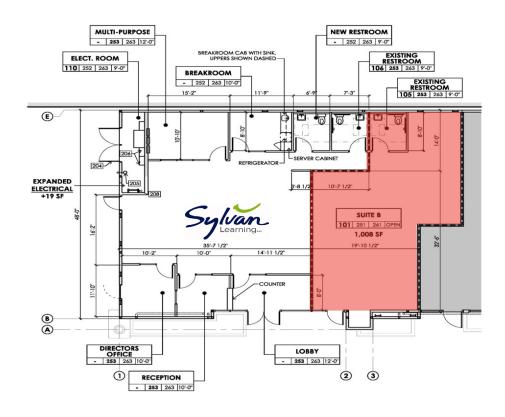


Floor Plan









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Property Gallery













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)	Forcast (2026)	Current (2021)	Forcast (2026)	Current (2021)	Forcast (2026)
Population	7,460	7,599	62,629	64,264	96,314	98,664
Households	2,883	2,935	22,185	22,865	36,224	37,206
Families	1,448	1,471	9,339	9,625	18,094	18,551
Avg. HH Size	2.54	2.54	2.32	2.33	2.33	2.33
Owner Occupied	1,776	1,823	10,806	11,132	20,331	20,916
Renter Occupied	1,107	1,112	11,379	11,733	15,893	16,290
Median Age	33.5	35.4	28.9	29.8	35.3	36.9
Median HH Income	\$66,162	\$71,725	\$61,332	\$70,644	\$71,392	\$80,726
Avg HH Income	\$92,084	\$100,255	\$93,792	\$105,558	\$100,651	\$113,753

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

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