

## For Lease

# \$1.85

PSF NNN (± \$0.75)

### Contact us:

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#### Colliers | San Luis Obispo

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## 100 Cross Street, Ste 204 South San Luis Obispo, CA

### 3,518 ± SF Turn-Key Professional Office Suite

#### Property Summary

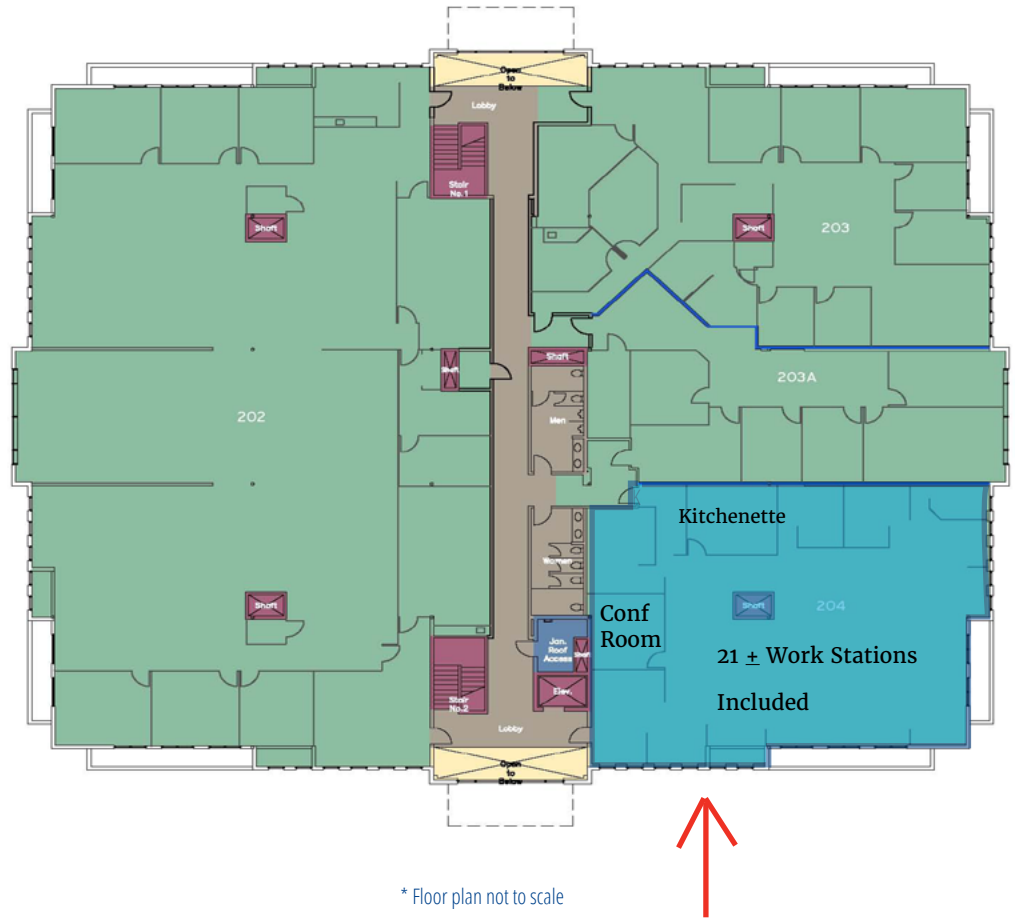
Professional office suite located at one of the main intersections in town.

Second floor suite includes conference room, large open work area and kitchenette. Very well located and appointed office building, for a tenant seeking a high-end professional presence in San Luis Obispo. Many amenities including showers and bike storage. Located in the same building with TransUnion Credit and local insurance and CPA firms, and next door to the Starbucks and Trader Joe's retail center, with many available lunch options. Includes system furniture with up to 21 workstations.

<b>Suite</b>	± 3,518 SF (Includes share of common area)
<b>Exposure</b>	± 18,917 AADT on Tank Farm Road ± 14,554 AADT on S. Higuera Street
<b>Rate</b>	\$1.85 PSF NNN (± \$0.75)
<b>Property Type</b>	O (Office)
<b>Built</b>	2001
<b>Adjacent Tenants</b>	Starbucks, Trader Joe's and Food 4 Less
<b>Parking</b>	1/300

# Floorplan

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# Property Gallery

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Open Work



Kitchen



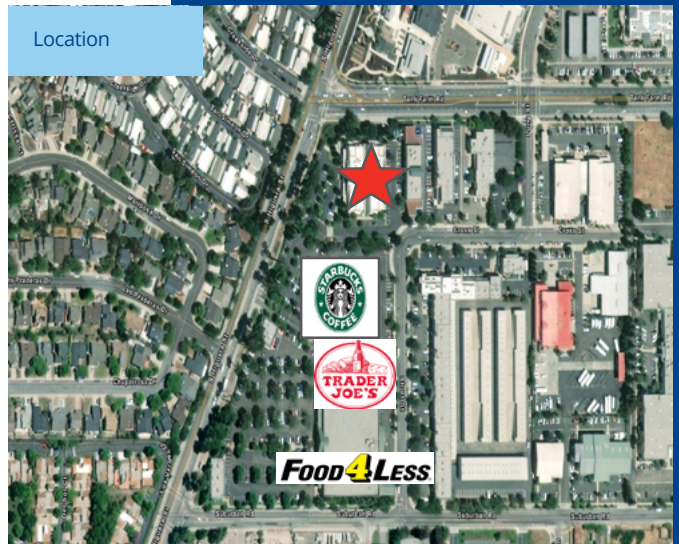
Tank Farm and S. Higuera Frontage



Aerial View



Location







San Luis Ranch Development



100 Cross Street, Suite



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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	3,167	3,317	56,742	58,373	100,071	102,628
Households	1,432	1,499	22,274	22,956	37,731	38,792
Families	675	704	9,412	9,699	18,978	19,486
Avg. HH Size	2.14	2.15	2.30	2.30	2.33	2.33
Owner Occupied	982	1,025	10,895	11,223	20,909	21,524
Renter Occupied	449	473	11,379	11,733	16,822	17,268
Median Age	42.5	43.5	29.0	30.0	35.4	36.9
Median HH Income	\$60,664	\$70,205	\$61,549	\$70,937	\$70,946	\$80,386
Avg HH Income	\$83,563	\$93,552	\$94,126	\$105,933	\$100,897	\$113,966

<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.