

PROPERTY INFORMATION

FOR SALE

±7,727 SQ. FT. PRIME MEDICAL/OFFICE SPACE

Property: 689 Tank Farm Rd, Ste 120- 140
San Luis Obispo, CA

Sale Price: \$2,450,000.00

Price/SF: \$317

Size: ±7,727 sq. ft.

Type: Owner/User Investment
Medical or Office

Zoning: Business Park

HIGHLIGHTS:

Prime medical office space on one of the main intersections in San Luis Obispo. Located on the corner of Broad Street and Tank Farm Road with easy access to Downtown, the Highway, and minutes away from SLO Airport. It offers an open floorplan with offices, a conference room, kitchenette and lobby area. Suite 120 is approximately 3,131 SF and is occupied. The building features an elevator to service the building and common area restrooms throughout. Suite 140 is approximately 4,596 SF with great visibility and is leased at \$1.25/SF NNN (\$0.94).



CONTACT:

ROD TRUJILLO

OWNER/BROKER

DRE #01388764

CELL: 805.703.0999

ROD@TRUJILLO-GROUP.COM

The information contained herein has been obtained from the owner of the property or from other sources deemed reliable. While we have no reason to doubt its accuracy, we do not guarantee it.

TRUJILLO
Commercial Real Estate
GROUP

570 Marsh Street | San Luis Obispo, CA 93401

www.Trujillo-Group.com

PROPERTY PHOTOS



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SUITE 120 & 140	689 TANK FARM
BASE RENT:	\$18,635 x 12 = \$223,623
LESS:	HOA Fees: \$3,477 x 12 = \$41,726
PROPERTY TAXES:	\$24,500 (New Assessed Taxes)
MANAGEMENT FEE:	\$500 x 12 = \$6,000
NET OPERATING INCOME:	\$151,397

	INVESTMENT SUMMARY
SALE PRICE:	\$2,450,000
NOI:	\$151,397
CAP RATE:	6.18%
OCCUPANCY:	100%
PRICE/SF:	\$317

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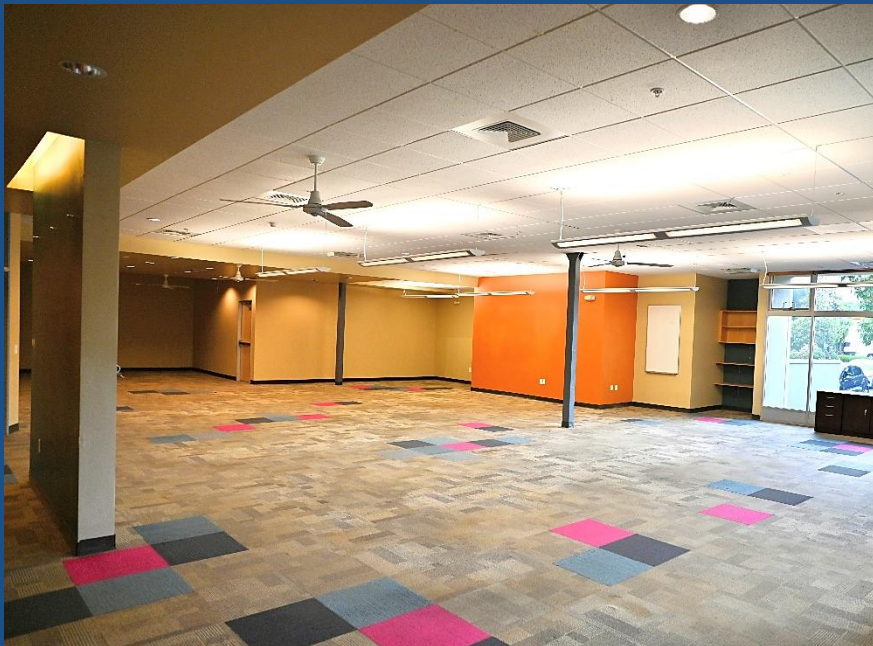
INTERIOR SPACE

FOR SALE

±7,727 SQ. FT. PRIME MEDICAL/OFFICE SPACE



* Images generated with AI to show potential build-out



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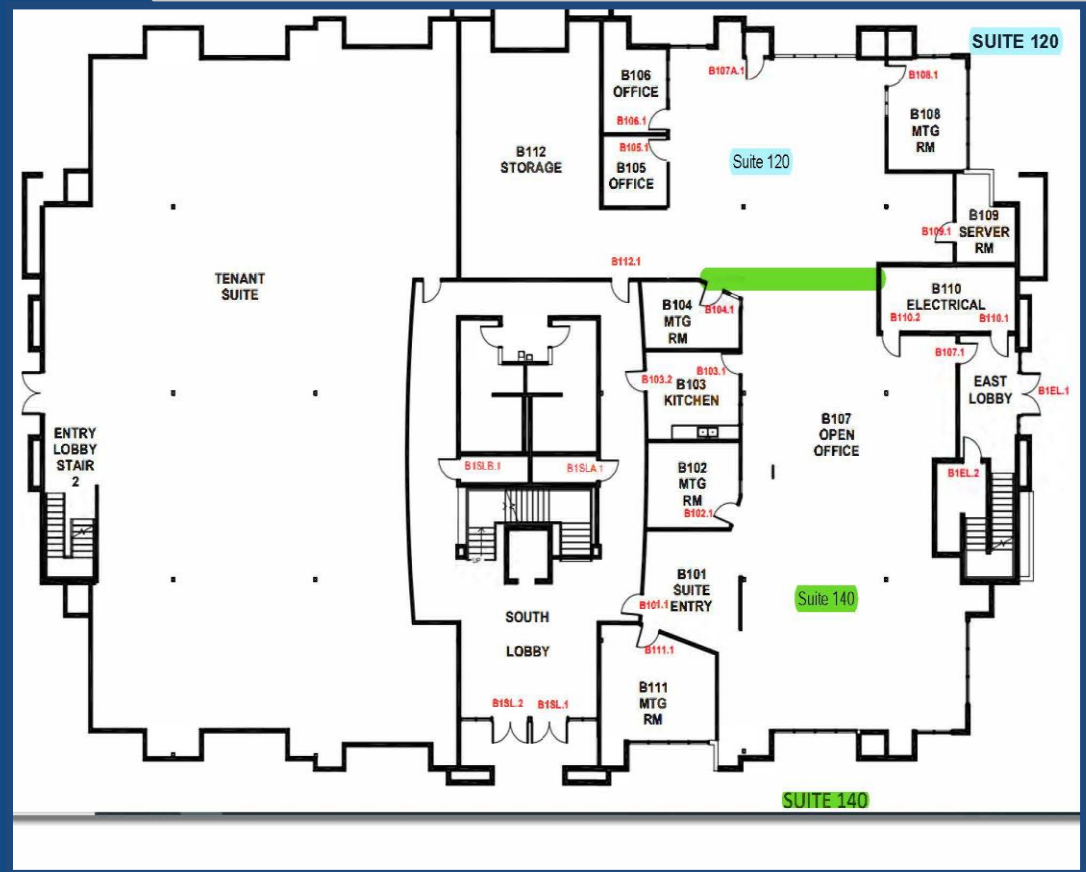
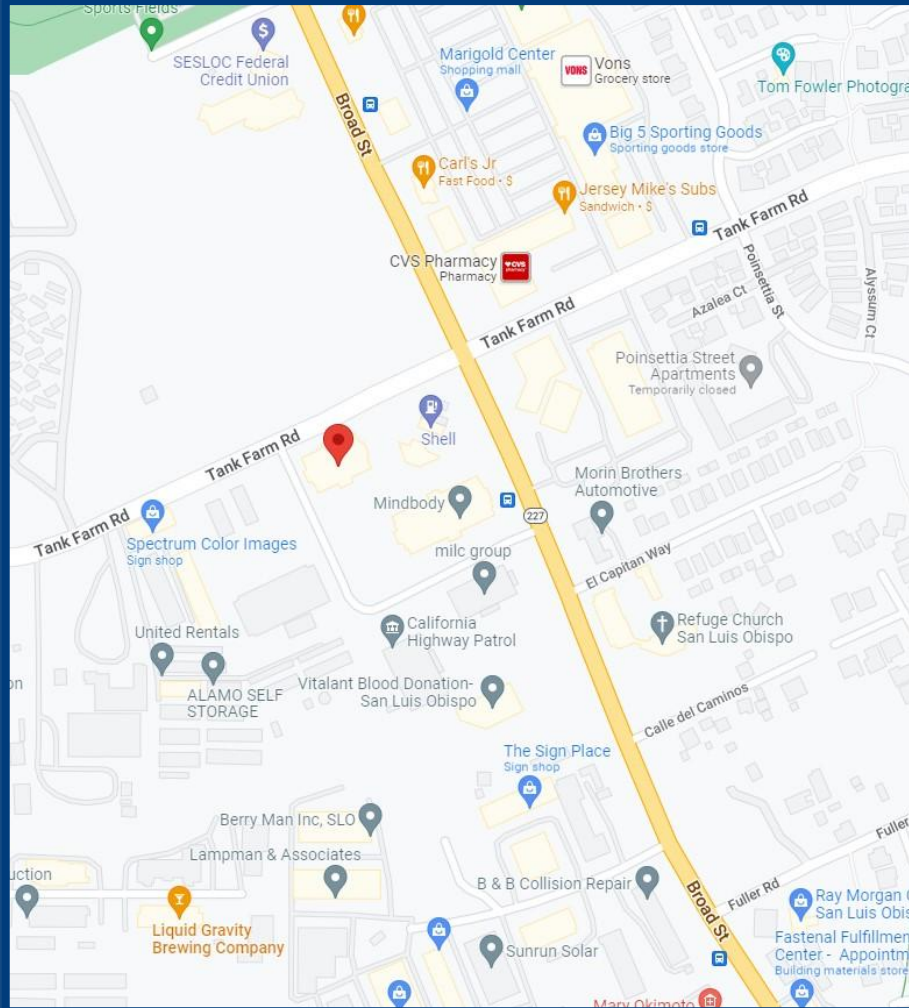
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FLOOR PLAN/LOCATION MAP

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