

183

PRADO ROAD
SAN LUIS OBISPO, CA

FOR LEASE



MARTY INDVIK

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D 805.440.6861

CalDRE: #00961882

**LEE &
ASSOCIATES**

COMMERCIAL REAL ESTATE SERVICES
CENTRAL CALIFORNIA

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

PROPERTY OVERVIEW

Great visibility on Prado Road in San Luis Obispo. The 8,600 square foot property consists of approximately 3,500 square feet of office space, and 2,200 square feet of warehouse/light assembly area and roughly 1,400 sf of mezzanine. In addition, there is a 4,000 square foot fenced yard area for your exclusive use. Great proximity to US Highway 101. Available January 1, 2027.

Lease Rate: \$1.40/SF NNN (\$0.36/SF/Mo)

Available SF: ±8,600

Lot SF: ±20,301

Term: 3-10 Years

Warehouse Clearance Height: 18 Feet

Roll Up Doors: (1) 12'H x 12'W (1) 12'H x 10'W

Parking: 13 spaces

HVAC: Yes

Restrooms: 3

APN: 053-254-004

Zoning: CS-SP

Available: January 1, 2027



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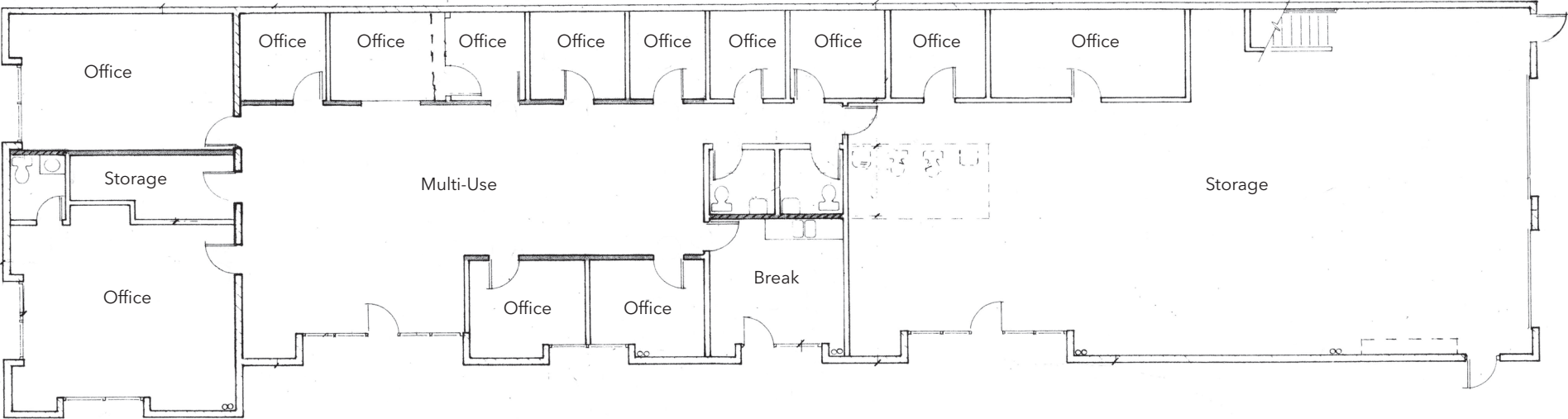
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PHOTOS

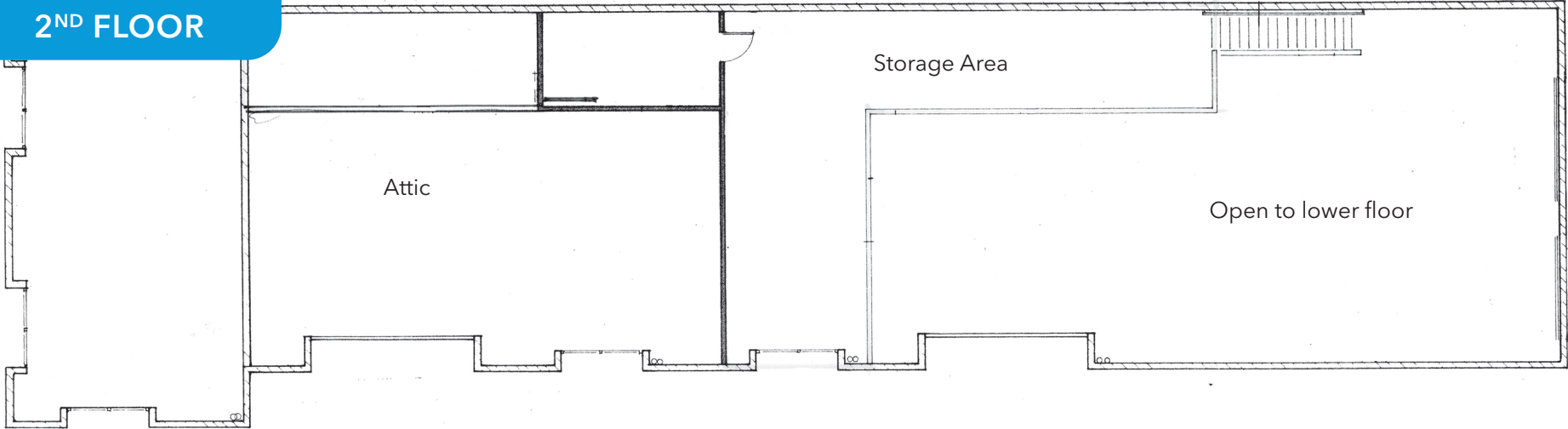


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FLOOR PLANS

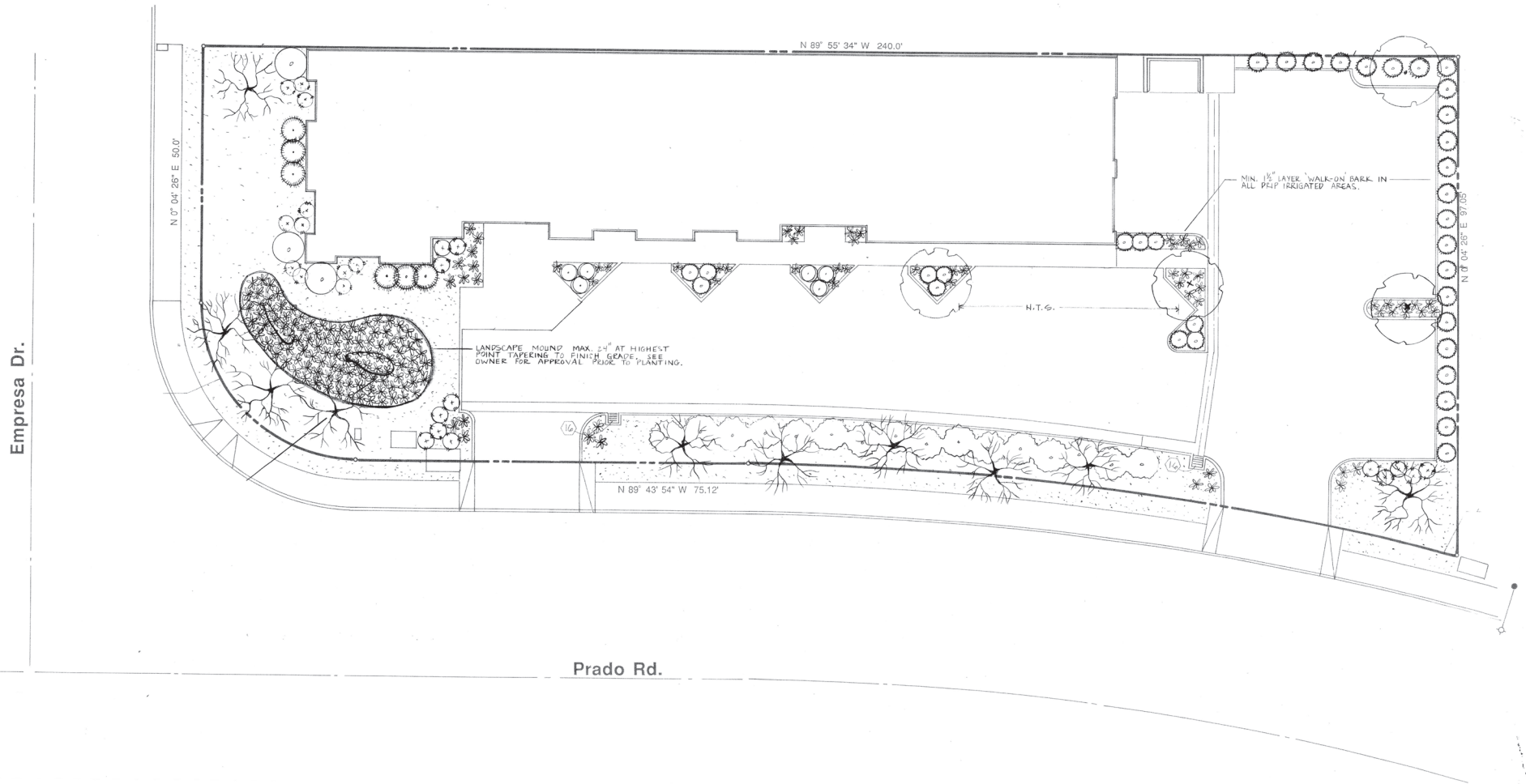


2ND FLOOR



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SITE PLAN



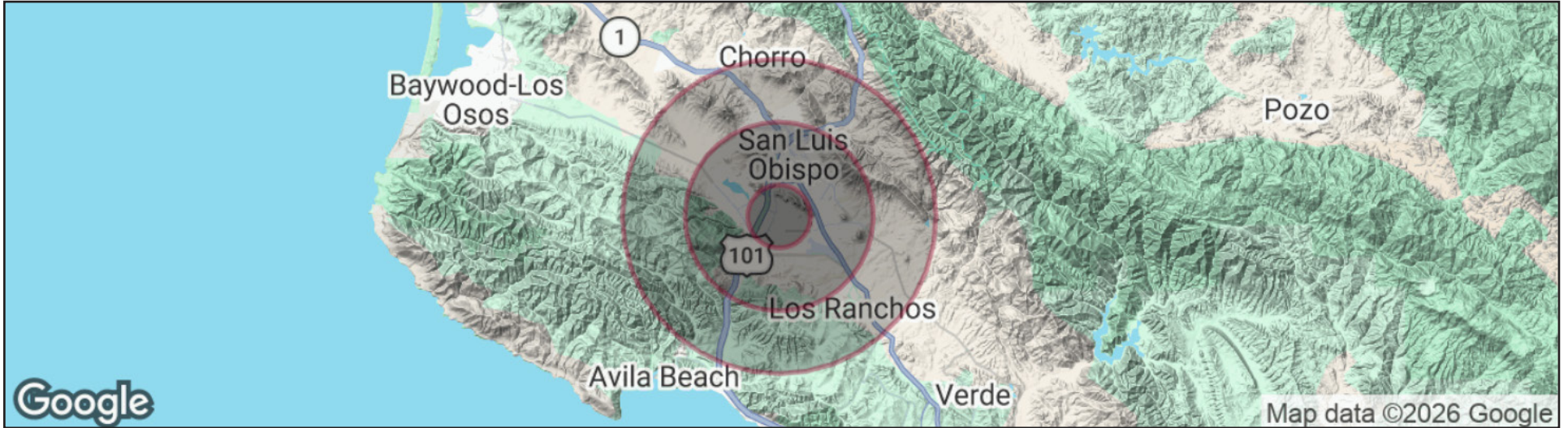
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AERIAL



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DEMOGRAPHICS



RADIUS DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
POPULATION			
Total Population	5,096	46,072	60,699
Average Age	43	39	37
Average Age (Male)	42	38	36
Average Age (Female)	45	40	38
HOUSEHOLDS & INCOME			
Total Households	2,261	18,851	21,772
# of Persons per HH	2.3	2.4	2.8
Average HH Income	\$132,623	\$119,191	\$118,667
Average House Value	\$847,121	\$1,008,110	\$943,604

Demographics data derived from AlphaMap

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COMMERCIAL REAL ESTATE SERVICES

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Lee & Associates, the largest broker-owned firm in North America, has been providing seamless, consistent execution and value-driven market-to-market services for our clients since 1979.

Our real estate services are tailored to exceed the needs of our local, national, and international clients by combining the latest technology, resources, and market intelligence with over 40 years of expertise to optimize results.

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