

1880

SANTA BARBARA AVE.
SUITES 120 & 125
SAN LUIS OBISPO, CA

FOR LEASE



MARTY INDVIK

mindvik@lee-associates.com
D 805.440.6861
Lic. #0961882

JEFF ALLEN

jallen@lee-associates.com
D 805.801.7676
Lic. #01313074



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

Class "A" ground floor space with building signage in a fabulous building. Space is comprised of two adjacent suites with high ceilings, 6 private offices, a conference room, kitchen, supply area, 1500 square foot meeting room, 8 built in workstations and a shower! Finishes are very nice and need to be seen to be fully appreciated.

AVAILABLE SF: +/- 4,833 RSF

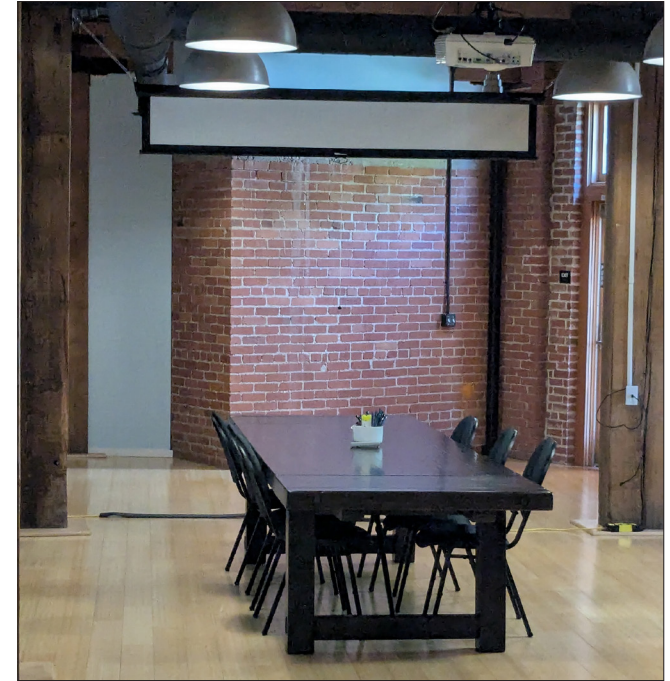
LEASE RATE: \$2.10/Mo NNN

TERM: Negotiable

ZONING: C-R

HVAC: Yes

RESTROOMS: Common



MARTY INDVIK
mindvik@lee-associates.com
D 805.440.6861
Lic. #0961882

JEFF ALLEN
jallen@lee-associates.com
D 805.801.7676
Lic. #01313074

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.



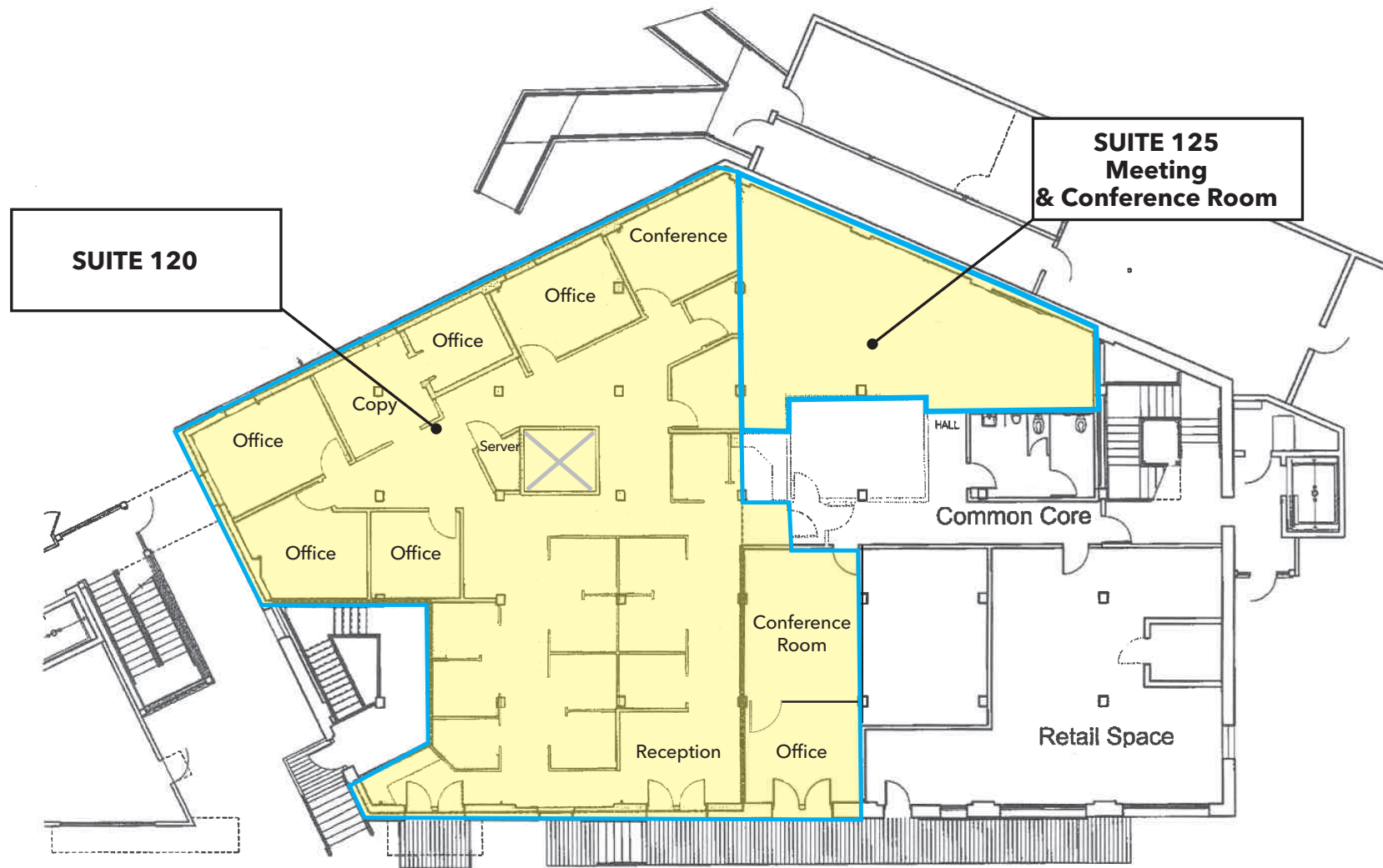
All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal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

1880 SANTA BARBARA AVE, SUITES 120 & 125, SAN LUIS OBISPO | FOR LEASE



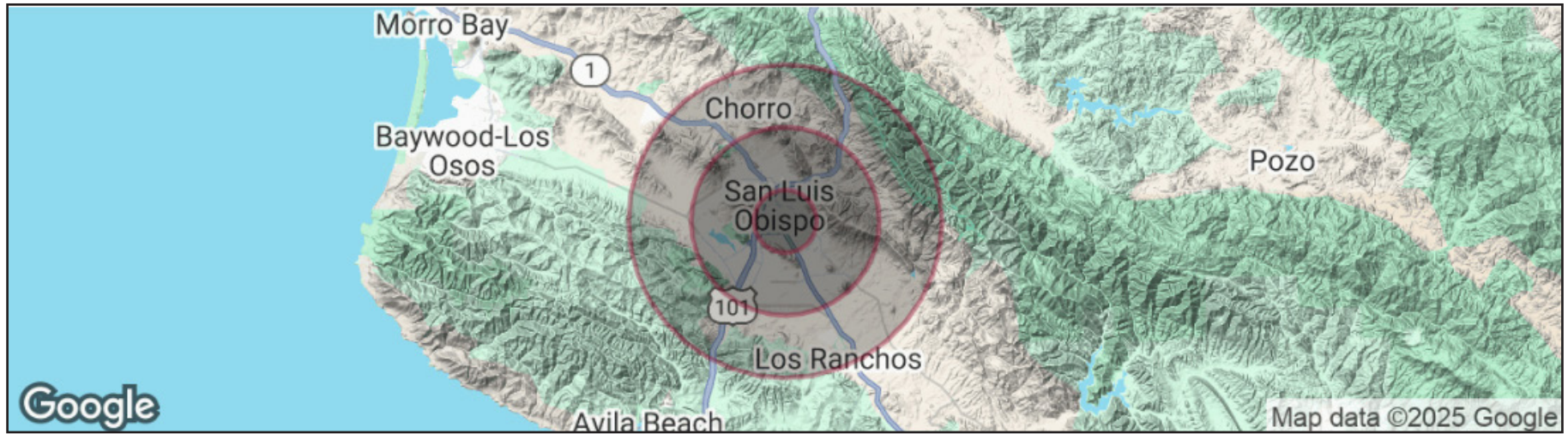
All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal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

FLOOR PLANS



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.

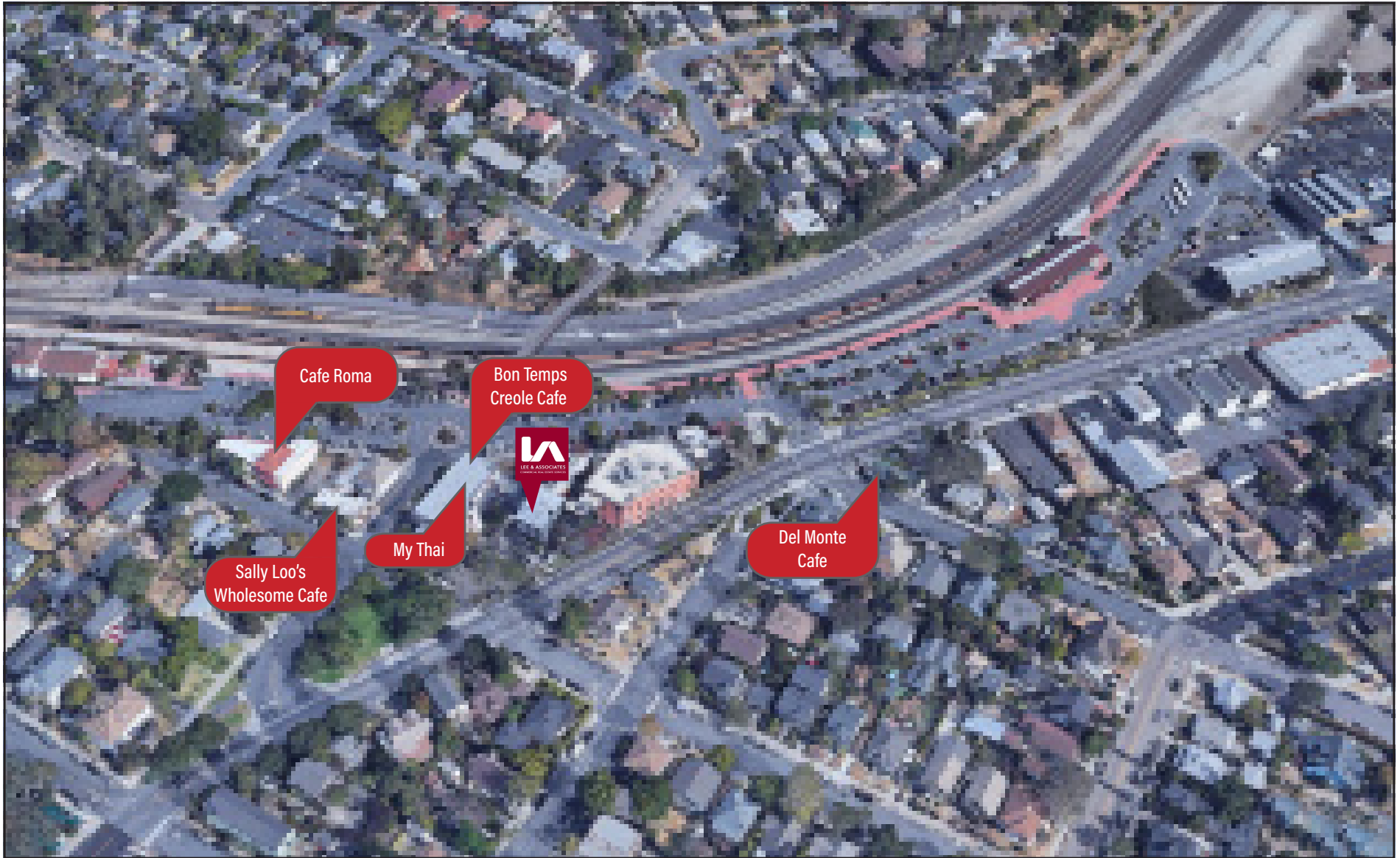
DEMOGRAPHICS



RADIUS DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
POPULATION			
Total Population	14,376	56,101	62,906
Average Age	40	36	37
Average Age (Male)	39	35	36
Average Age (Female)	41	37	39
HOUSEHOLDS & INCOME			
Total Households	6,830	20,215	21,366
# of Persons per HH	2.1	2.8	2.9
Average HH Income	\$126,032	\$114,113	\$111,734
Average Hosue Value	\$1,092,834	\$917,964	\$887,699

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.

RETAIL MAP



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.



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.



COMMERCIAL REAL ESTATE SERVICES

LOCAL EXPERTISE. INTERNATIONAL REACH. WORLD CLASS.

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.

MARTY INDVIK

805.440.6861

mindvik@lee-associates.com

CalDRE: #0961882

JEFF ALLEN

805.801.7676

jallen@lee-associates.com

CalDRE: #01313074

Central California, Inc. -
Lee & Associates
Corporate ID #02215506
A Member of the Lee & Associates
Group of Companies
5401 Business Park South, Suite 122 & 123
Bakersfield, CA 93309

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.

