



4185

EARTHWOOD LN
SAN LUIS OBISPO, CA

FOR LEASE

NEW COMMERCIAL SPACE FOR LEASE
Flexible, Modern Space in South San Luis
Obispo

±1,167 – ±8,307 SF
Get in on the ground floor of Phase 1 of a
multi-phase commercial development in a
dynamic area

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 **LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES
CENTRAL CALIFORNIA

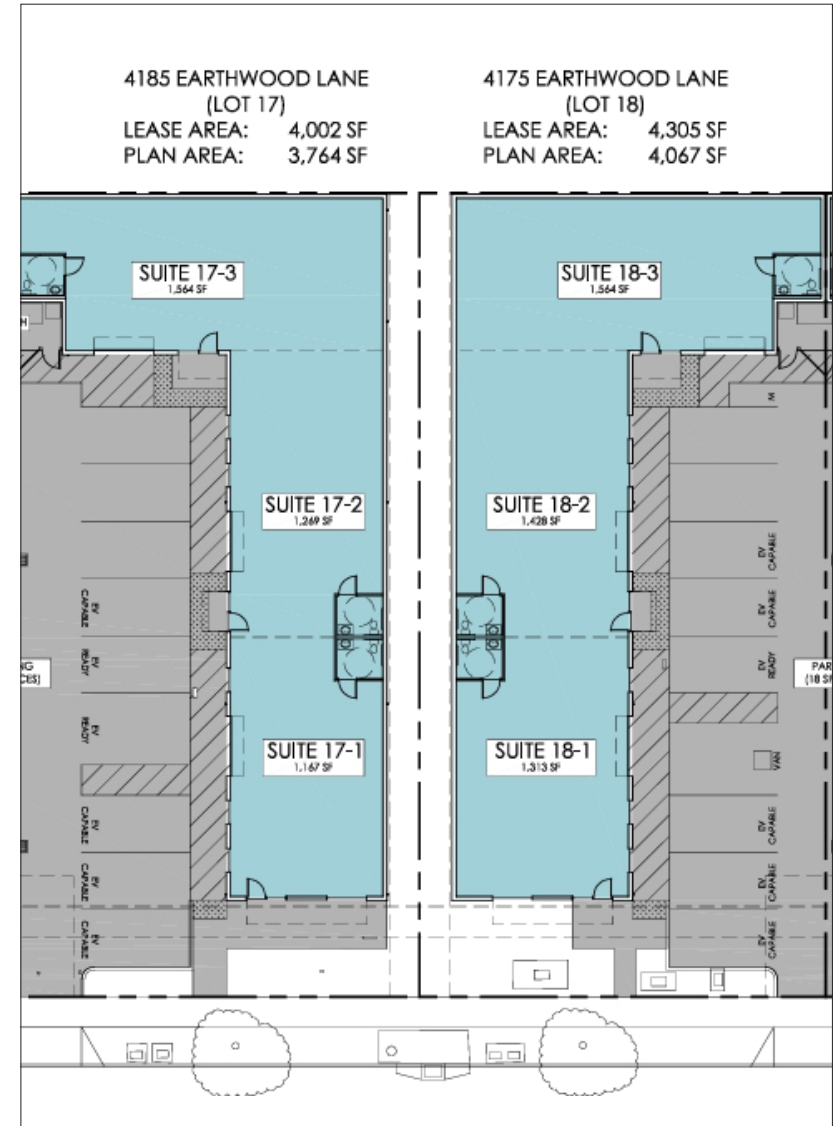
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LOCATION

Strategically positioned in South San Luis Obispo, the development is surrounded by significant new residential and employment growth. Adjacent and nearby developments include Trumark's new 700-home community at Avila Ranch, the 110,000 SF Tennis Warehouse facility, Inspired Flight and the future 10-acre PG&E corporate campus. With limited commercial amenities serving this growing area, the project presents an opportunity for Businesses to establish a presence and capture demand from an expanding base of nearby residents and employees. Contact Leasing Team for further details.

PROJECT FEATURES

- Divisible units starting at $\pm 1,167$ SF
- Flexible suite configurations and buildouts
- Ideal for food & beverage, cafés, tasting rooms, fitness & wellness, commercial kitchens, showrooms and experiential concepts
- Convenient access to South Higuera, Tank Farm Road, Highway 101 and the San Luis Obispo Airport
- M-SP Zoning within the Airport Area Specific Plan



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RENDERING



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RETAIL AERIAL



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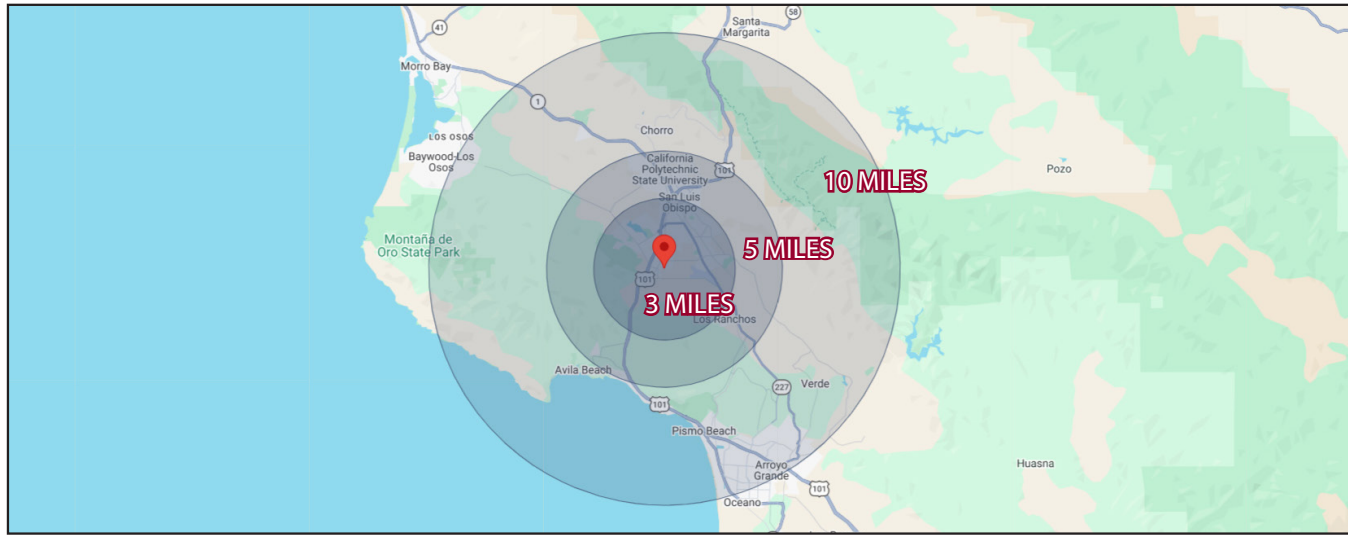
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DEMOGRAPHICS



RADIUS DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
POPULATION			
Total Population	27,989	58,525	106,955
Average Age	35.8	32.6	37.8
HOUSEHOLDS & INCOME			
Total Households	12,151	22,193	40,358
# of Persons per HH	2.3	2.6	2.7
Average HH Income	\$127,080	\$117,831	\$120,967
Average House Value	\$845,171	\$959,422	\$932,352

Demographics data derived from AlphaMap

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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.

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