

Medical Suite for Sale

1250 Peach St. Ste. H, San Luis Obispo, CA

+/- 1,360 SF

FOR SALE

PRICE IMPROVEMENT



Contact:

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641 Higuera Street, Suite 201
San Luis Obispo, CA 93401
805.543.1801
Updated: 2/5/2026

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Property Overview

McCarty Davis is pleased to offer the opportunity to purchase 1250 Peach St. Ste. H in San Luis Obispo. 1250 Peach is a well-appointed medical condo featuring four exam rooms, a physician's office, private restrooms, a reception area, and onsite parking. Conveniently located with excellent visibility and accessibility being a couple of blocks from Highway 101.

Property Facts

- +/- 1,360 SF
- Zoned: O (Office)
- Private restrooms
- 4 exam rooms
- 2 Physician's offices
- Reception area
- Break room
- Storage room
- Outdoor patio

Financials

Price Improvement: \$425,000

Additional Info

Full Due Diligence Package Upon Request



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Suite H



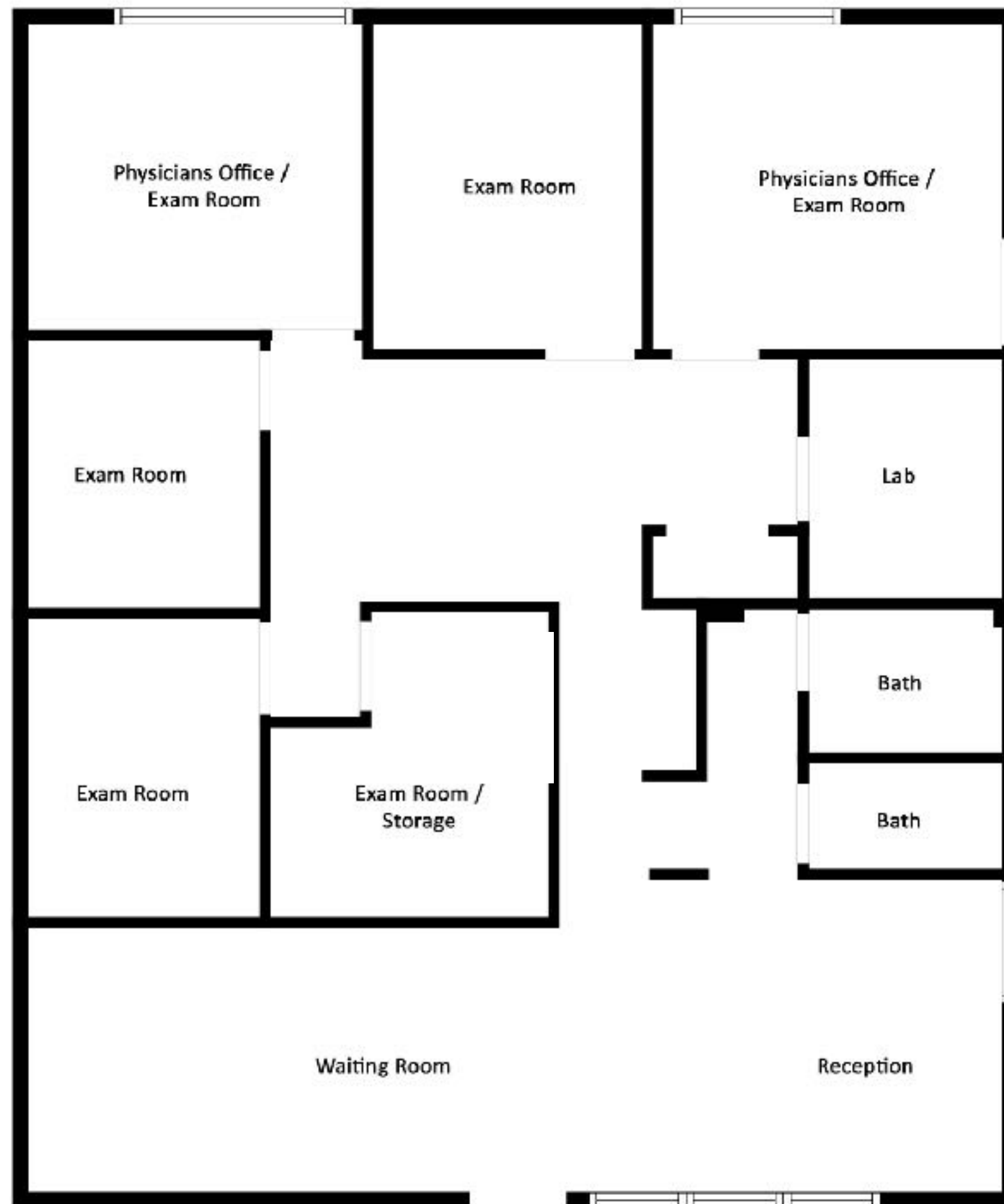
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Demographics

Population By Age

Age Group	5 mile 2020 Population	5 mile 2023 Population
<18	35,000	35,000
18-24	15,000	12,000
25-34	18,000	25,000
35-44	20,000	20,000
45-54	20,000	20,000
55-64	25,000	22,000
65-74	50,000	50,000
75+	8,000	10,000

Educational Attainment

Educational Attainment	% of Population
Advanced Degree	16%
Some College, No Degree	33%
Associate Degree	8%
Bachelor's Degree	21%
High School Graduate	16%
Below High School, No Diploma	6%

Household Income

Income Bracket	5 mile 2020 Households	5 mile 2023 Households
<\$15K	1,250	1,250
\$15K-30K	1,500	1,500
\$30K-45K	1,300	1,250
\$45K-60K	1,450	1,450
\$60K-75K	1,300	1,350
\$75K-90K	500	750
\$90K-105K	750	750
\$105K-120K	750	750

Household Size

Household Size	% of Households
1-Person	33%
2-Person	39%
3-Person	13%
4-Person	9%
5-Person	4%
6-Person	1%
7-Person	<1%

Age Group	5 mile 2020 Population (%)	5 mile 2020 Population (%)
<18	35	35
18-24	15	13
25-34	19	25
35-44	20	20
45-54	21	21
55-64	28	23
65-74	39	39
75-84	7	9
85-94	0	0
Total	25	25

A donut chart illustrating the distribution of education levels among respondents. The chart is divided into six segments of varying colors, each with a label and a percentage. The segments are: Some College, Not Degree (33%, green), Associate Degree (8%, yellow), Bachelor's Degree (21%, dark blue), High School Graduate (16%, teal), Advanced Degree (16%, purple), and Some High School, Not Diploma (6%, orange).

Education Level	Percentage
Some College, Not Degree	33%
Associate Degree	8%
Bachelor's Degree	21%
High School Graduate	16%
Advanced Degree	16%
Some High School, Not Diploma	6%

Source: Survey of 100 respondents.

Income Bracket	Families 2020 Income stable	Families 2020 Income unstable
< \$15K	~1.25K	~1.22K
\$15K-30K	~1.55K	~1.52K
\$30K-45K	~1.32K	~1.28K
\$45K-60K	~1.45K	~1.48K
\$60K-75K	~1.32K	~1.38K
\$75K-90K	~0.45K	~0.48K
\$90K-105K	~0.48K	~0.52K
\$105K-120K	~0.48K	~0.52K
\$120K-135K	~0.48K	~0.52K
\$135K-150K	~0.48K	~0.52K
\$150K-165K	~0.48K	~0.52K
\$165K-180K	~0.48K	~0.52K
\$180K-195K	~0.48K	~0.52K
\$195K-210K	~0.48K	~0.52K
\$210K-225K	~0.48K	~0.52K
\$225K-240K	~0.48K	~0.52K
\$240K-255K	~0.48K	~0.52K
\$255K-270K	~0.48K	~0.52K
\$270K-285K	~0.48K	~0.52K
\$285K-300K	~0.48K	~0.52K

Donut chart showing the distribution of the number of persons per household in 2023. The chart is divided into seven segments:

Number of Persons	Percentage
1-Person	33%
2-Person	39%
3-Person	13%
4-Person	9%
5-Person	4%
6-Person	1%
7-Person	<1%

Source: 2023 % of Households

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***For More
Information***

*To receive more
information please
call or email us. Our
contact information
is below and we
look forward to
talking to you.*



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

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