

1880

SANTA BARBARA AVE.
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

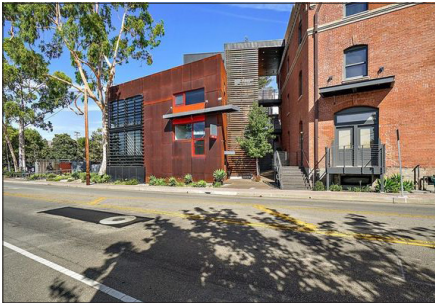
LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES
CENTRAL CALIFORNIA

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668 Marsh St., Suite 3 | San Luis Obispo, CA 93401 | 805.962.6700 | LEE-ASSOCIATES.COM/CENTRALCA

PROPERTY OVERVIEW

Prime office suites from +/-1,177 to +/- 3,609 of rentable square feet available for lease in the prominent Railroad Square Business Park. The Class "A" Romanesque Revival style building is located adjacent to the San Luis Obispo Train Station at the intersection of Santa Barbara Avenue and Morro Street. Nearby amenities include a variety of pedestrian friendly eateries and coffee shops. Please contact broker for a tour and do not disturb current tenants.



Suite	Size in RSF	Base Rent Per RSF	NNN Estimate Per RSF	Date Available
210	1,177.24	\$2.10	\$0.78	Now
125	1,521.34	\$2.10	\$0.78	Now
260	1,652.73	\$2.10	\$0.78	Now
270	1,957.20	\$2.10	\$0.78	Now
140	2,034.37	\$1.95	\$0.78	Oct 1
240	2,253.34	\$1.95	\$0.78	Oct 1
260/270	3,609.93	\$2.10	\$0.78	Now

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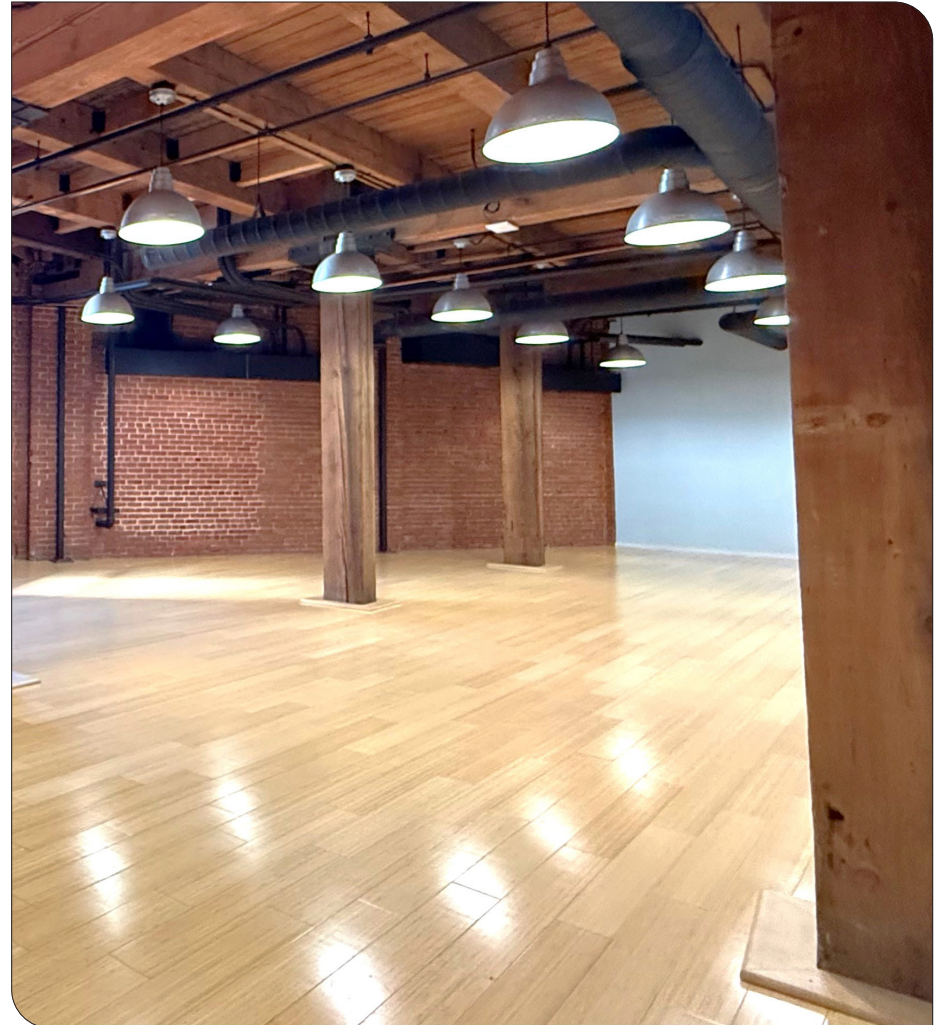
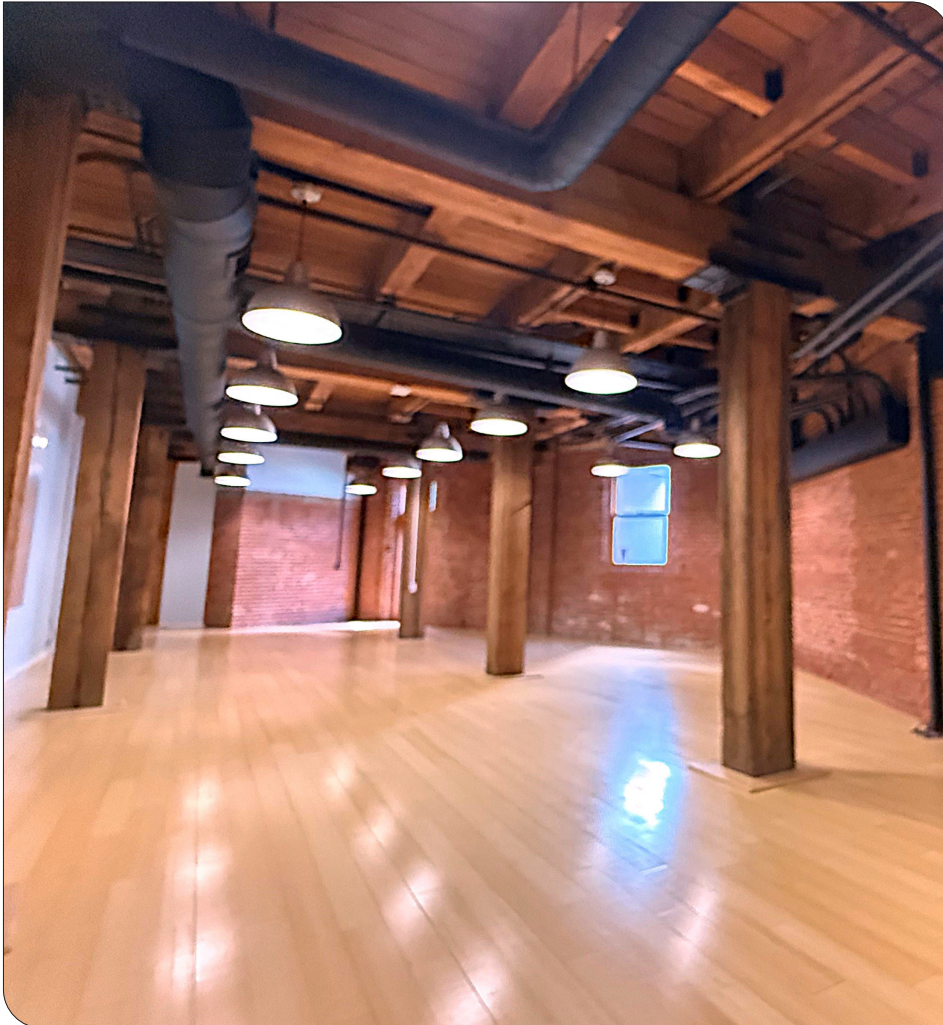
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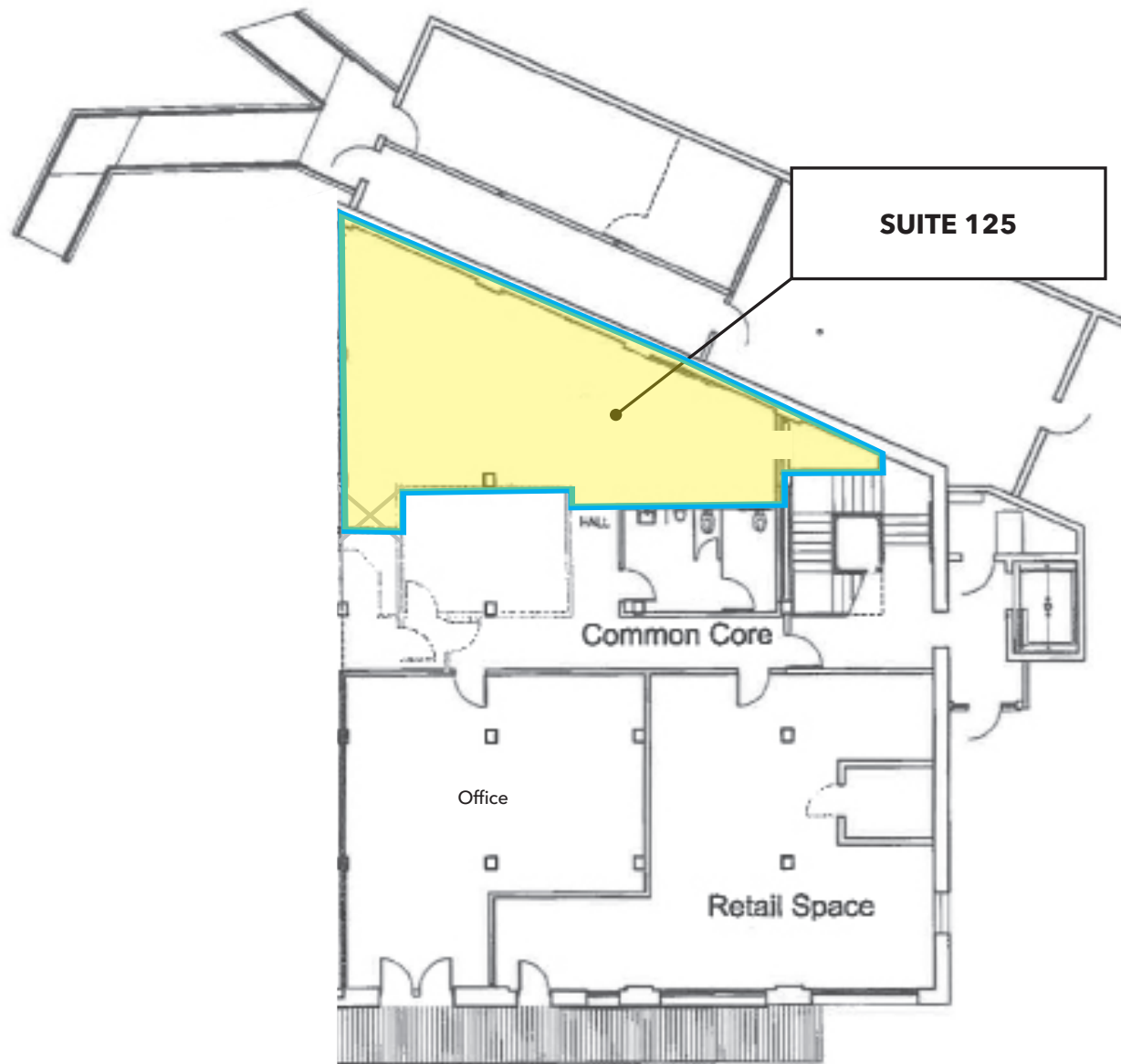
SUITE 125 OVERVIEW

Suite 125 consists of one (1) private office located on the ground floor with stunning architectural finishes and ideal for a collaborative open office environment.



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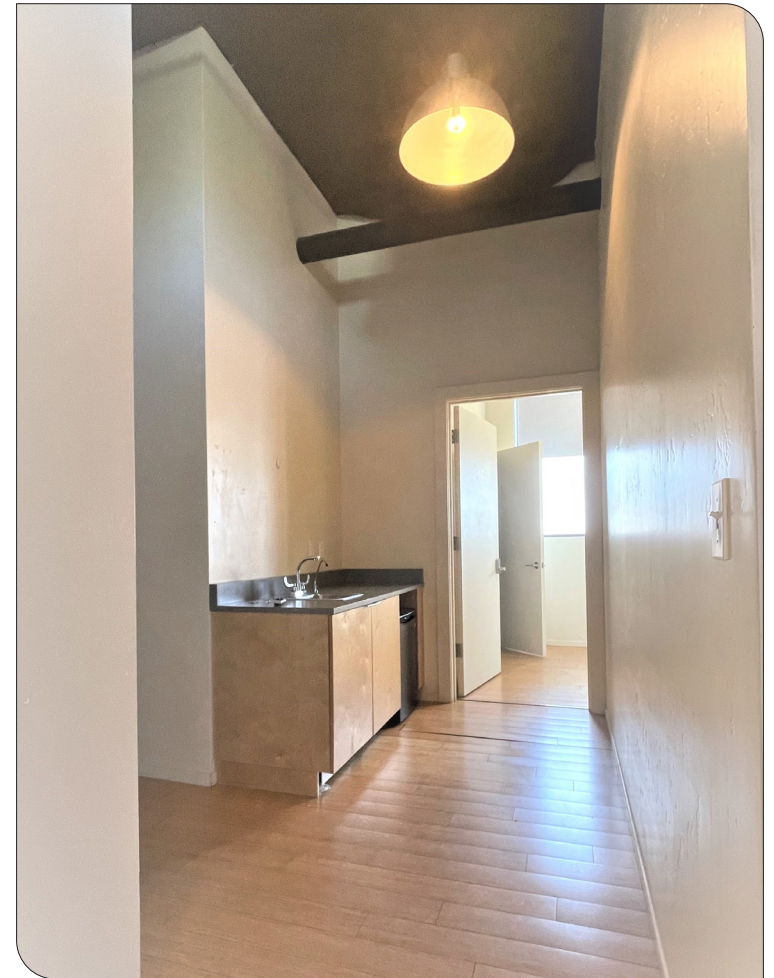
FLOOR PLAN - SUITE 125



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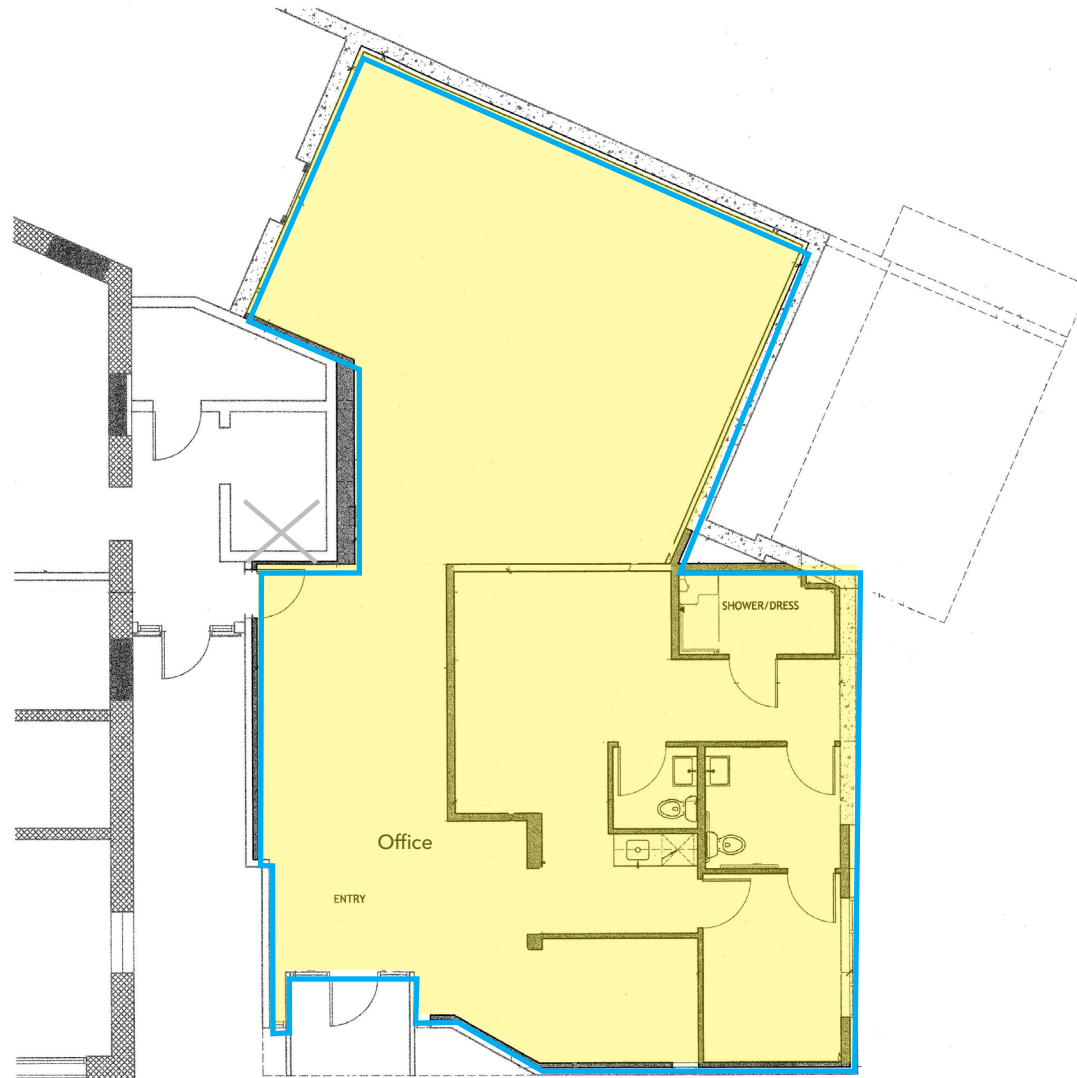
SUITE 140 OVERVIEW

Suite 140 features approximately 2,034.37 rentable square feet of professional office space. The Suite features a shower room, two (2) restrooms, private office, dressing rooms, kitchen area, private entrances, and a large open bay.



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FLOOR PLAN - SUITE 140



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SUITE 210 OVERVIEW

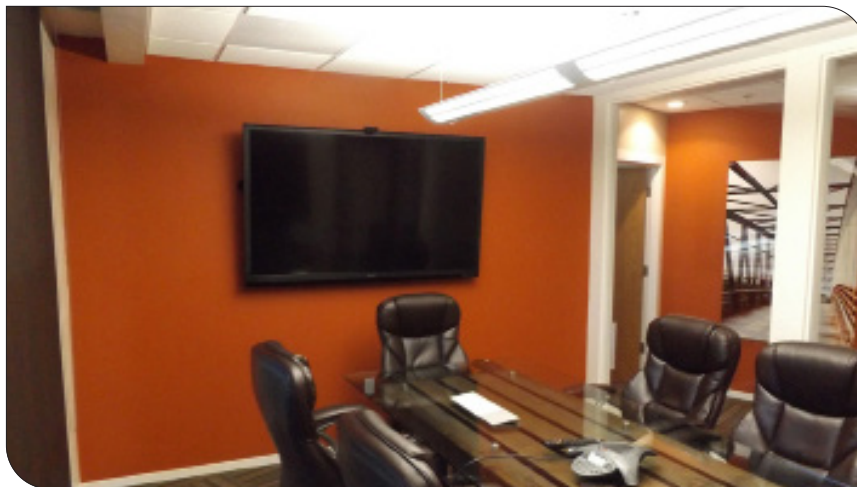
Suite 210 is a corner suite featuring a large open bay, kitchenette and view of San Luis Obispo.



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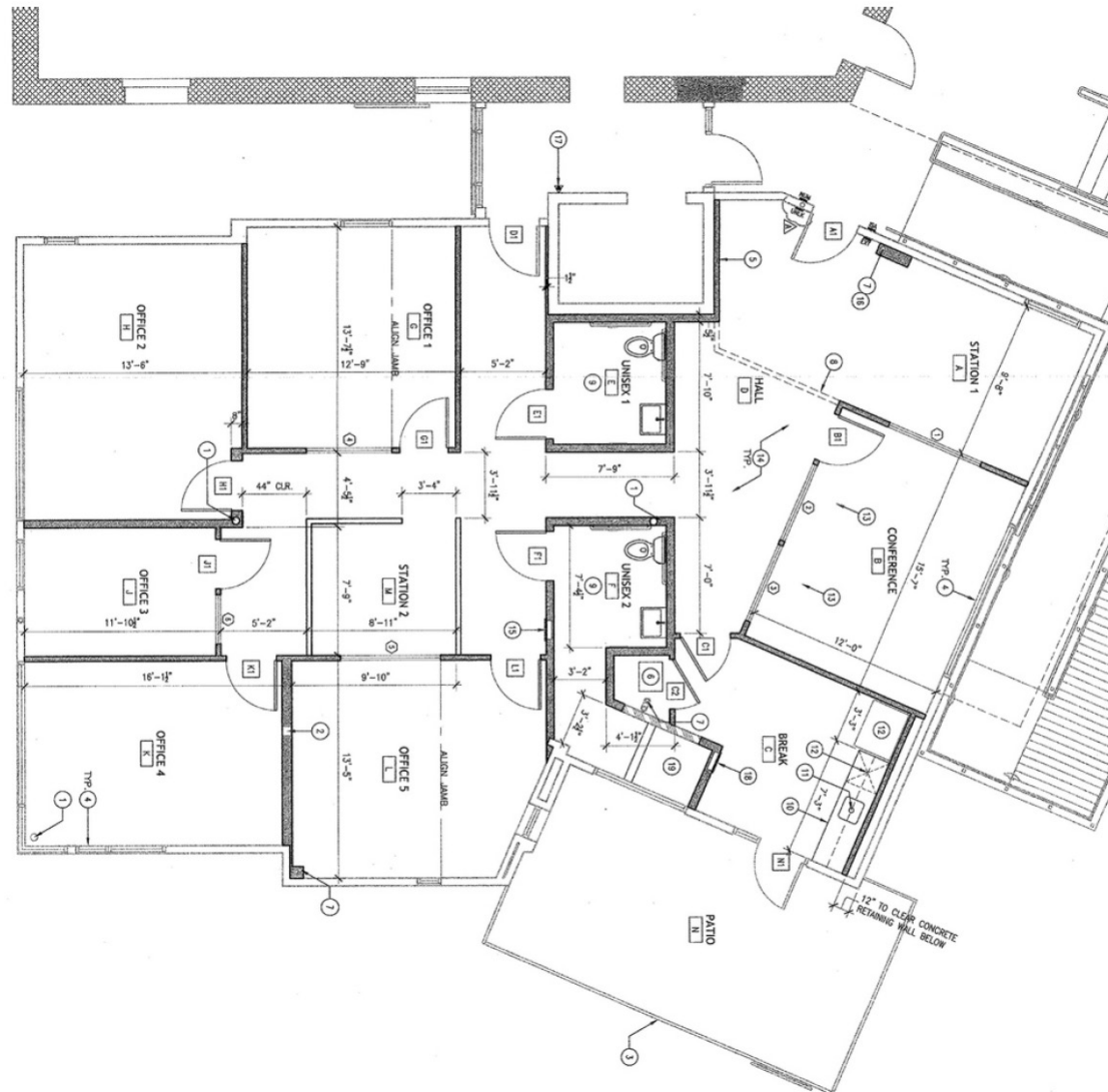
SUITE 240 OVERVIEW

Suite 240 boasts 4 private offices, conference room, workstation area, kitchenette, two sets of private restrooms and terrific deck space. Very nice reception area with glass throughout the space. Truly a turn-key space.



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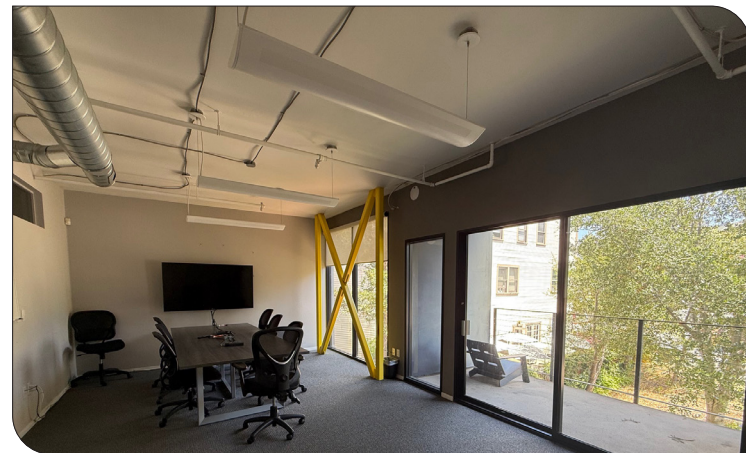
FLOOR PLANS - SUITE 240



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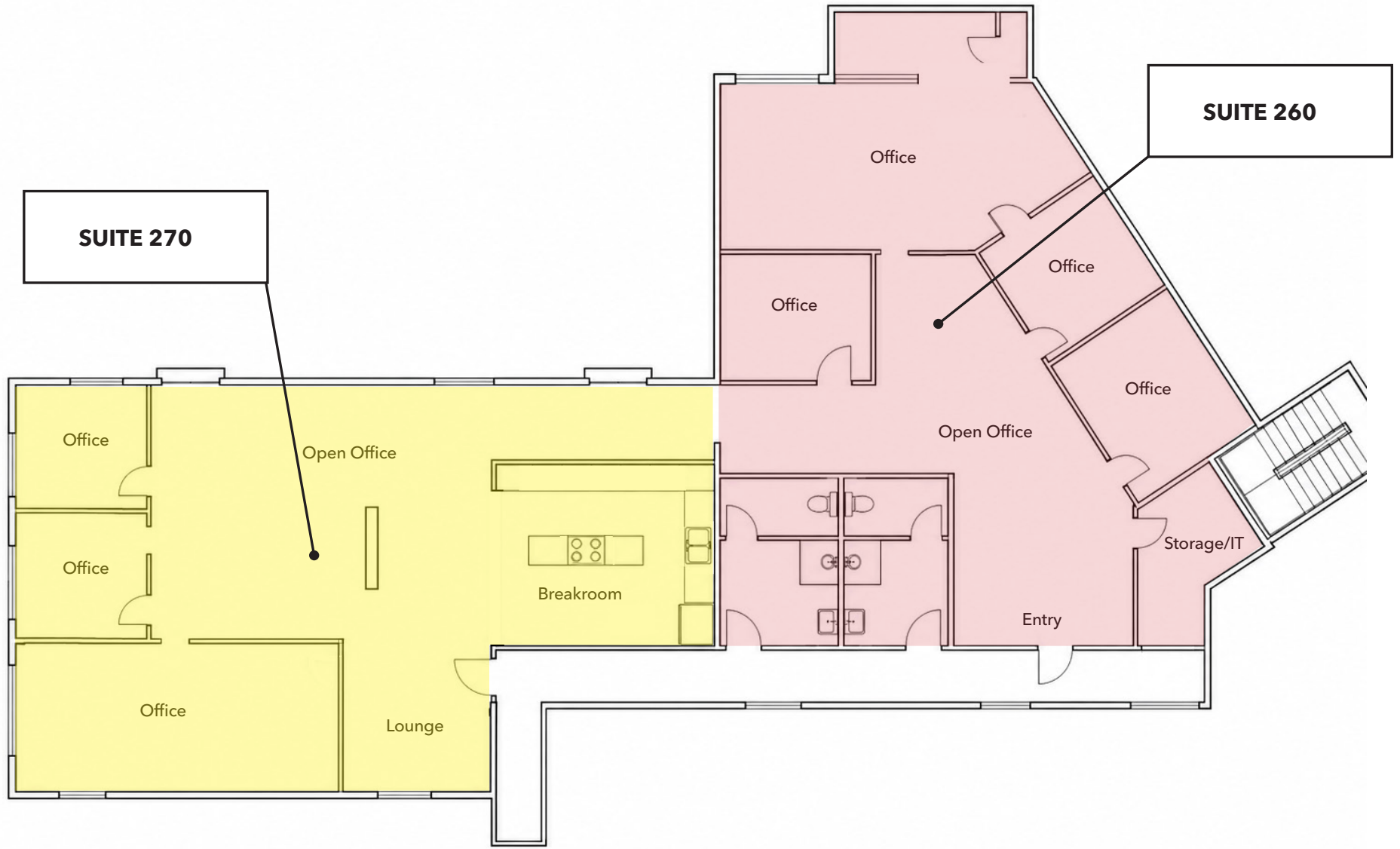
SUITES 260 & 270 OVERVIEW

Suite 260 is approximately 1,585 usable square feet of improved office space that includes an open bay, conference room and four private offices. Suite 270 is approximately 1,877 usable square feet of improved office space consisting of a full kitchen, large open bay, conference room, and two private offices. These contiguous units combined total approximately 3,462 usable square footage (~3,609.93 RSF).



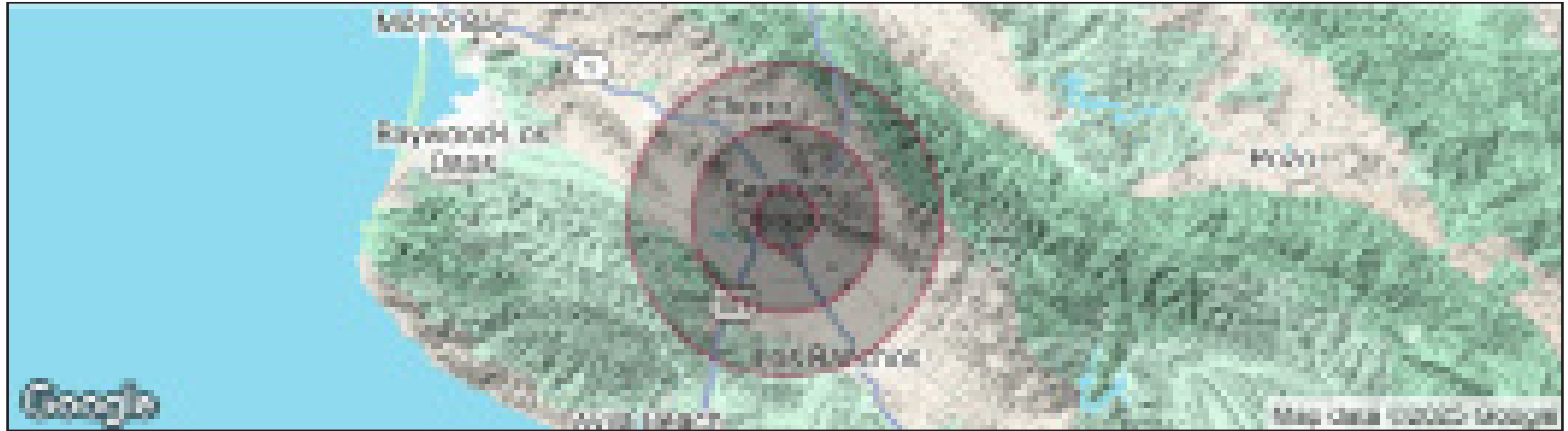
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FLOOR PLANS - SUITES 260 & 270



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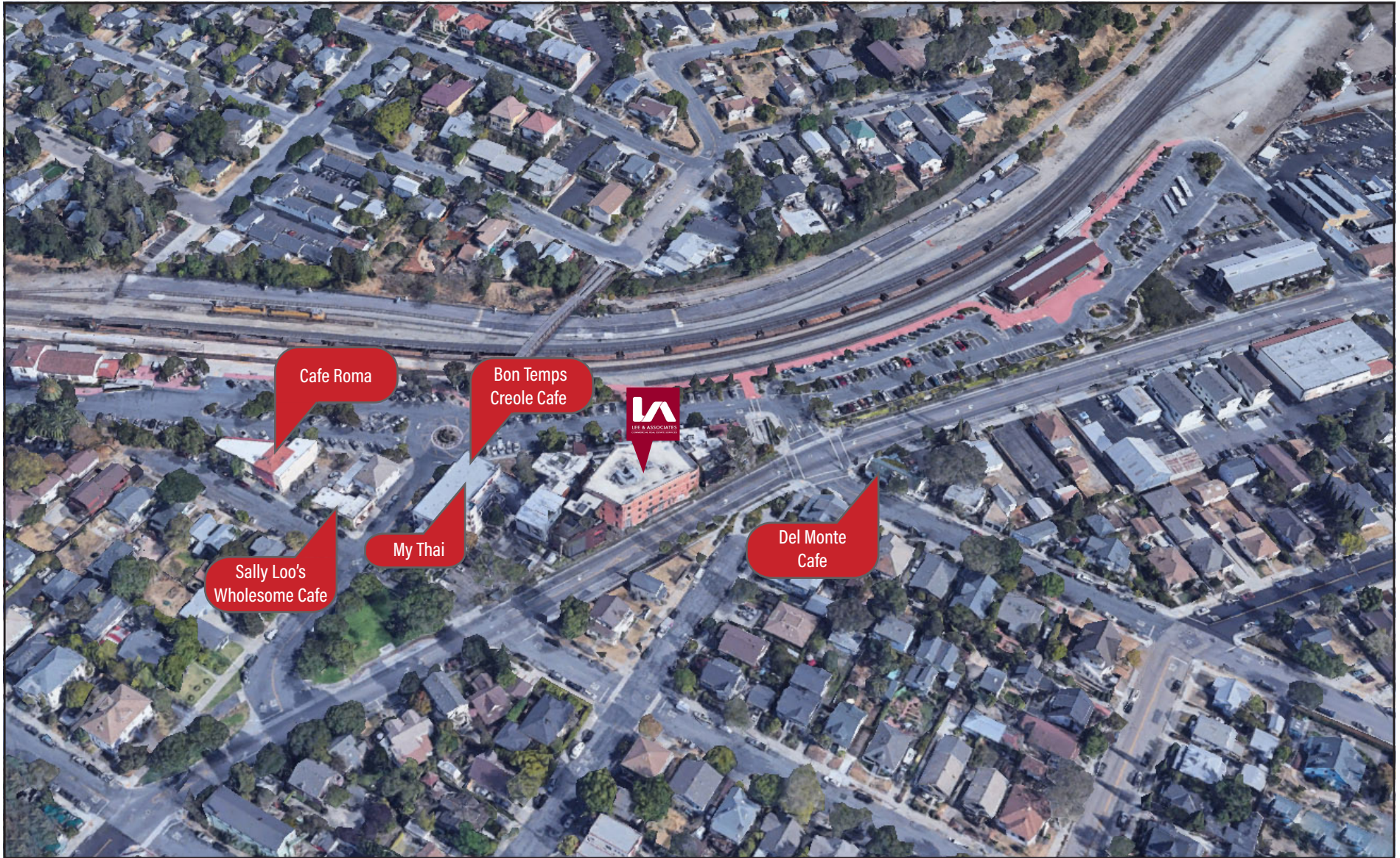
DEMOGRAPHICS



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

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RETAIL MAP



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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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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

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