
PRIME COMMERCIAL OPPORTUNITY

GREAT LOCATION IN SOUTH SAN LUIS OBISPO | 46,242 SF

143 Suburban Rd. San Luis Obispo, CA 93401



**CENTRAL
COMMERCIAL**
real estate group



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EXECUTIVE SUMMARY

Central Commercial Real Estate Group is pleased to present this exceptional opportunity to purchase a spacious industrial property in San Luis Obispo's commercial real estate market.

The building is located on Suburban road on the south side of San Luis Obispo, in one of the few industrial areas remaining. The approximately 46,242 SF building sits on a 2.67 acre lot.

The building is set up to be occupied by one user or can be demised into multiple suites to satisfy users with smaller space requirements.

Built in 1984, the property has been recently renovated and historically used primarily for manufacturing, storage and distribution. Plenty of power on-site to suit any tenants power needs.



PROPERTY PRICE

\$9,350,000

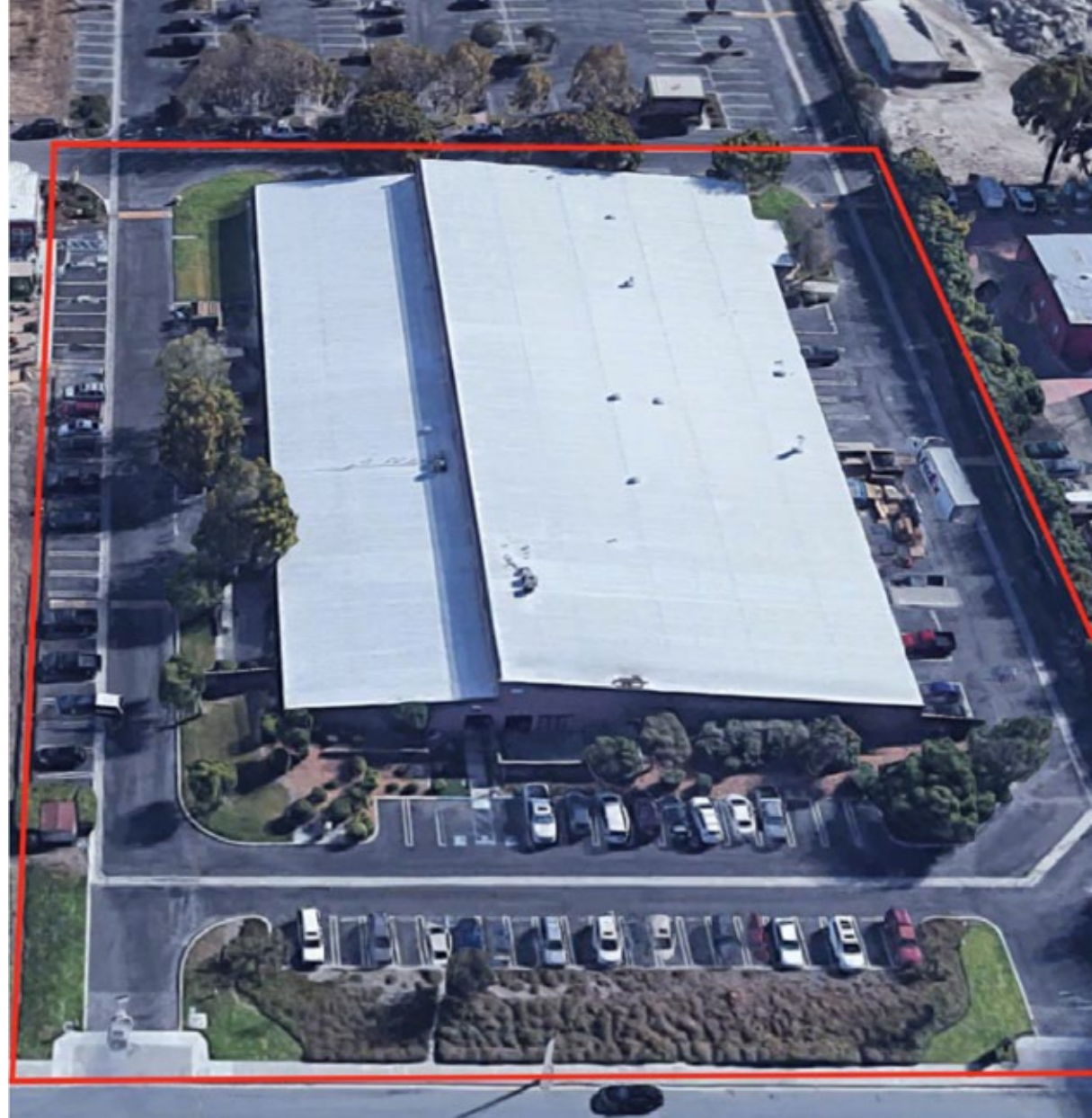
• APN 053-258-033



PROPERTY HIGHLIGHTS

**HIGHLY
VERSATILE**

- Spacious Layout
- Suite Sizes from 2,899 SF to 46,242 SF
- Plenty of Power: 3 Phase, 2000 Amps
- 10 Grade-Level 8' x 8' Roll-up Doors
- 7 Bathroom sets located throughout



PROPERTY OVERVIEW



ADDRESS

143
SUBURBAN RD.
SAN LUIS OBISPO, CA. 93401



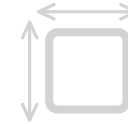
YEAR BUILT

1984



ZONING

M-SP
MANUFACTURING
- SPECIFIC



SITE SIZE

2.67
ACRES



BUILDING SIZE

~46,242
SQUARE FEET



PROPERTY PHOTOS



WEST SIDE



FRONT



EAST SIDE



BACK

MARKET OVERVIEW

San Luis Obispo serves as the commercial, governmental and cultural hub of California's Central Coast. People are drawn to SLO for many reasons; high quality of life, arts and culture, education, proximity to the beach and mountains. With its talented workforce, entrepreneurial culture and superior quality of life, San Luis Obispo is home to everything businesses crave.

Fueled by an impressive mix of education, ingenuity and collaboration, the "Happiest City in North America" is a place where businesses and people flourish.



POPULATION

49,530



MEDIAN AGE

39.3



MEDIAN HOUSE-
HOLD INCOME

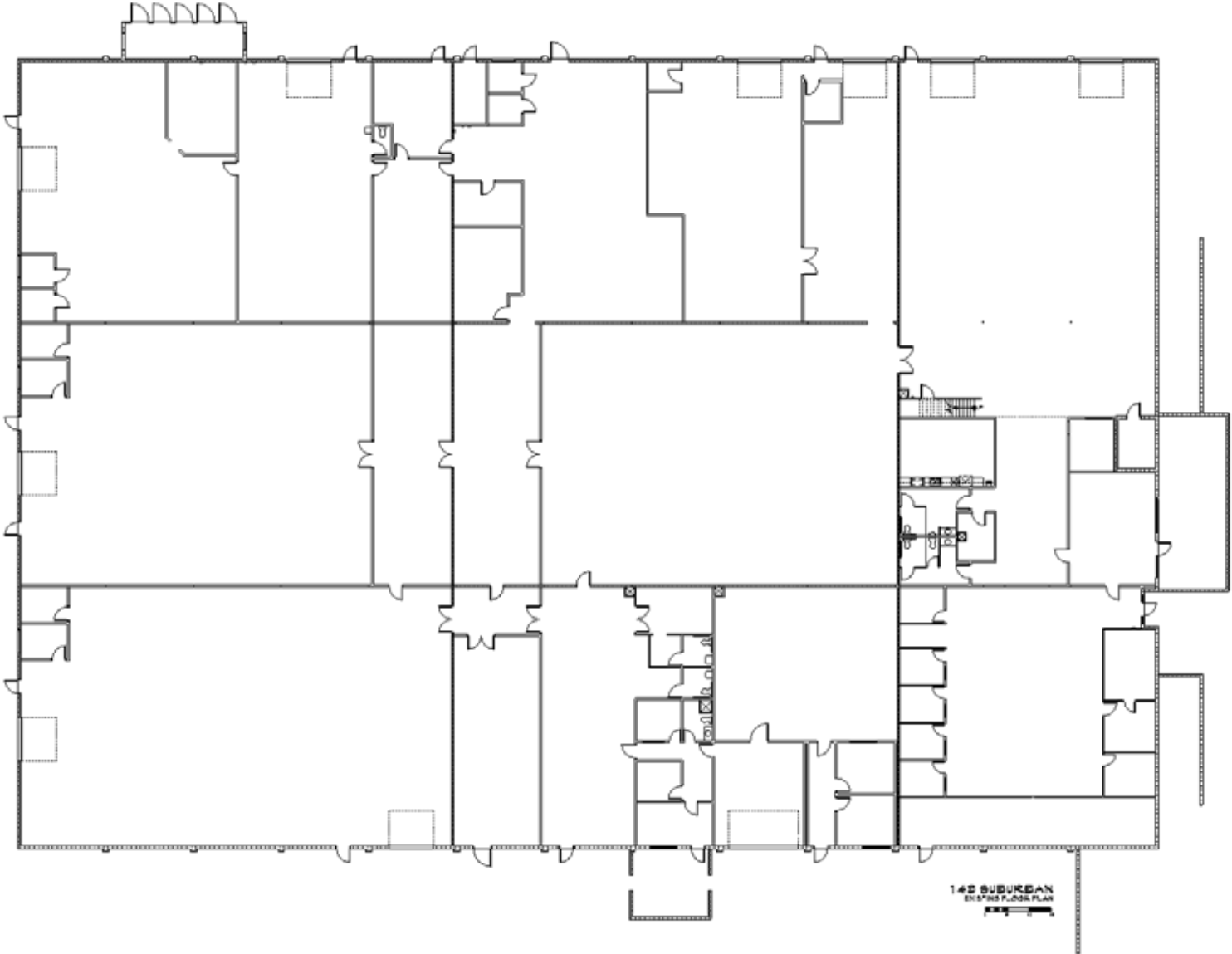
\$97,338



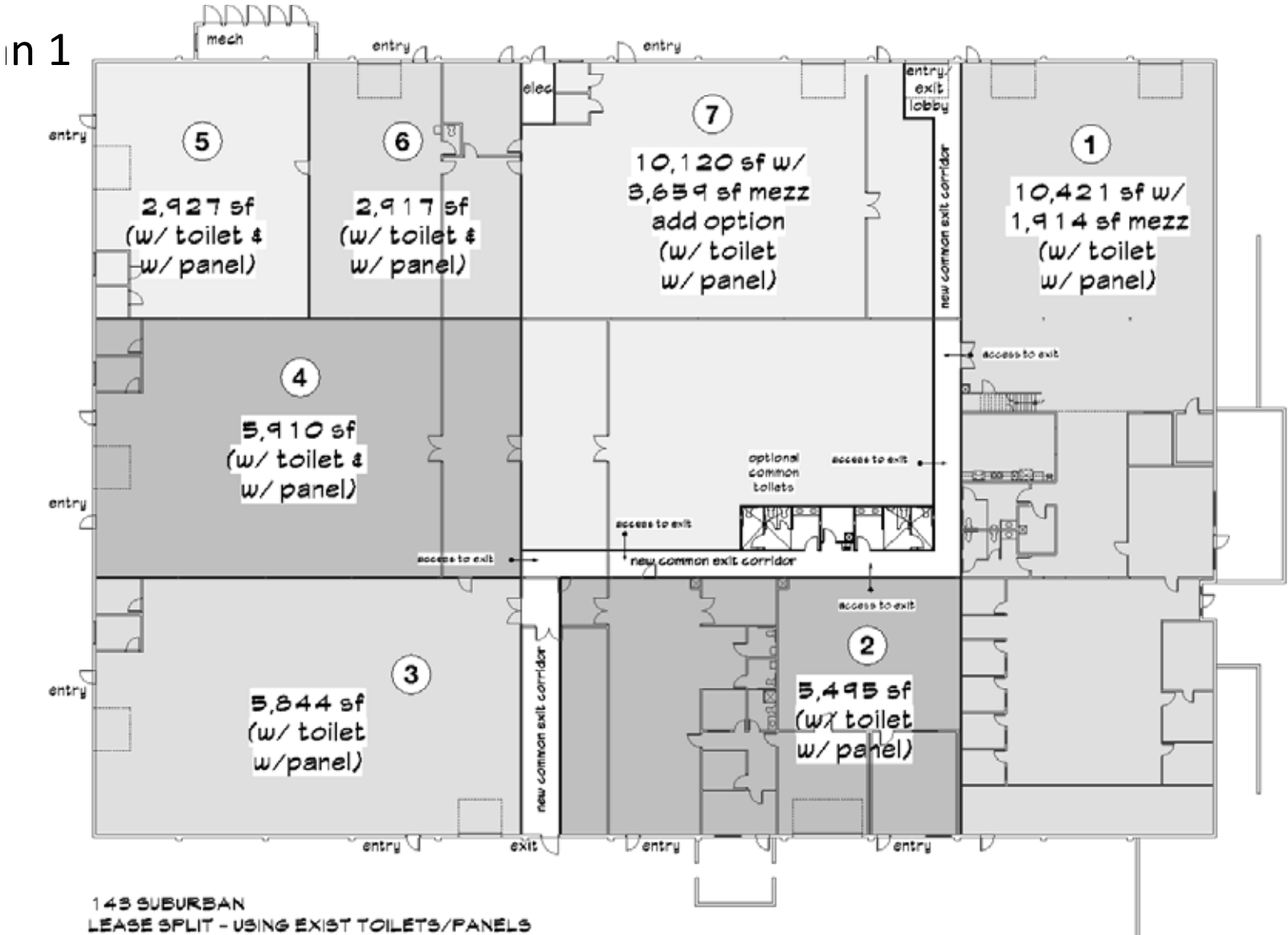
HOUSEHOLDS

255,110

EXISTING FLOORPLAN

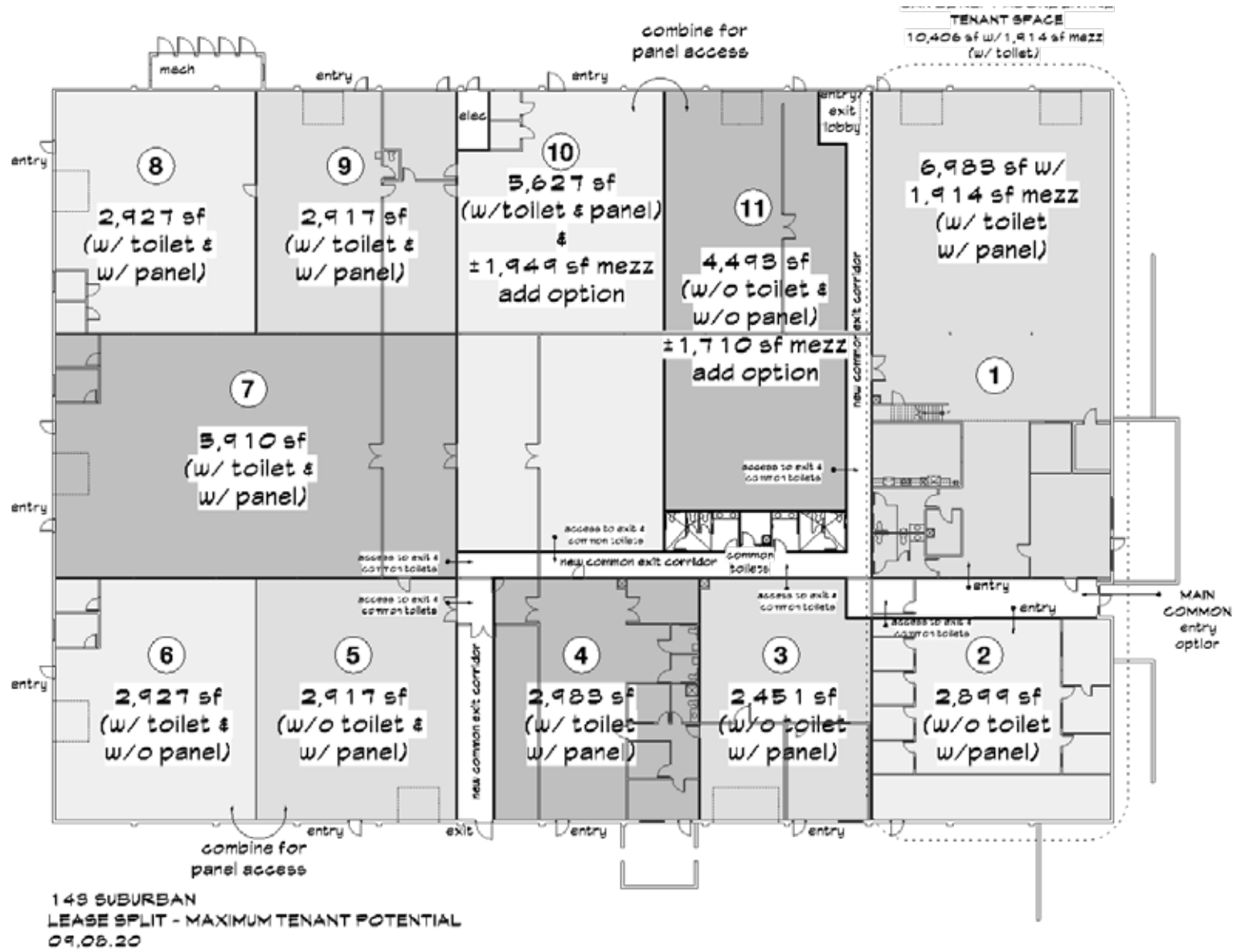


PROPOSED FLOORPLAN 1



PROPOSED FLOORPLAN 2

In 2



LOCAL RETAIL BUSINESSES



LOCAL RESIDENTIAL DEVELOPMENT



A HOME GROWN COMMUNITY CENTERED IN SLO

San Luis Ranch envisions up to 580 residential units, 200,000 square feet of commercial development, 150,000 square feet of office development, a 200-room hotel, and portions of the site to remain for agriculture and open space. The San Luis Ranch way of life embraces the natural relationship between farming and sustainable, healthy living.

Through conscientious and deliberate planning, this community arranges diverse housing types, community gardens, and retail amenities around 50+ acres of organic farmland and open space. The thoughtful integration of homes, ag land, and shopping allows for biking and walking to be primary modes of transportation underpinning the pastoral feel of the neighborhood. With farmland in your backyard, a vibrant Downtown SLO, and the city's job centers just a stone's throw away, San Luis Ranch is rural redefined.



LOCAL RESIDENTIAL DEVELOPMENT



ANOTHER NEW DEVELOPMENT IN SLO

Avila Ranch is a new, primarily residential development with up to 720 dwelling units on a 150-acre site north of Buckley Road, located within the Airport Area Specific Plan (AASP) boundaries. The project also includes 15,000 square feet of neighborhood-serving retail and office uses next to a neighborhood park, as well as the preservation of agricultural uses and open space.



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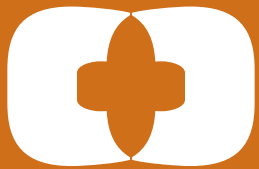


FOR SALE

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