

RETAIL FOR LEASE  
**1129 GARDEN STREET**  
San Luis Obispo, CA 93401



**LEASE RATE:** \$2.05 SF/month

**LEASE TYPE:** NNN

**BUILDING SF:** 693 SF

**APN:** 002-424-019

**ZONING:** C-D Downtown

**HVAC:** Yes

**RESTROOMS:** Yes

**AVAILABILITY:** Immediate



### PROPERTY OVERVIEW

Approximately 693 SF of retail space available for lease. Located in vibrant Downtown San Luis Obispo on the popular Garden Street, this space is adjacent to the new 65-room luxury Hotel Cerro. It has floor drains and a large, triple sink. Very close proximity to the popular San Luis Obispo Farmers' Market.

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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.

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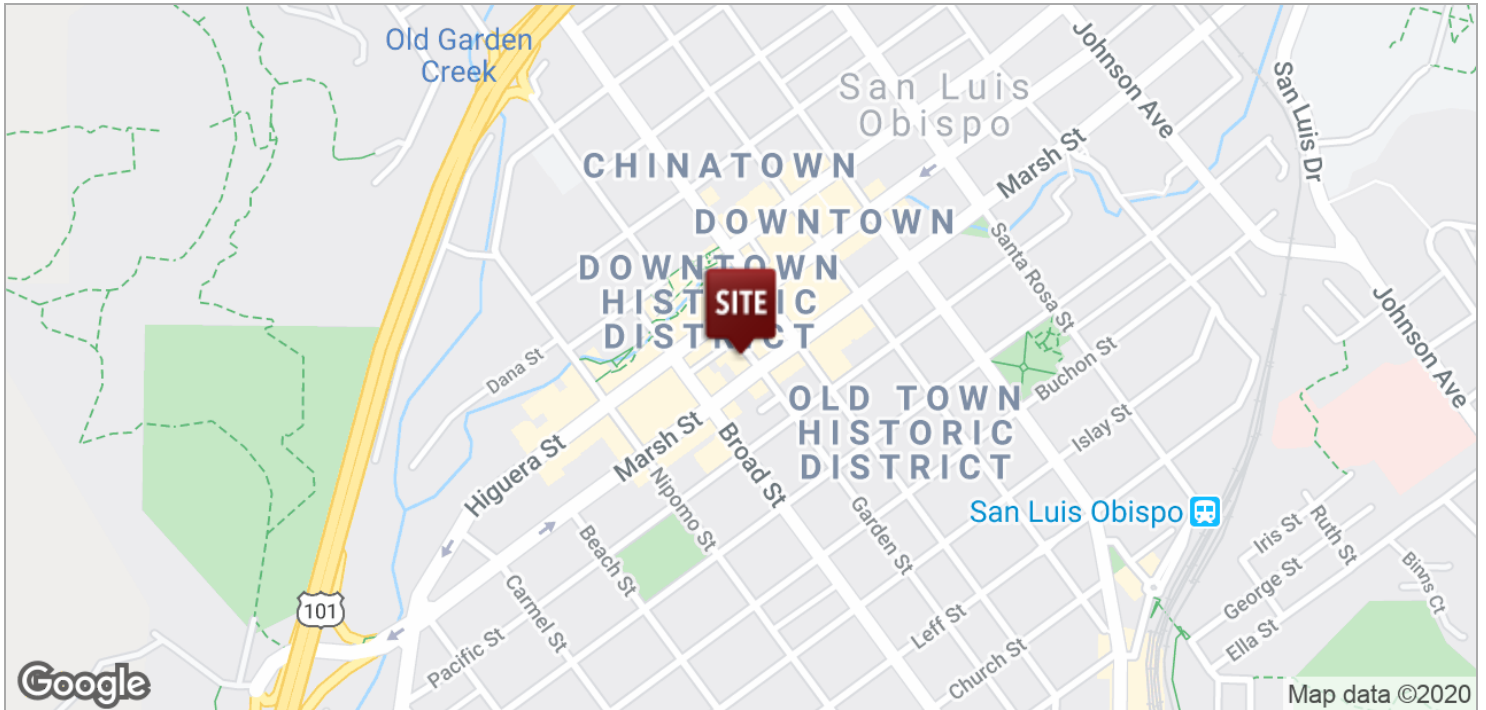


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**DEMOGRAPHICS**

	1 MILE	5 MILES	10 MILES
Total population	5,888	55,196	93,379
Median age	38.0	40.4	39.0
Median age (male)	35.9	39.0	36.9
Median age (female)	39.8	42.0	41.2

	1 MILE	5 MILES	10 MILES
Total households	2,438	22,488	38,559
Total persons per HH	2.4	2.5	2.4
Average HH income	\$68,007	\$73,069	\$75,367
Average house value	\$453,428	\$449,302	\$537,930

**PROPERTY HIGHLIGHTS**

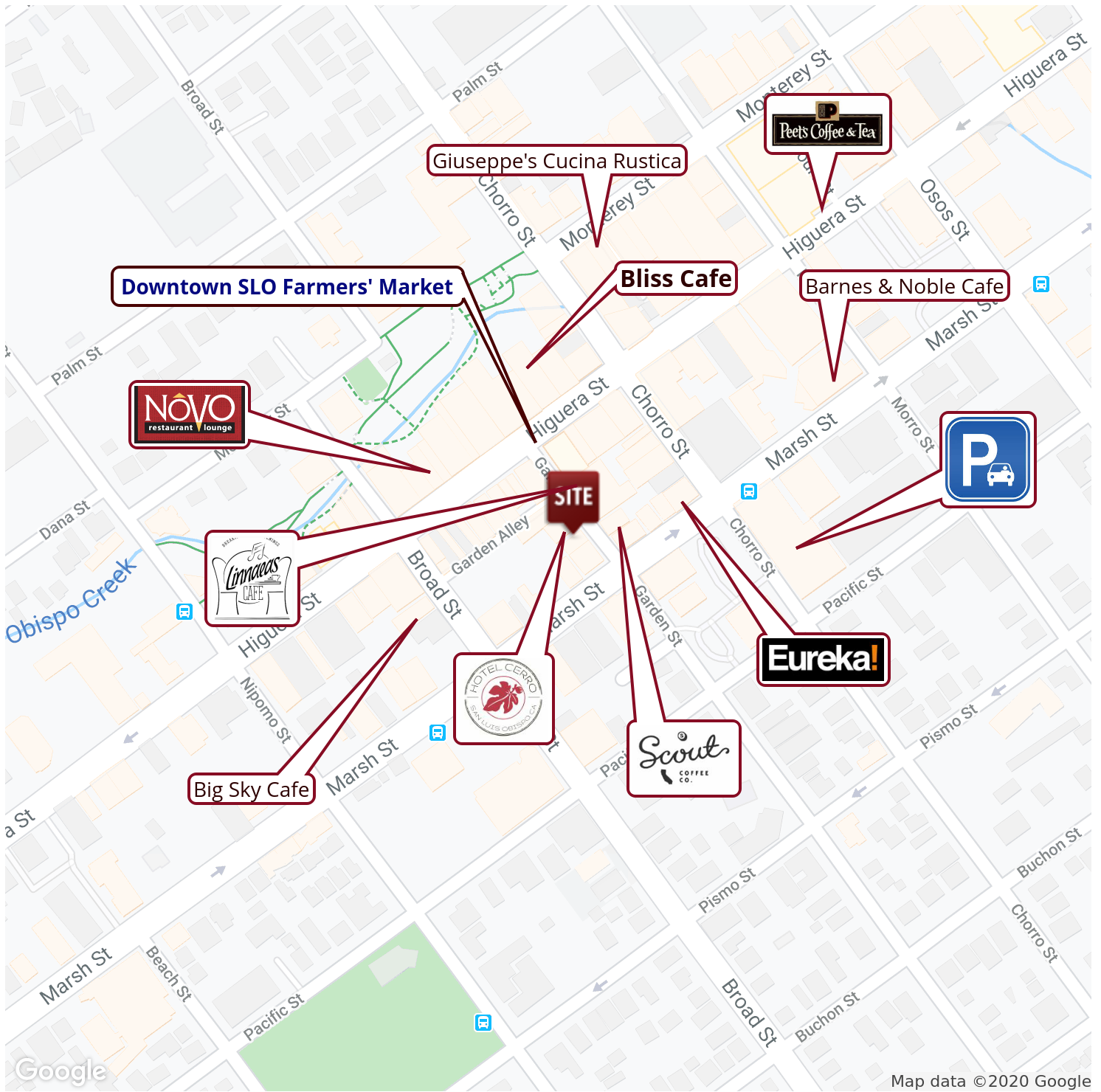
- Excellent Retail Synergy
- Great Downtown Foot Traffic
- Popular Farmers' Market Nearby

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